

FOR LEASE



AVAILABLE SUITES WITH NATIONAL CO-TENANTS

1707-1711 E VALLEY PKWY, ESCONDIDO, CA 92027

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**PACIFIC COAST
COMMERCIAL**
SALES · MANAGEMENT · LEASING

Escondido Town & Country East



PROPERTY ADDRESS

1707-1711 E Valley Pkwy
Escondido, CA 92027



AVAILABILITY

Suite 107 : ± 750 SF
Suite 110: ± 2,100 SF



PROPERTY SIZE

± 13,500 SF (2 AC)
Escondido Town & Country East



LEASE RATE

Contact Agents for
Lease Details



SIGNAGE

Monument Signage Available



HWY ACCESS

Close Proximity to
I-15 & HWY 78



TRAFFIC

31,129 Cars Per Day

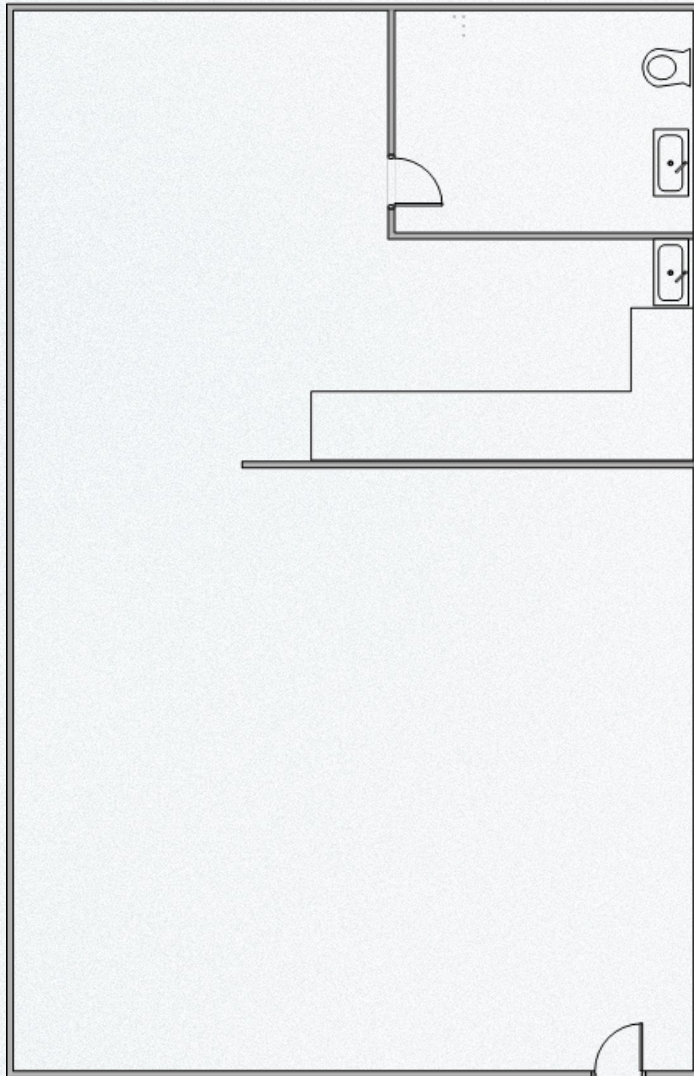


DEMOGRAPHICS

Strong Daytime Population

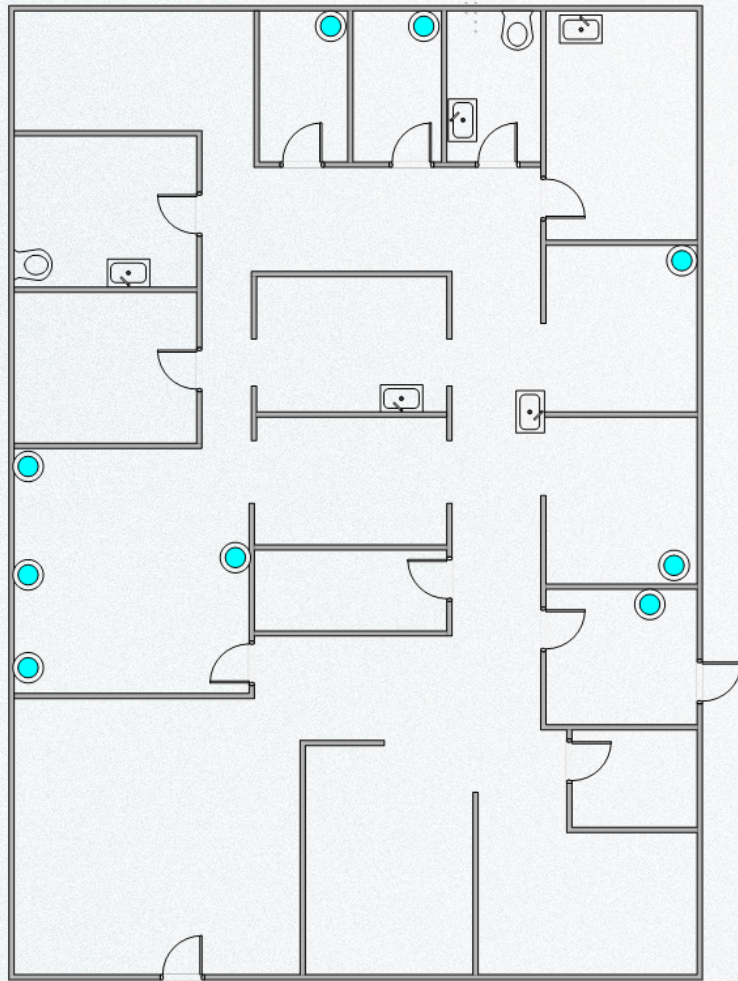
Availability

SUITE 107: ± 750 SF Former Hair Salon.
Open floor plan with private restroom.
Equipped with a rear utility sink, ideal for
salon, medical, or specialized retail use.



Availability

SUITE 110 ± 2,100 SF Second Generation Dental Office.



Additional Water Connection



Property Overview

Located at 1707–1711 E Valley Parkway in Escondido, CA 92027, this property sits within the well-established Escondido Town and Country East Center, a 13,500 SF neighborhood retail center featuring a