

for lease



1401-1497 E. VALLEY PARKWAY | ESCONDIDO, CA | 92027

HOME DEPOT

PLAZA



EXCLUSIVE BROKER

 CUSHMAN &
WAKEFIELD

360°

VIRTUAL TOUR AVAILABLE



±26,349 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Dominant Community Retail Center anchored by Home Depot, Albertsons & Planet Fitness
- Highly Trafficked Intersection with over 55,000 cars per day
- Property has excellent exposure & abundant parking

TRAFFIC COUNTS

- Valley Parkway: 26,156 ADT
- Rose Street: 12,001 ADT
- E. Grand Street: 17,750 ADT

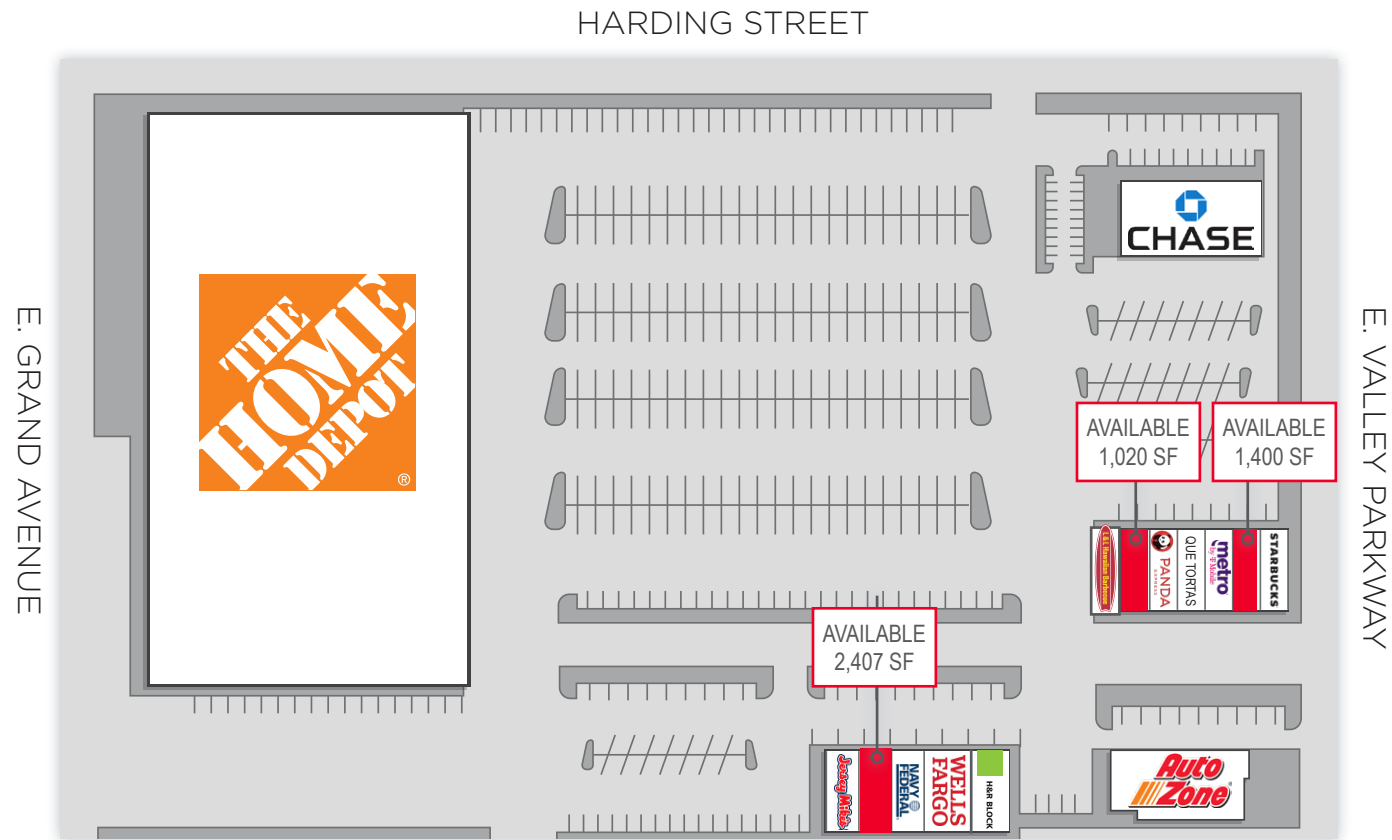
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	36,721	135,047	188,395
AHH Income	\$91,515	\$114,129	\$128,790
Daytime Pop.	5,864	42,617	62,944

