

78

RONALD-PACKARD PKWY 89,381-CPD

FERGUSON

CARMAX

LOWE'S

Parkhouse TIRE, INC.

U-HAUL

ESCONDIDO BODY REFINISHING

ROCK SPRINGS RD

Quick Quack CAR WASH

7 ELEVAT

SITE

Seitanos MEXICAN FOOD

W MISSION AVE 28,139 CPD

FarmerBoys

WESTERN STATES CABINETS

Pepp Boys

MEXICANA TAJAJINCO

For Lease

840 W Mission Ave | Escondido, CA

Retail Pad Opportunity

SRS Real Estate Partners



For Lease

840 W Mission Ave |
Escondido, CA

Property Specifications

SPACE AVAILABLE

24,495 SF

Traffic Counts

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

Year: 2025 | Source: CoStar

ANDREW PETERSON CA License No. 01493043
760.305.6195 | andrew.peterson@srsre.com



About the Property

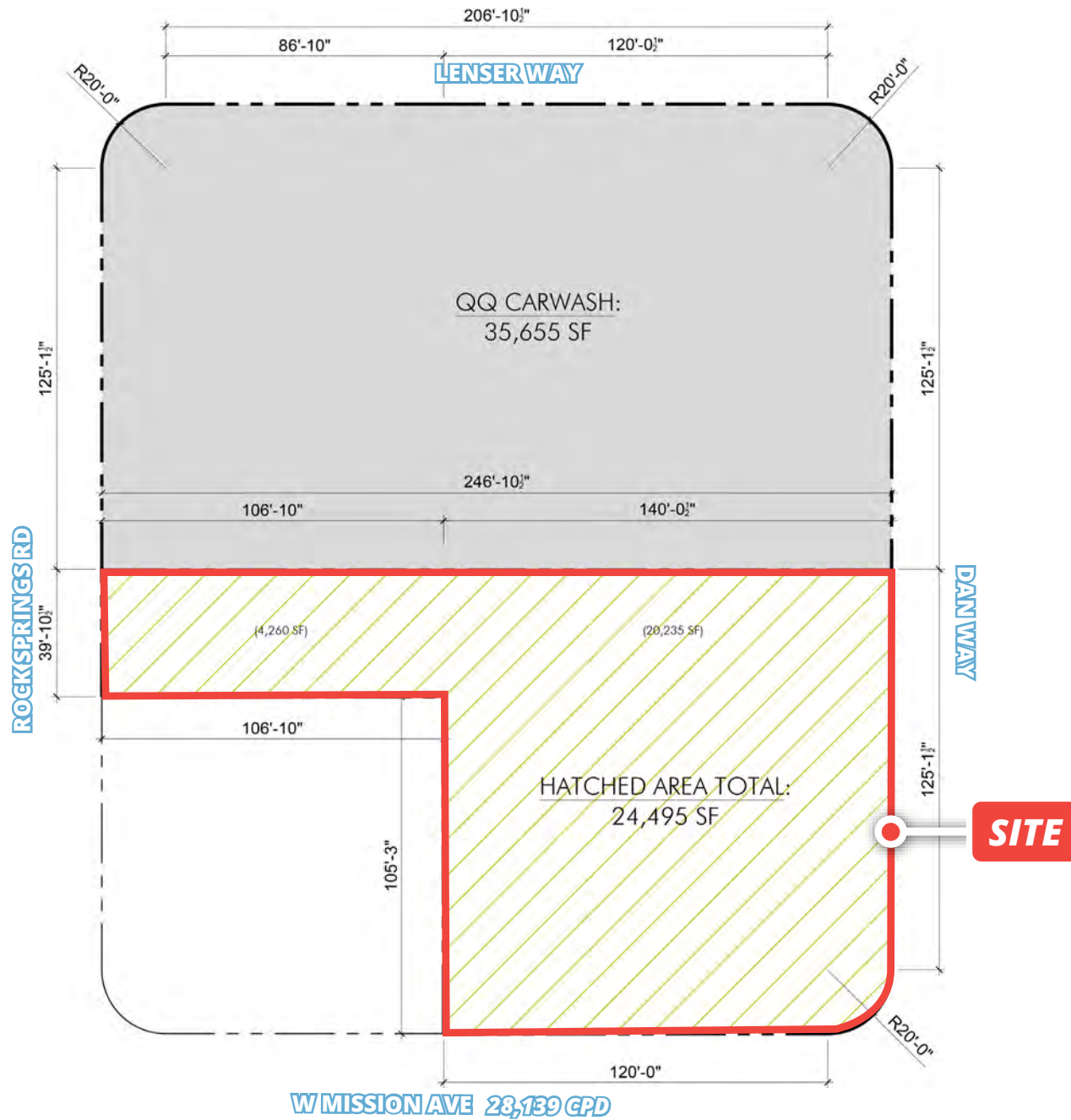
- Signalized intersection along W Mission Ave offering excellent visibility and strong traffic flow.
- Infill Escondido location surrounded by dense, established residential neighborhoods.
- Close proximity to Downtown Escondido providing access to dining, retail, and civic amenities.
- Convenient access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