strong and diverse tenant mix including Pizza Hut, Burger King, Nail Design, Optometry, and Dog Grooming. Surrounded by an abundance of complementary retail and dining options, the center offers excellent visibility and steady foot traffic. Available Suite 107 is a 750 SF former hair salon featuring an open floor plan, private restroom, and rear utility sink—making it ideally suited for salon, medical, or specialized retail use. Available Suite 110 is a \pm 2,100 SF second generation dentist office.

Site Plan



Escondido Town & Country East

DEMOGRAPHIC



63,972

5-Mile Employees



181,273

5-Mile Total Population



\$122,953

5-Mile Avg. HH Income



\$761,290

5-Mile Median Home Value



\$2.2B

5-Mile Consumer Spending

	1 MILE	3 MILE	5 MILE
2025 Population	33,965	125,345	181,273
2030 Population	33,740	124,774	180,928
Median Age	34.8	36.3	38.4
Avg HH Income	\$91,977	\$109,725	\$122,953
Median HH Income	\$70,823	\$83,202	\$941,329
Consumer Spending	\$325.4M	\$1.4B	\$2.2B
2025 Households	9,993	38,504	58,367
Owner Occupied	4,426	18,361	33,469
Renter Occupied	5,482	19,896	24,713
Median Home Value	\$632,321	\$719,245	\$761,290
Median Year Built	1974	1978	1979
Businesses	1,123	5,500	8,667
Employees	6,542	37,262	63,972

