

2,159 SF RETAIL SPACE AVAILABLE FOR LEASE

1310-1328 EAST VALLEY PARKWAY • ESCONDIDO, CALIFORNIA 92027



GROCERY ANCHORED RETAIL IN THE HEART OF ESCONDIDO FOR LEASE

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REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- » Trafalgar Square is located on the corner of Harding and East Valley Parkway (27,000 CPD)
- » Highly Visible Grocery Anchored Center (Aldi)
- » Nearby Retailers include: Walmart Neighborhood Market, Home Depot and Vallarta Supermarkets
- » Three points of Ingress & Egress
- » Monument Signage Available



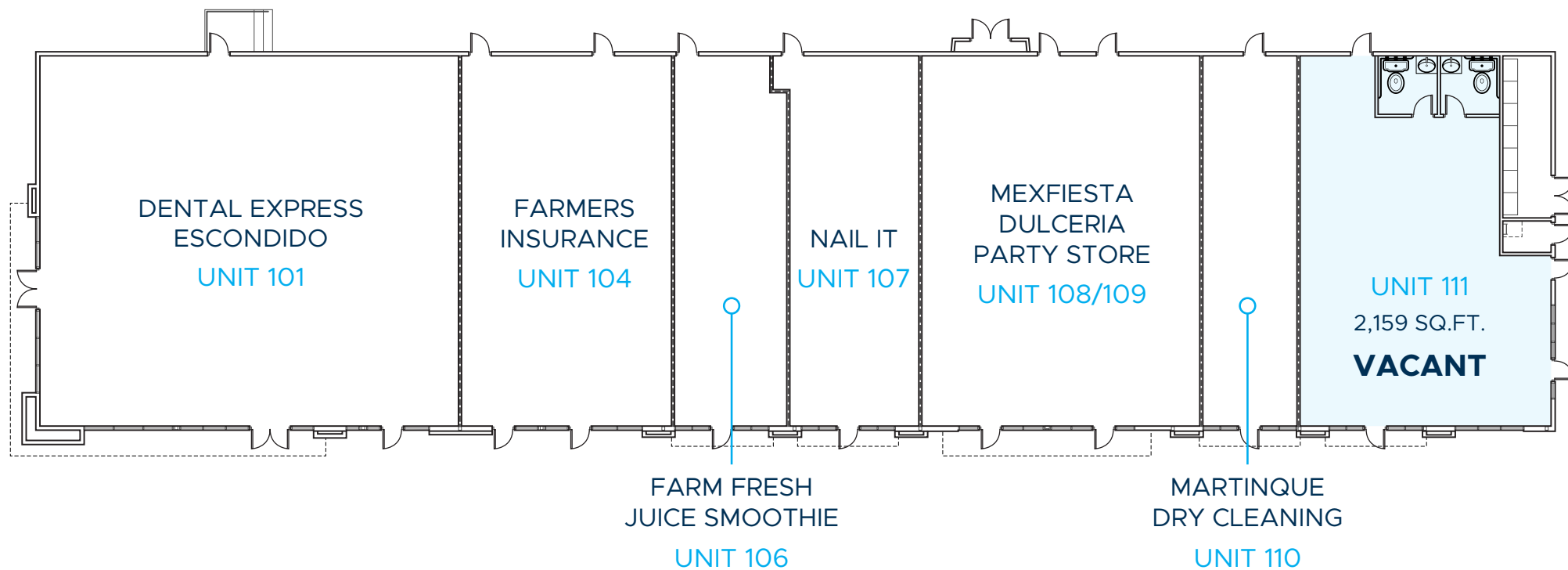


AVAILABILITY OVERVIEW

- Former Fitness Space