Join These Retailers



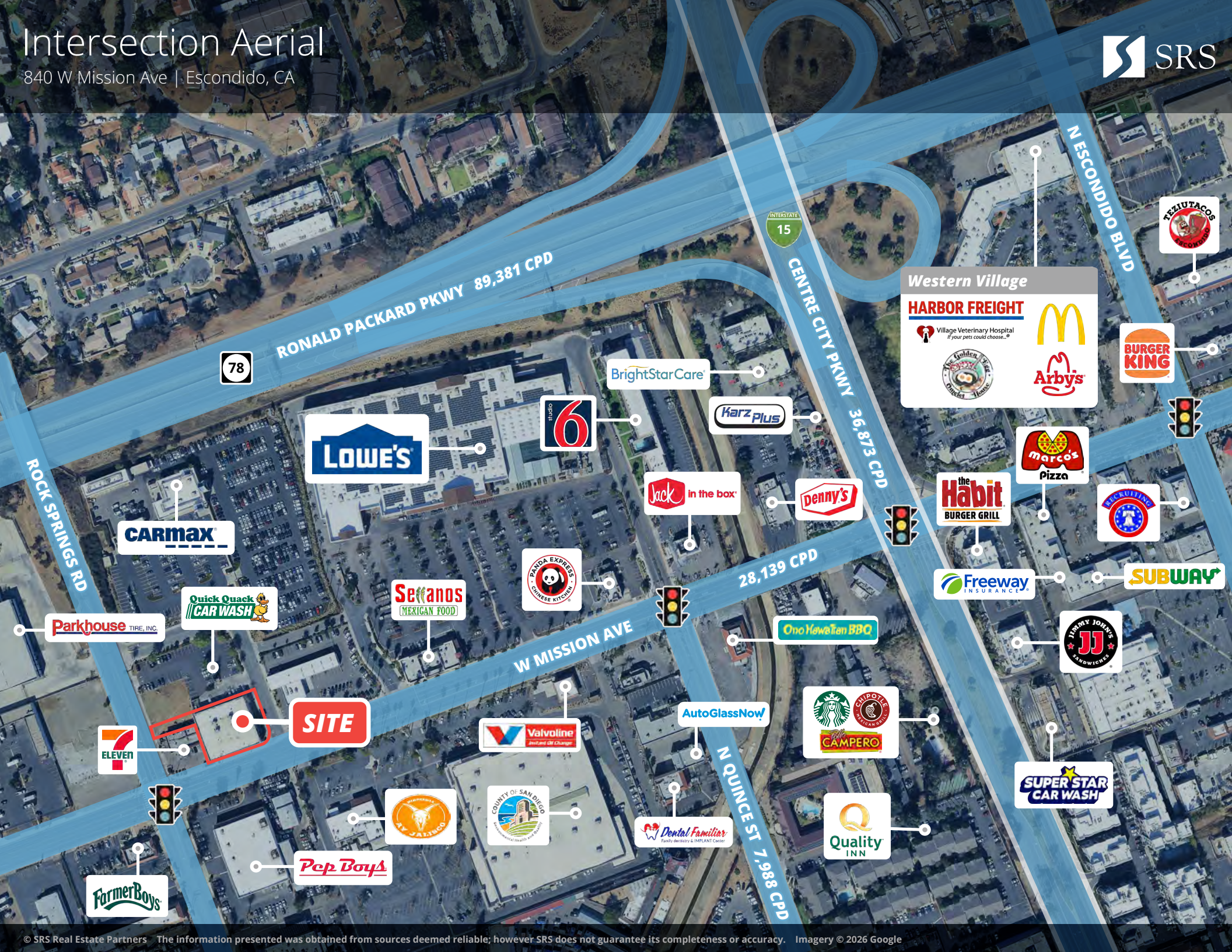
Site Plan

840 W Mission Ave | Escondido, CA



Intersection Aerial

840 W Mission Ave | Escondido, CA



ROCK SPRINGS RD

RONALD PACKARD PKWY 89,381 CPD

78

INTERSTATE 15

CENTRE CITY PKWY 36,873 CPD

N ESCONDIDO BLVD

W MISSION AVE 28,139 CPD

N QUINCE ST 7,988 CPD

SITE

Western Village
HARBOR FREIGHT
Village Veterinary Hospital
If your pets could choose...
New Golden State Market - House

