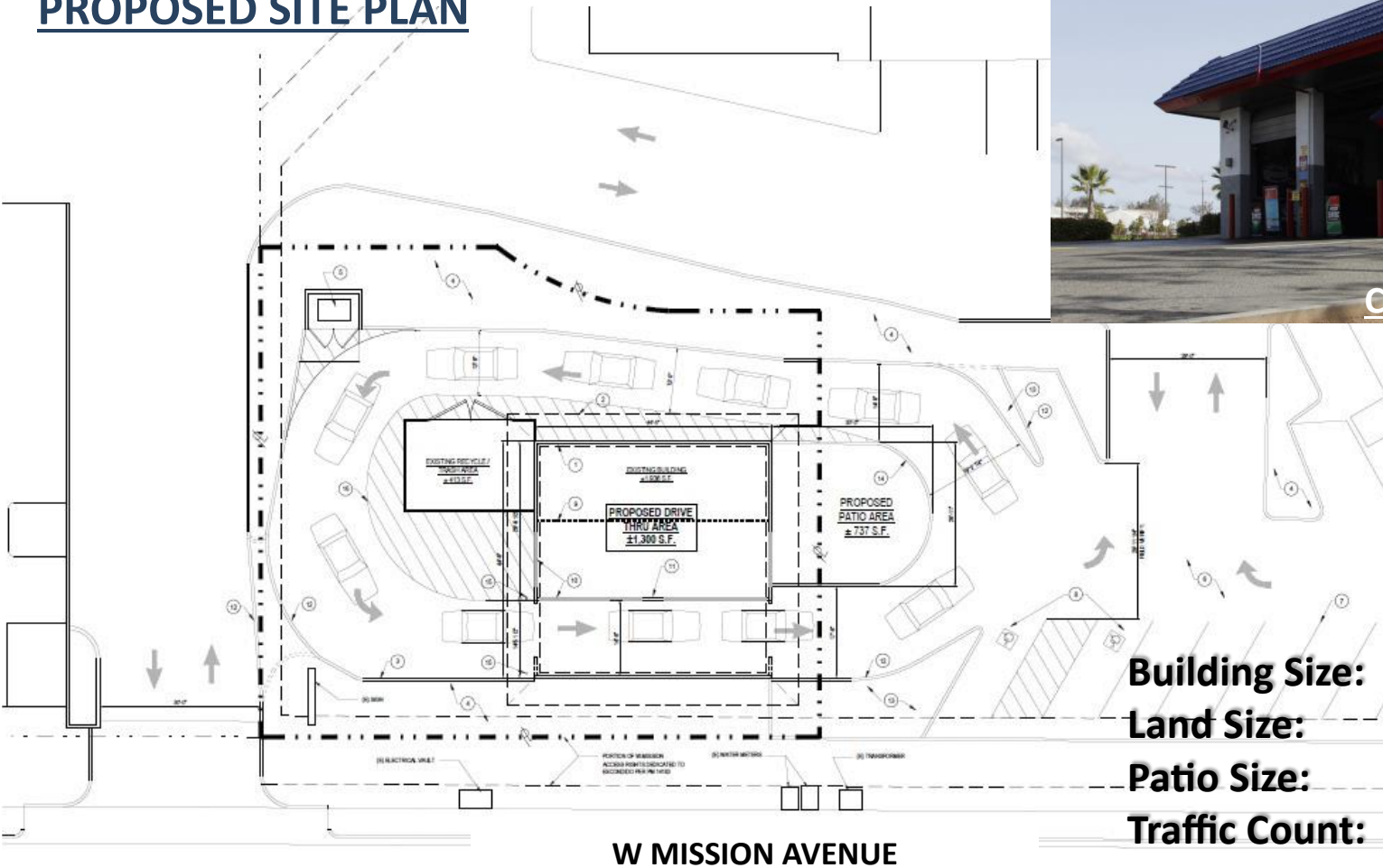


FOR LEASE

FREE STANDING DRIVE-THRU RESTAURANT

645 W MISSION AVE., ESCONDIDO, CA 92025

PROPOSED SITE PLAN



CURRENT BUILDING

Building Size: Approximately 1,300 SF
Land Size: 9,200 SF
Patio Size: Over 700 SF
Traffic Count: 28,561 ADT (Mission Ave.)

