



Suite 356
400 SF



Suite 340
1,600 SF

Suite 328
1,100 SF

Suite 318
2,800 SF

Suite 314
2,500 SF



Suite 320
1,500 SF

Signature Pavilion

310-388 W Valley Parkway | Escondido, CA 92025

W Valley Parkway
20,872 cars per day

N Escondido Blvd
18,896 cars per day

Property Overview

AREA HIGHLIGHTS

Anchored by Regal Cinemas, Signature Pavilion receives 1.7 million visits per year. The center is close proximity to the I-5 freeway with easy access into the center from both North Valley Parkway and North Escondido Boulevard. Directly across the street is the City of Escondido offices with approximately 300 employees and California Center for the Arts, Escondido campus which includes a 1,500-seat concert hall, a 400-seat theater, a contemporary art museum, full-service conference center and more!



Location

Ideally located at a signalized intersection
Anchored by Regal Movie Theatre, Smart & Final, DD's Discounts and PetSmart



Walker's Paradise

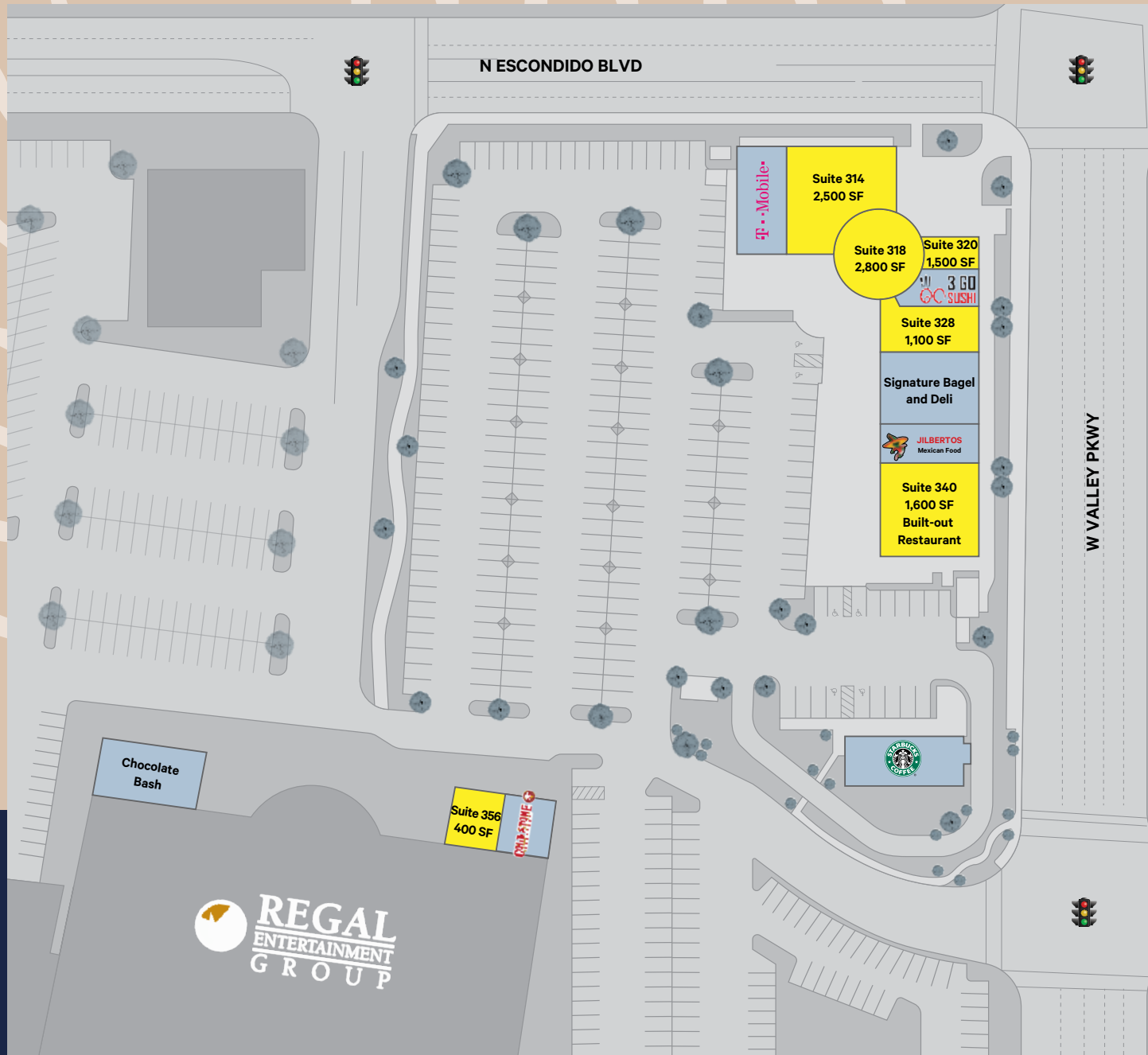
High walkability score of 96!
Daily errands do not require a car



Parking

Conveniently off-street parking with
6.25/1000 SF parking ratio

Site Plan



Availabilities

- » Suite 314 | 2,500 SF
 - » Built-out restaurant
- » Suite 318 | 2,800 SF
 - » Second floor office
- » Suite 320 | 1,500 SF
 - » End cap near signalized intersection
- » Suite 328 | 1,100 SF
- » Suite 340 | 1,600 SF
 - » Built-out restaurant
- » Suite 356 | 400 SF



Area Demographics

	1 MILES	3 MILES	5 MILES
HOUSEHOLD INCOME			
2025 Average Household Income	\$93,938	\$124,785	\$139,325
2030 Average Household Income	\$111,147	\$144,512	\$159,086
POPULATION			
2025 Population	24,776	145,551	209,845
2030 Population Projection	25,424	146,590	212,357
DAY TIME POPULATION			
2025 Daytime Population	32,765	134,988	189,361
Daytime Workers	18,929	60,597	83,078

SITE STATISTICS



Total Visits
Per Year



Unique
Visitors



Average Dwell
Time



20,872 CPD
W Valley Parkway



18,896 CPD
N Escondido Blvd



Signature Pavilion

CONTACTS

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