- Open Floor Plan
- Two (2) Restrooms
- High Ceilings

LEASE RATE

\$2.25 PSF + NNN



DEMOGRAPHICS

POPULATION

1 MILE	39,060
3 MILE	133,347
5 MILE	184,758

HOUSEHOLDS

1 MILE	11,216
3 MILE	41,475
5 MILE	59,419

AVG HH INCOME

1 MILE	\$71,558
3 MILE	\$91,895
5 MILE	\$104,86

MEDIAN AGE

1 MILE	32.9
3 MILE	35.7
5 MILE	37.8

MED HOME VALUE

1 MILE	\$487,810
3 MILE	\$609,560
5 MILE	\$674,786

MED YEAR BUILT

1 MILE	1974
3 MILE	1978
5 MILE	1979



108' FRONTAGE ON EAST VALLEY PARKWAY

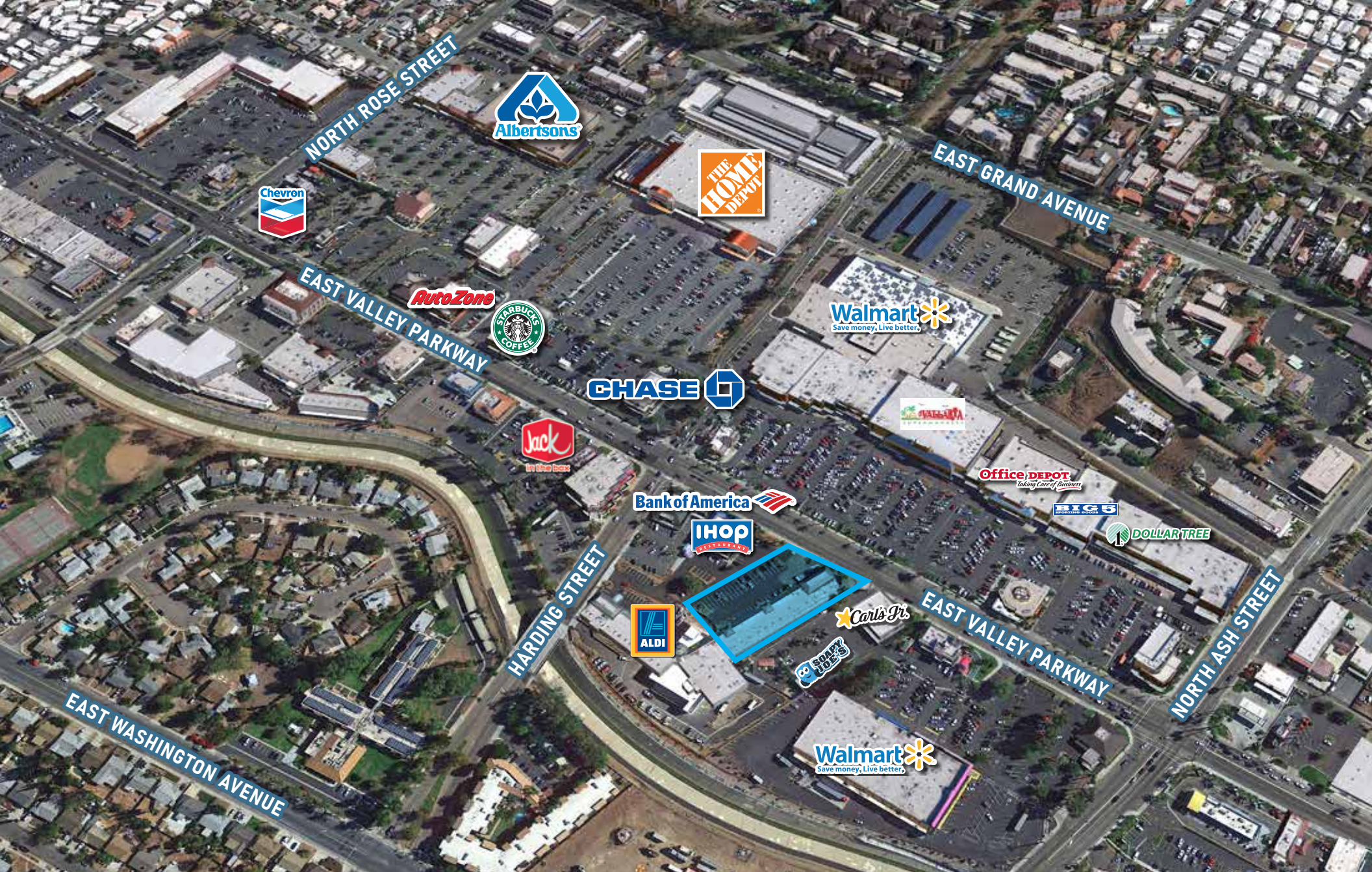


TRAFFIC COUNTS

20,043
HIGHWAY 78

18,036
ASH STREET +
E VALLEY PKWY

20,508
ASH STREET +
WASHINGTON AVE



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