For more information about this property, please contact:

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

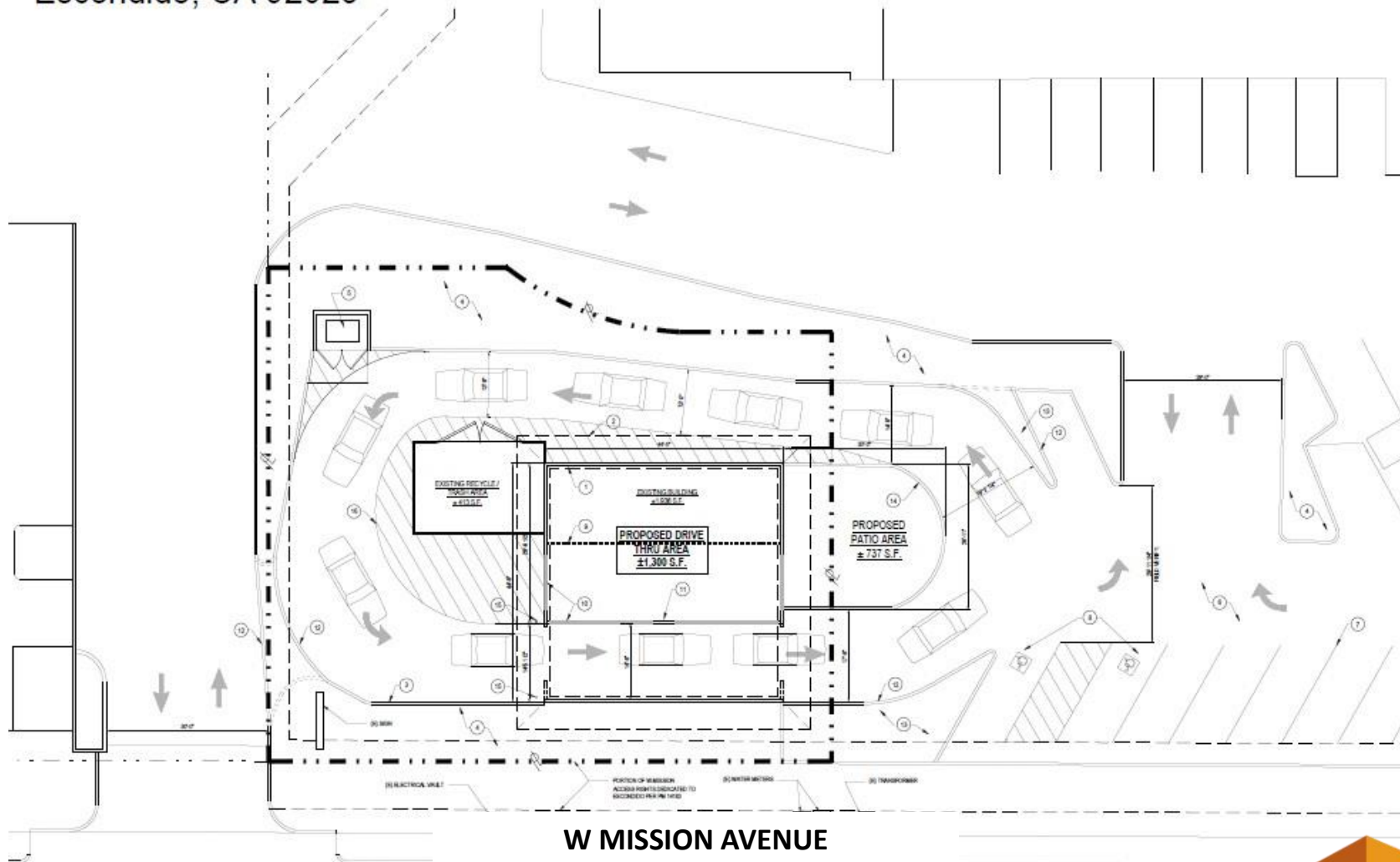
Thomas Morgan, CCIM
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PROPOSED SITE PLAN