TENANTS



SITE PLAN



SUITE	TENANT	SF
01	Chase Bank	5,000
85-A	Starbucks	1,400
85-B	AVAILABLE (2nd Gen Restaurant)	1,400
85-C	Metro by T-Mobile	1,400
85-D	Que Tortas	1,400
85-E	Panda Express	2,250
85-F	AVAILABLE	1,020

SUITE	TENANT	SF
85-G	L&L Hawaiian Barbecue	2,580
97-A	H&R Block	1,250
97-B-D	Wells Fargo	3,748
97-E	Navy Federal	1,249
97-F	AVAILABLE 	2,407
97-G	Jersey Mike's	1,499

DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

PLAZA AERIAL



MARKET AERIAL



DEMOGRAPHICS

1 Mile Radius

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027 4

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 1 mile radius

Latitude: 33.13194, Longitude: -117.06292



Summary	Census 2010	Census 2020	2025	2030
Population	36,846	37,432	36,721	37,902
Households	10,239	10,936	11,077	11,479
Families	7,571	-	8,082	8,410
Average Household Size	3.53	3.39	3.28	3.27
Owner Occupied Housing Units	3,990	-	4,328	4,435
Renter Occupied Housing Units	6,249	-	6,749	7,044
Median Age	28.5	-	33.1	34.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.64%	0.07%	0.30%	
Households	0.72%	0.33%	0.49%	
Families	0.80%	0.32%	0.44%	
Owner HHs	0.49%	0.49%	0.66%	
Median Household Income	2.76%	2.33%	2.57%	
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,363	12.3%	1,180	10.3%
\$15,000 - \$24,999	613	5.5%	487	4.2%
\$25,000 - \$34,999	662	6.0%	597	5.2%
\$35,000 - \$49,999	1,255	11.3%	1,181	10.3%
\$50,000 - \$74,999	2,121	19.1%	1,998	17.4%
\$75,000 - \$99,999	1,658	15.0%	1,812	15.8%
\$100,000 - \$149,999	1,534	13.8%	1,695	14.8%
\$150,000 - \$199,999	1,019	9.2%	1,287	11.2%
\$200,000+	853	7.7%	1,242	10.8%
Median Household Income	\$68,186		\$78,113	
Average Household Income	\$91,515		\$105,504	
Per Capita Income	\$27,581		\$31,921	
Population by Age	Census 2010		2025	
	Number	Percent	Number	Percent
0 - 4	3,652	9.9%	2,384	6.5%
5 - 9	3,221	8.7%	2,379	6.5%
10 - 14	2,981	8.1%	2,626	7.2%
15 - 19	3,026	8.2%	3,086	8.4%
20 - 24	3,208	8.7%	3,067	8.4%
25 - 34	6,267	17.0%	5,891	16.0%
35 - 44	5,041	13.7%	5,186	14.1%
45 - 54	4,118	11.2%	4,266	11.6%
55 - 64	2,520	6.8%	3,548	9.7%
65 - 74	1,380	3.7%	2,498	6.8%
75 - 84	900	2.4%	1,179	3.2%
85+	533	1.4%	612	1.7%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

