

# 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



*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



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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# AERIAL

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# DEMOGRAPHICS

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Population	1 Mile	2 Mile	5 Mile
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>
Households			
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>
Housing			
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>

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