BURGER KING

TEXUTACOS

McDonald's

Arby's

marco's Pizza

the Habit BURGER GRILL

BUCKLE UP

SUBWAY

Freeway INSURANCE

JJ HONOLULU SANDWICHES

Ono Hawaiian BBQ

AutoGlassNow

Starbucks
CHIPOTE MEXICAN GRILL
CAMPERO

SUPER STAR CAR WASH

Quality INN

Dental Familiar
Family Dentistry & IMPLANT Center

Valvoline
Oil and Oil Change

COUNTY OF SAN DIEGO
Department of Health and Human Services

TEXAS ROADHOUSE

Pep Boys

Quick Quack CAR WASH

PANDA EXPRESS
CHINESE KITCHEN

Seranos
MEXICAN FOOD

Jack In the box

penny's

6

Karz Plus

BrightStarCare

LOWE'S

CARMAX

Parkhouse TIRE, INC.

7 ELEVEN



FarmerBoys

Demographics

840 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

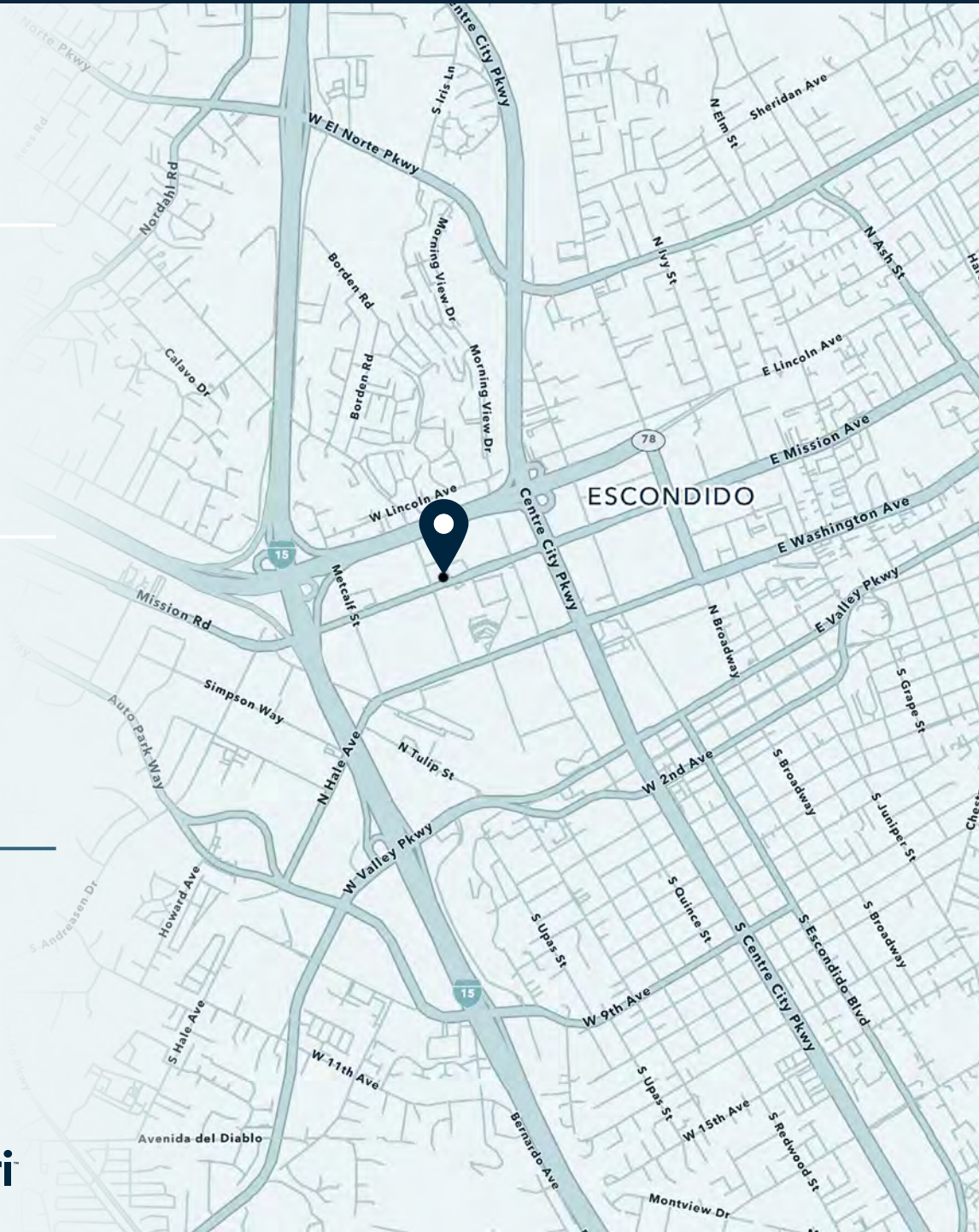
Total Daytime
Population

\$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

680 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.698.1100

SRSRE.COM

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