



78

RONALD PACKARD PKWY 89,381 CPD

Serranos
MEXICAN FOOD

LOWE'S

Valvoline
Service Oil Change

SITE

W MISSION AVE 28,139 CPD

PANDA EXPRESS
CHINESE KITCHEN

Dental Familiar
Family Dentistry & IMPLANT CENTER

AutoGlassNow

N QUINCE ST 7,988 CPD



Jack
in the box

6

Ono Hawaiian BBQ

Quality
INN

For Lease or For Sale

603 W Mission Ave | Escondido, CA

Existing Freestanding Drive-Thru Pad Available

BrightStarCare

SRS
Real Estate Partners



For Lease or For Sale

603 W Mission Ave |
Escondido, CA

Property Specifications

FREESTANDING DRIVE-THRU RETAIL SITE

SPACE AVAILABLE

± 1,794 SF on a 10,339 SF
parcel

Traffic Counts

W Mission Ave	28,139 CPD
N Quince St	7,988 CPD
Hwy-78	89,381 CPD

Year: 2025 | Source: Insert Source Name Here

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About the Property

- Signalized intersection along W Mission Ave offering excellent visibility and strong traffic flow.
- Infill Escondido location surrounded by dense, established residential neighborhoods.
- Close proximity to Downtown Escondido providing access to dining, retail, and civic amenities.
- Convenient access to I-15 and Hwy 78 enhancing regional connectivity and customer draw.
- Directly across from Lowes anchored center.

Join These Retailers



Intersection Aerial

603 W Mission Ave | Escondido CA



Demographics

603 W Mission Ave | Escondido CA



Area Snapshot

1 MILE

18,943

Population

27,482

Total Daytime
Population

\$82,914

Average Household
Income

6,705

Total
Households

3 MILES

149,425

Population

134,777

Total Daytime
Population

\$117,433

Average Household
Income

49,585

Total
Households

5 MILES

223,789

Population

195,983

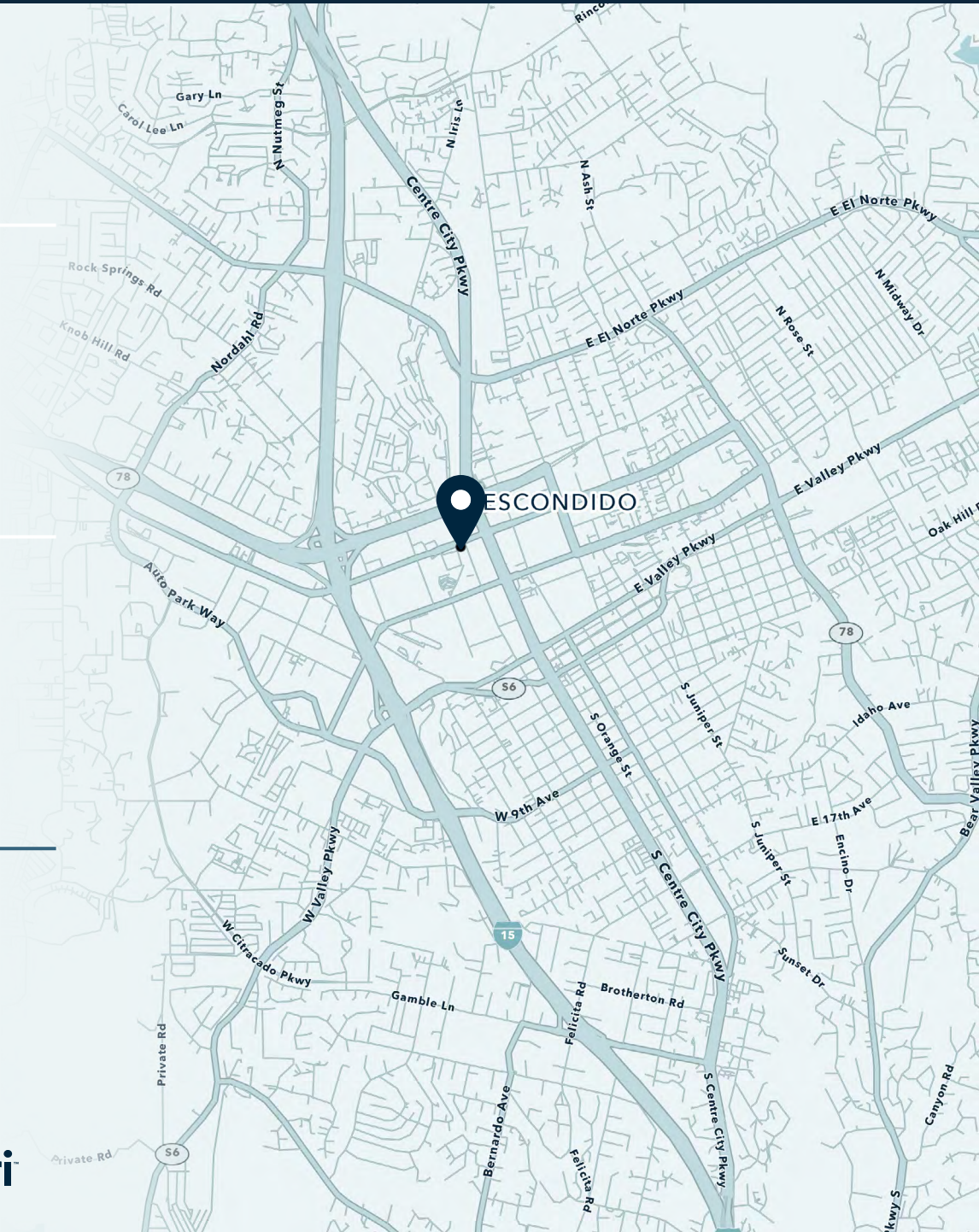
Total Daytime
Population

\$130,966

Average Household
Income

73,681

Total
Households



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 



SRS REAL ESTATE PARTNERS

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