

# NEW PAD DEVELOPMENT

503 W Mission Avenue, Escondido, CA 92025



For more information about this property, please contact:

Austin Dias, MSRE

(619) 269-6077

Austin@DuhsCommercial.com

CA License: 01888482

Scott Duhs

(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](http://www.DuhsCommercial.com)



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BROKERAGE • INVESTMENT • DEVELOPMENT



RETAIL BROKER NETWORK



# SITE PLAN



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# REGIONAL MAP



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# DEMOGRAPHICS



## TRAFFIC COUNTS

W MISSION AVE: 20,572 ADT  
CENTRE CITY PKWY: 31,897 ADT



## DAYTIME POPULATION

1 MILE: 24,868  
3 MILE: 61,901  
5 MILE: 82,706



## AVERAGE HOUSEHOLD INCOME

ZIP CODE: 92025  
\$58,879



## RESIDENTIAL POPULATION

1 MILE: 28,818  
3 MILE: 156,305  
5 MILE: 223,921



## HOUSEHOLDS

1 MILE: 8,733  
3 MILE: 49,876  
5 MILE: 72,095



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