

La Entrada Shopping Center

FORMER PARTY CITY FOR SALE OR LEASE



1109 W VALLEY PKWY, ESCONDIDO, CA

RI

Property Highlights

- Former Party City
- Strong visibility to Interstate 15 (281,181 ADT) and West Valley Parkway (42,041 ADT)
- Prominent intersection in Escondido with good access off West Valley Parkway and synergy with surrounding national retailers
- Freestanding building, approx. 16,184 SF
- Ample parking and signage
- **APN:** 232-150-43-00
- **Parcel Size:** ~1.91 AC
- **Building Size:** ~16,184 SF



WIDTH: ~189'



Site Plan

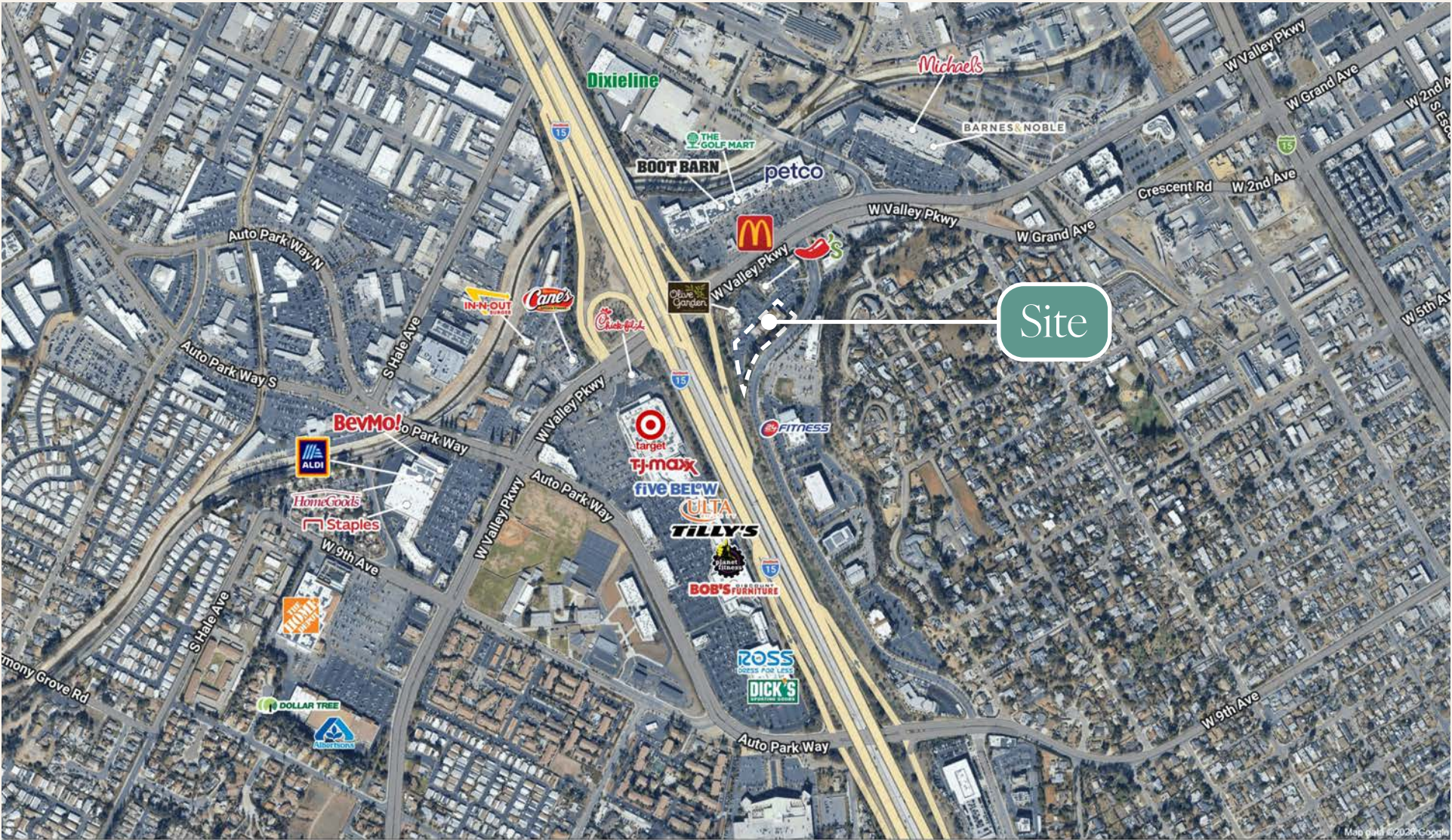


This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Site Aerial

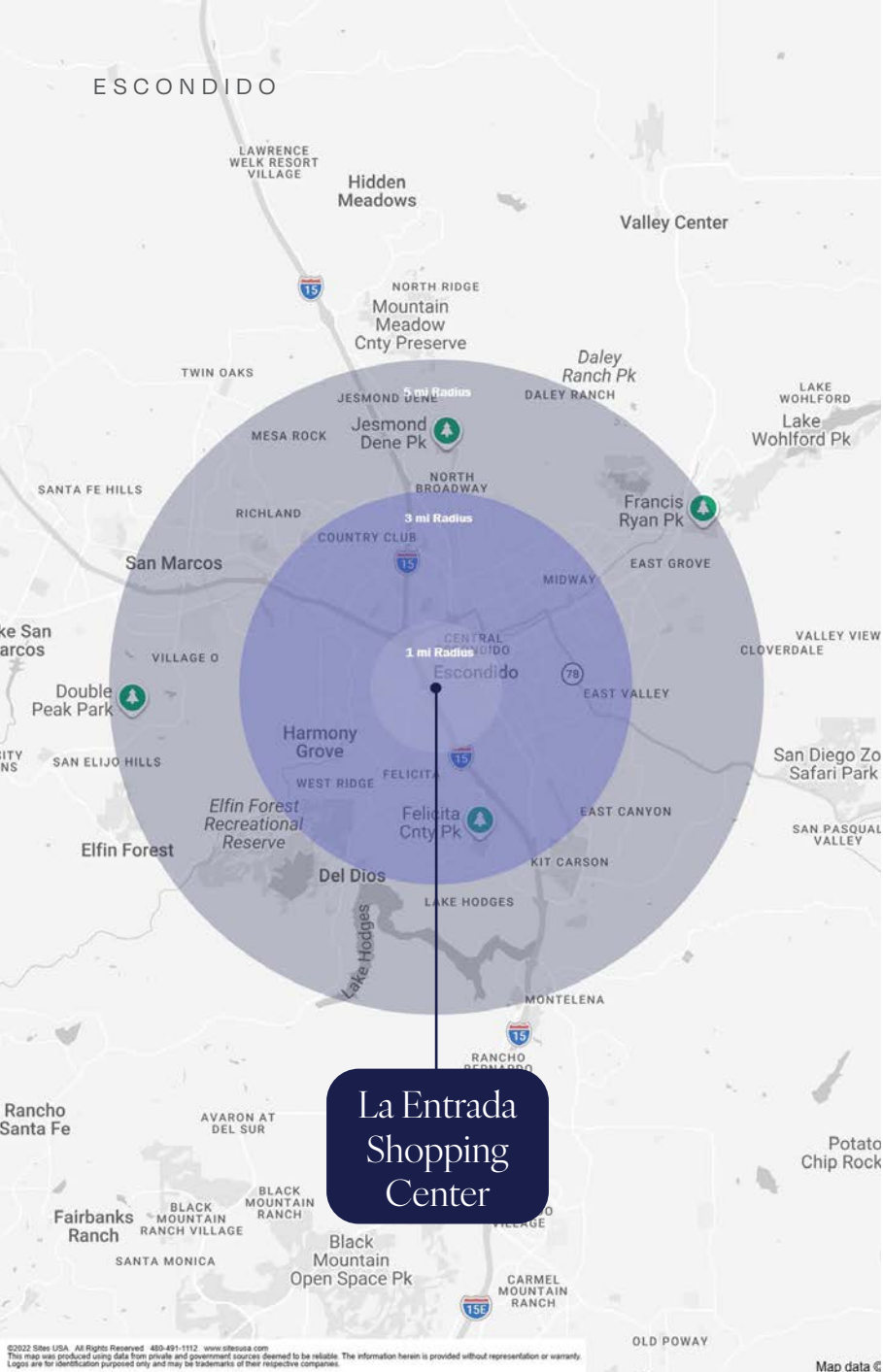


Mid Aerial



Trade Aerial





Demographics

ESCONDIDO, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	12,823	127,437	217,958
EMPLOYEE POPULATION	16,474	51,318	71,914
AVG HOUSEHOLD INCOME	\$112,994	\$128,943	\$144,690
MED HOUSEHOLD INCOME	\$92,468	\$105,654	\$117,329
MEDIAN AGE	35.0	36.3	37.0

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