## FOR LEASE

- CENTRALLY LOCATED 40,000 SF RETAIL / OFFICE CENTER
- Convenient Access to:



- LOCALLY OWNED AND PROFESSIONALLY MANAGED
- TRAFFIC COUNTS OF 22,000 CARS PER DAY ALONG MISSION

### **MISSION ESCONDIDO CENTER**

205 W Mission Ave, Escondido, CA

#### AVAILABLE: 967 SF

1,993 SF – FOOD SERVICE (PLEASE DON'T DISTURB EXISTING TENANT) 4,128 SF Endcap Available

For more information about this property, please contact:

#### **Rob Bloom**

Vice President (619) 269-6076 Rob@DuhsCommercial.com CA License: 01302163 Scott Duhs Partner (619) 491-0614 Scott@DuhsCommercial.com CA License: 01048874

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

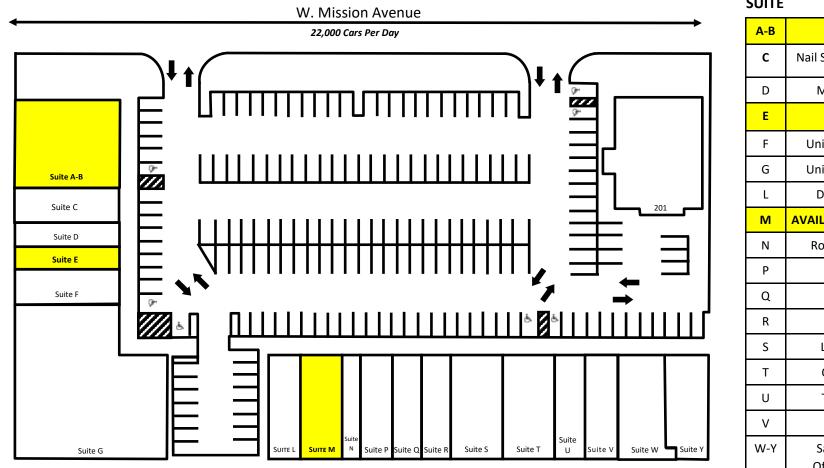




# SITE PLAN

### **MISSION ESCONDIDO CENTER**

205 W Mission Ave, Escondido, CA



SUITE	TENANT	SF		
A-B	AVAILABLE	4,128		
С	Nail Salon (Coming Soon)	1,326		
D	Minuteman Press	1,062		
E	AVAILABLE	967		
F	United Cerebral Palsy	1,585		
G	United Cerebral Palsy	8,948		
L	Detailing Supplies	1,367		
М	AVAILABLE—FOOD SERVICE	1,993		
Ν	Rocco's Pizza & Deli	733		
Р	Chiropractor	1,389		
Q	Mexican Food	1,304		
R	Mexican Food	1,366		
S	Loans & Jewelry	2,172		
Т	Chinese Market	2,402		
U	Thai Restaurant	1,360		
V	Dentist	1,415		
W-Y	San Diego County Office of Education	3,999		
201	Mediterranean Restaurant	4,300		

For more information about this property, please contact:

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### **AERIAL**

## MISSION ESCONDIDO CENTER 205 W Mission Ave, Escondido, CA

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	EI Su		Population	1 Mile	2 Mile	3 Mile
	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		2018 Total Population:	33,717	94,004	156,636
		mint the second s	2023 Population:	35,313	97,898	163,208 💆
	CALL AL	B	Pop Growth 2018-2023:	4.73%	4.14%	4.20%
	ALL COM	ALTORNY ALTORNY	Average Age:	32.80	34.10	35.80
		(78) ·····	Households			
	11. 1.	the second second	2018 Total Households:	9,973	28,649	49,855
	Fr	The second second second	HH Growth 2018-2023:	4.83%	4.26%	4.33%
William a B. A. A.	HADROD		Average Household Inc:	\$51,646	\$63,255	\$73,533
BUN CAR	HARBOR FREIGHT TOOLS	StorQuest	Avg Household Size:	3.30	3.20	3.10
A BAR AND A COMPANY	TOOLS	StorQuest	2018 Avg HH Vehicles:	2.00	2.00	2.00
	With white		Housing			the second
	COL		Median Home Value:	\$304,888	\$368,100	\$410,477
	di state	100 CPD	Median Year Built:	1978	1977	1978
	OB			The All	-1-	1 10
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