

# FOR LEASE

1380 EAST VALLEY PKWY, ESCONDIDO, CA 92027

## Highlights:

- Freestanding Building
- 12,023 SF Ground Floor
- 2,963 SF Mezzanine
- Signalized Intersection
- Parking in the rear of Building
- Great Signage



**AVAILABLE: Dec. 01, 2018**

*For more information about this property, please contact:*

Scott Duhs  
(619) 491-0614  
Scott@DuhsCommercial.com  
CA License: 01048874

Rob Bloom  
(619) 269-6076  
Rob@DuhsCommercial.com  
CA License: 01302163



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# AERIAL

1380 EAST VALLEY PKWY, ESCONDIDO, CA 92027



For more information about this property, please contact:

Scott Duhs  
(619) 491-0614  
Scott@DuhsCommercial.com  
CA License: 01048874

Rob Bloom  
(619) 269-6076  
Rob@DuhsCommercial.com  
CA License: 01302163



# DEMOGRAPHICS

1380 EAST VALLEY PKWY, ESCONDIDO, CA 92027

<b>Population</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>5 Mile</b>
2018 Total Population:	<b>42,812</b>	<b>139,388</b>	<b>167,928</b>
2023 Population:	<b>44,717</b>	<b>145,155</b>	<b>201,505</b>
Pop Growth 2018-2023:	<b>4.45%</b>	<b>4.14%</b>	<b>4.19%</b>
Average Age:	<b>32.70</b>	<b>35.20</b>	<b>36.90</b>
<b>Households</b>			
2018 Total Households:	<b>11,845</b>	<b>43,105</b>	<b>62,607</b>
HH Growth 2018-2023:	<b>4.55%</b>	<b>4.24%</b>	<b>4.32%</b>
Avg Household Inc:	<b>\$58,838</b>	<b>\$71,764</b>	<b>\$82,476</b>
Avg Household Size:	<b>3.60</b>	<b>3.20</b>	<b>3.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$334,805</b>	<b>\$401,939</b>	<b>\$456,886</b>
Median Year Built:	<b>1973</b>	<b>1977</b>	<b>1979</b>

*For more information about this property, please contact:*

Scott Duhs  
(619) 491-0614  
Scott@DuhsCommercial.com  
CA License: 01048874

Rob Bloom  
(619) 269-6076  
Rob@DuhsCommercial.com  
CA License: 01302163