3 Mile Radius

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027 4

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 3 mile radius

Latitude: 33.13194, Longitude: -117.06292



Summary	Census 2010	Census 2020	2025	2030
Population	130,276	136,481	135,047	135,869
Households	40,051	42,767	43,357	44,026
Families	28,703	-	31,288	31,848
Average Household Size	3.21	3.15	3.07	3.05
Owner Occupied Housing Units	19,287	-	21,068	21,699
Renter Occupied Housing Units	20,764	-	22,289	22,327
Median Age	31.4	-	35.8	37.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.12%	0.07%	0.30%	
Households	0.31%	0.33%	0.49%	
Families	0.36%	0.32%	0.44%	
Owner HHs	0.59%	0.49%	0.66%	
Median Household Income	2.79%	2.33%	2.57%	
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	4,030	9.3%	3,520	8.0%
\$15,000 - \$24,999	2,155	5.0%	1,724	3.9%
\$25,000 - \$34,999	2,431	5.6%	2,088	4.7%
\$35,000 - \$49,999	3,911	9.0%	3,406	7.7%
\$50,000 - \$74,999	6,489	15.0%	6,003	13.6%
\$75,000 - \$99,999	5,761	13.3%	5,747	13.1%
\$100,000 - \$149,999	7,658	17.7%	7,962	18.1%
\$150,000 - \$199,999	4,781	11.0%	5,517	12.5%
\$200,000+	6,140	14.2%	8,058	18.3%
Median Household Income	\$84,852		\$97,376	
Average Household Income	\$114,129		\$129,453	
Per Capita Income	\$36,691		\$41,994	
Population by Age	Census 2010		2025	
	Number	Percent	Number	Percent
0 - 4	10,930	8.4%	8,208	6.1%
5 - 9	9,992	7.7%	8,439	6.2%
10 - 14	9,855	7.6%	8,977	6.6%
15 - 19	10,308	7.9%	9,537	7.1%
20 - 24	10,524	8.1%	9,775	7.2%
25 - 34	20,263	15.6%	21,022	15.6%
35 - 44	17,716	13.6%	19,159	14.2%
45 - 54	16,607	12.7%	15,773	11.7%
55 - 64	11,524	8.8%	14,512	10.7%
65 - 74	6,003	4.6%	11,516	8.5%
75 - 84	4,090	3.1%	5,645	4.2%
85+	2,464	1.9%	2,484	1.8%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027 4

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 1 mile radius

Latitude: 33.13194, Longitude: -117.06292



Summary	Census 2010	Census 2020	2025	2030
Population	36,846	37,432	36,721	37,902
Households	10,239	10,936	11,077	11,479
Families	7,571	-	8,082	8,410
Average Household Size	3.53	3.39	3.28	3.27
Owner Occupied Housing Units	3,990	-	4,328	4,435
Renter Occupied Housing Units	6,249	-	6,749	7,044
Median Age	28.5	-	33.1	34.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.64%	0.07%	0.30%	
Households	0.72%	0.33%	0.49%	
Families	0.80%	0.32%	0.44%	
Owner HHs	0.49%	0.49%	0.66%	
Median Household Income	2.76%	2.33%	2.57%	
Households by Income		2025	2030	
		Number	Percent	Number
<\$15,000		1,363	12.3%	1,180
\$15,000 - \$24,999		613	5.5%	487
\$25,000 - \$34,999		662	6.0%	597
\$35,000 - \$49,999		1,255	11.3%	1,181
\$50,000 - \$74,999		2,121	19.1%	1,998
\$75,000 - \$99,999		1,658	15.0%	1,812
\$100,000 - \$149,999		1,534	13.8%	1,695
\$150,000 - \$199,999		1,019	9.2%	1,287
\$200,000+		853	7.7%	1,242
Median Household Income		\$68,186		\$78,113
Average Household Income		\$91,515		\$105,504
Per Capita Income		\$27,581		\$31,921
Population by Age		Census 2010	2025	2030
		Number	Percent	Number
0 - 4		3,652	9.9%	2,384
5 - 9		3,221	8.7%	2,379
10 - 14		2,981	8.1%	2,626
15 - 19		3,026	8.2%	3,086
20 - 24		3,208	8.7%	3,067
25 - 34		6,267	17.0%	5,891
35 - 44		5,041	13.7%	5,186
45 - 54		4,118	11.2%	4,266
55 - 64		2,520	6.8%	3,548
65 - 74		1,380	3.7%	2,498
75 - 84		900	2.4%	1,179
85+		533	1.4%	612

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census



HOME DEPOT PLAZA

1401-1497 E. VALLEY PARKWAY | ESCONDIDO, CA | 92027

FOR MORE INFORMATION CONTACT:

Chad Iafrate, CCIM

+1 760 431 4234

chad.iafrate@cushwake.com

LIC #01329943

Phil Lyons

+1 760 431 4210

phil.lyons@cushwake.com

LIC #01093731

Vince Provenzano

+1 760 431 4212

vince.provenzano@cushwake.com

LIC #01926894

Nash Johnson

+1 760 431 3831

nash.johnson@cushwake.com

LIC #02188083



12830 El Camino Real, Suite 100
San Diego, CA 92130
cushmanwakefield.com