FREE STANDING DRIVE-THRU RESTAURANT

645 W. Mission Avenue,
Escondido, CA 92025



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AERIAL VIEW

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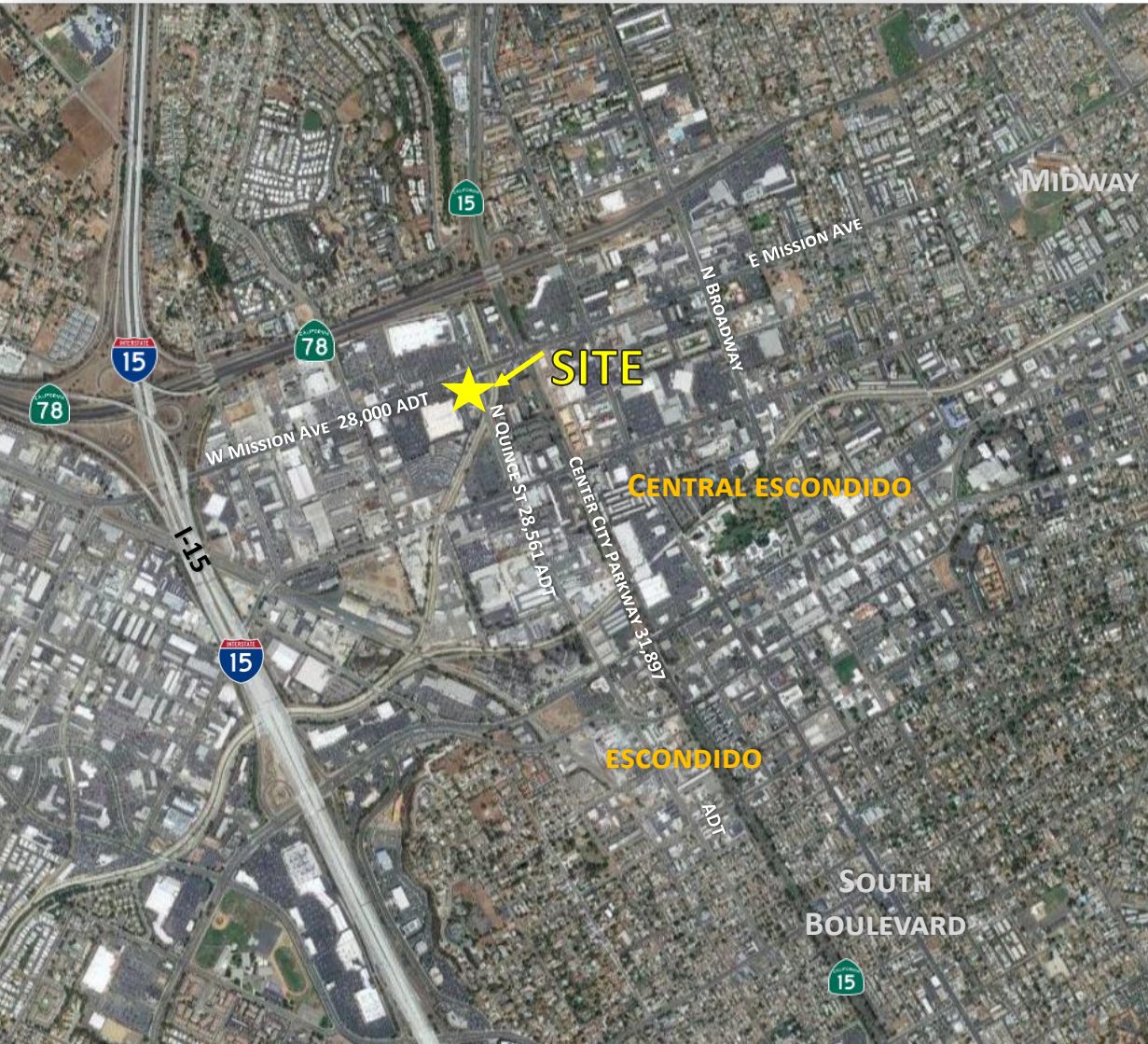
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DEMOGRAPHICS

FREE STANDING DRIVE-THRU RESTAURANT 645 W MISSION AVE., ESCONDIDO, CA 92025



Population	1 Mile	2 Mile	3 Mile
2020 Total Population:	24,843	85,980	155,361
2025 Population:	25,600	87,921	158,874
Pop Growth 2020-2025:	3.05%	2.26%	2.26%
Average Age:	33.50	34.60	36.00
Households			
2020 Total Households:	7,640	26,689	49,588
HH Growth 2020-2025:	3.02%	2.36%	2.41%
Median Household Inc:	\$43,656	\$56,566	\$63,074
Avg Household Size:	3.20	3.20	3.10
2020 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$367,927	\$440,458	\$472,703
Median Year Built:	1981	1978	1978



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SURROUNDING BUSINESSES

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