

East Valley Parkway & Citrus

2345 E Valley Parkway, Escondido, CA 92027



Property Highlights

85,475 Gross Leasable Area

3.40 Total Acres

175,290 5 Mile Population

- Ideally situated amidst a high concentration of single family homes.
- Benefits from a thriving local economy in the core of inland North San Diego County which is emerging as a regional economic leader.
- Anchored by a long time established Vons supermarket.



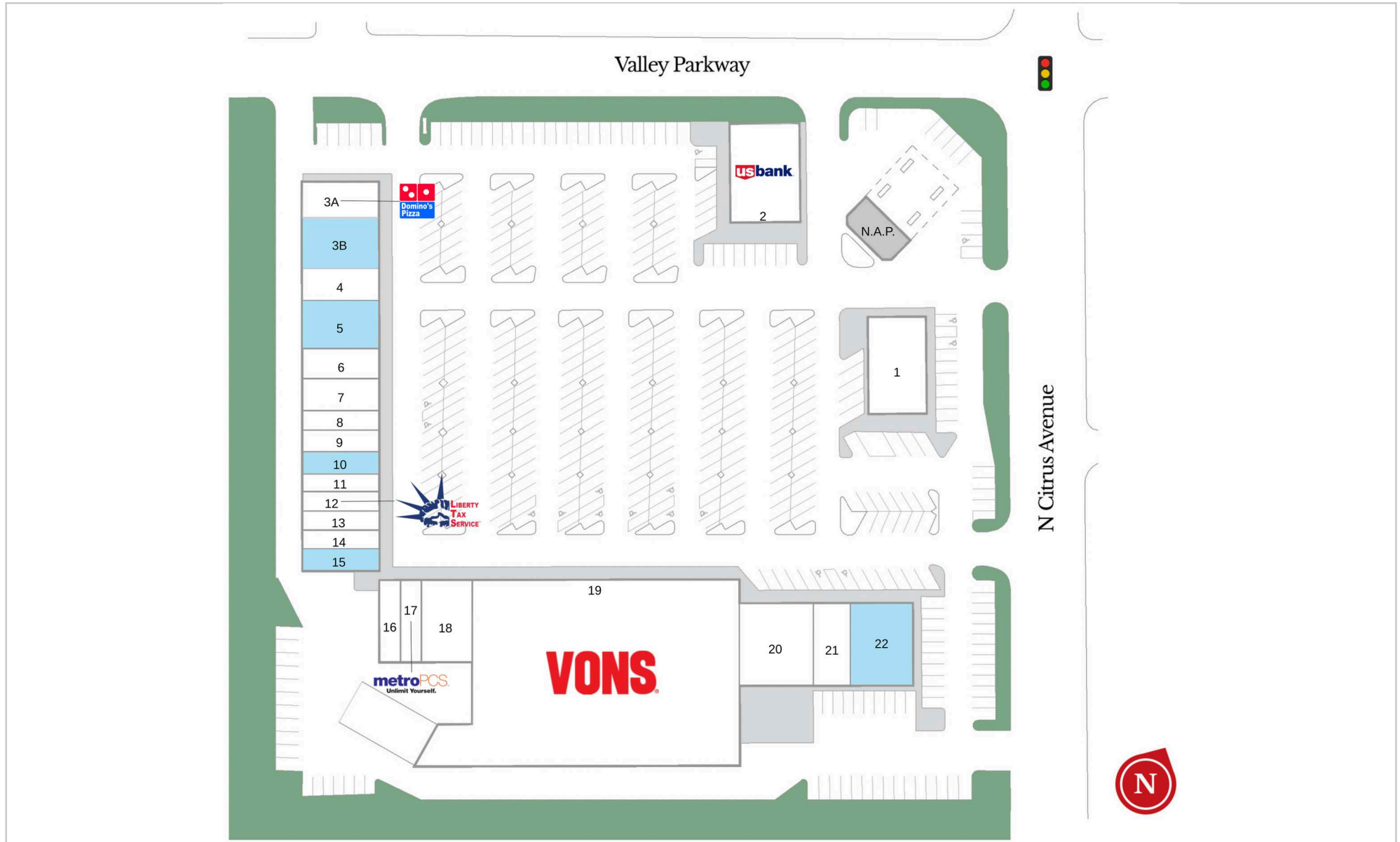
Demographics

	1-Mile	3-Mile	5-Mile
Population	28,299	110,844	175,290
Households	8,339	32,265	54,973
Avg HH Income	\$70,594	\$78,151	\$88,436

Source: Esri, 2019

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Current Tenants

1	rReal Property, LLC	6,000 SF	12	Liberty Tax Service	975 SF
2	US Bank	5,100 SF	13	Dr. Kent Davis, DDS	1,300 SF
3A	Domino's Pizza	1,700 SF	14	Cindy Nail Salon	975 SF
4	S. Stewart Whang DDS	1,668 SF	16	Hairforce	1,120 SF
6	Kotija Mexican Food	1,560 SF	17	Metro PCS	1,027 SF
7	A Place of Our Own	1,800 SF	18	Launderland	3,360 SF
8	A Place of Our Own	1,000 SF	19	Vons	36,800 SF
9	NGA Salon Inc.	1,105 SF	20	A Place of Our Own	4,765 SF
11	Yummy Express	1,138 SF	21	Fitness and Motion	2,310 SF

Available/Coming Soon

3B	Available	3,300 SF
5	Available	2,600 SF
10	Available	1,137 SF
15	Available	1,235 SF
22	Available	3,500 SF