DRIVE TIMES

1

8 MIN

15 FREEWAY

2

35 MIN

ENCINITAS
BEACHES

3

14 MIN

WESTFIELD NORTH
COUNTY MALL

4

15 MIN

CAL STATE SAN
MARCOS

5

15 MIN

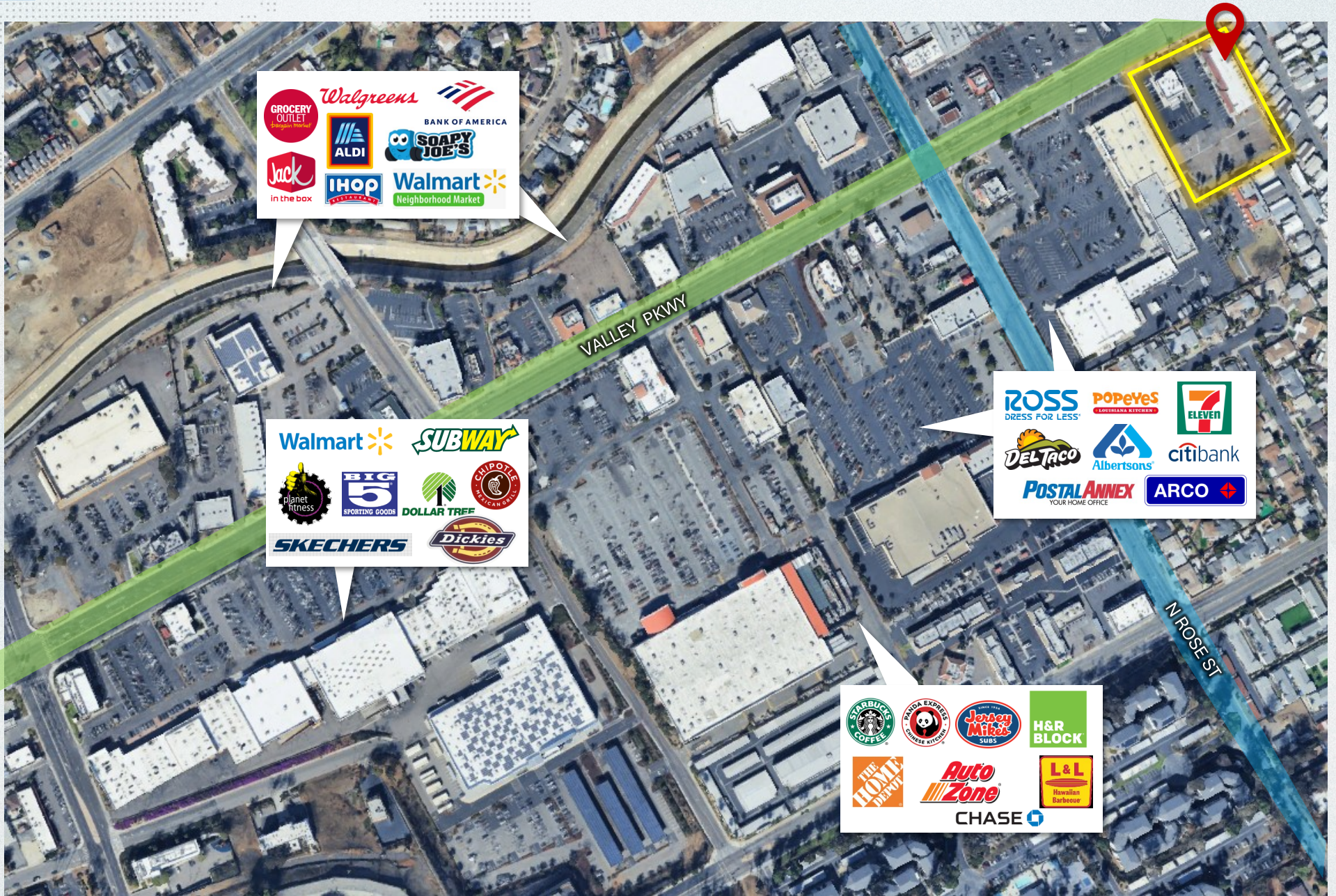
PALOMAR
COLLEGE

6

45 MIN

SAN DIEGO
INTERNATIONAL AIPIORT

Escondido Town & Country East



Walgreens
GROCERY OUTLET
Jack in the Box
ALDI
SOAPY JOE'S
IHOP
Walmart Neighborhood Market
BANK OF AMERICA

Walmart
SUBWAY
planet fitness
BIG 5 SPORTING GOODS
DOLLAR TREE
CHIPOTLE MEXICAN GRILL
SKECHERS
Dickies

ROSS DRESS FOR LESS
POPEYES LOUISIANA KITCHEN
7 ELEVEN
DELTA CO
Albertsons
citibank
POSTAL ANNEX YOUR HOME OFFICE
ARCO

STARBUCKS COFFEE
PANDA EXPRESS
Jersey Mike's SUBS
H&R BLOCK
THE HOME DEPOT
Auto Zone
CHASE
L&L Hawaiian Barbecue

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