

2010 EAST VALLEY PARKWAY

ESCONDIDO, CALIFORNIA 92027



VALLEYMAX
SUPERMARKET

40,000 CPD

NORTH MIDWAY DRIVE

EAST VALLEY PARKWAY



DUTCH BROS



VONS

usbank



Ralphs

SUBWAY

KFC

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

CVS/pharmacy



±20,100 SF BUILDING AVAILABLE FOR SALE OR FOR LEASE

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CAST
CAPITAL PARTNERS

2010 East Valley Parkway is an approximately 20,100 square foot retail building with great accessibility and parking. The building was constructed in 1971 and sits on approximately 1.4 acres. The site is highly visible with 112 feet of street frontage facing Valley Parkway, monument signage availability, and 24,534 average daily traffic counts. Located on East Valley Parkway at North Midway Drive, the site is centrally located in Escondido just minutes from Auto Park Way.

LEASE RATE: \$1.85 /SF NNN
(NNN = \$0.30 /SF)

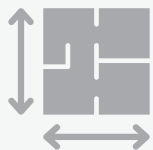
SALES PRICE: WITHHELD



BUILDING SPECIFICATIONS



20,100 SF
SIZE



1.4 Acres
LOT SIZE



9,000 - 20,100 SF
AVAILABILITY



3.75/1,000 SF
75 PARKING STALLS



C, Commercial
ZONING



Single
TENANCY



AVAILABLE SPACES

SUITE A

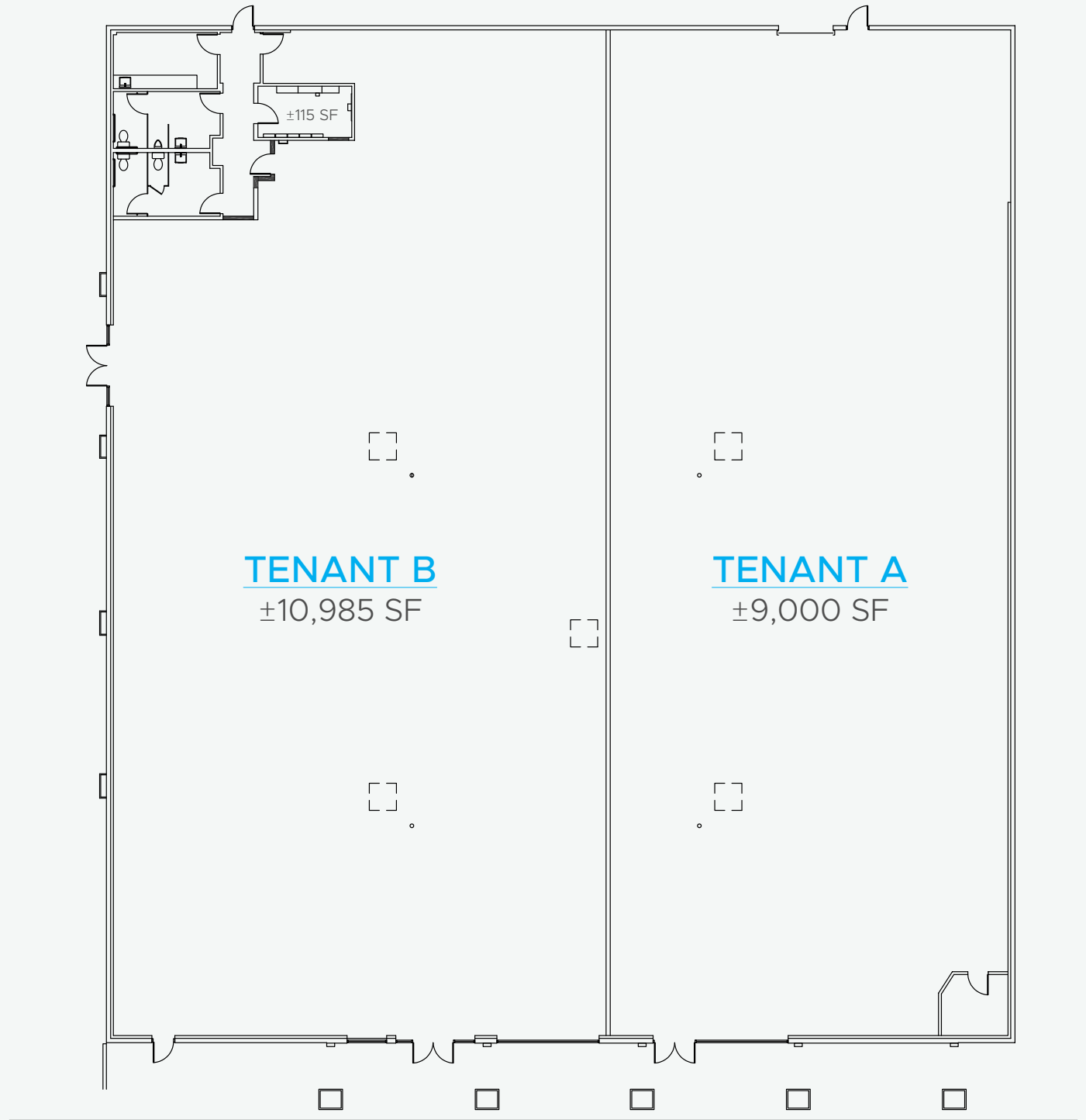
9,000 SF SIZE

SUITE B

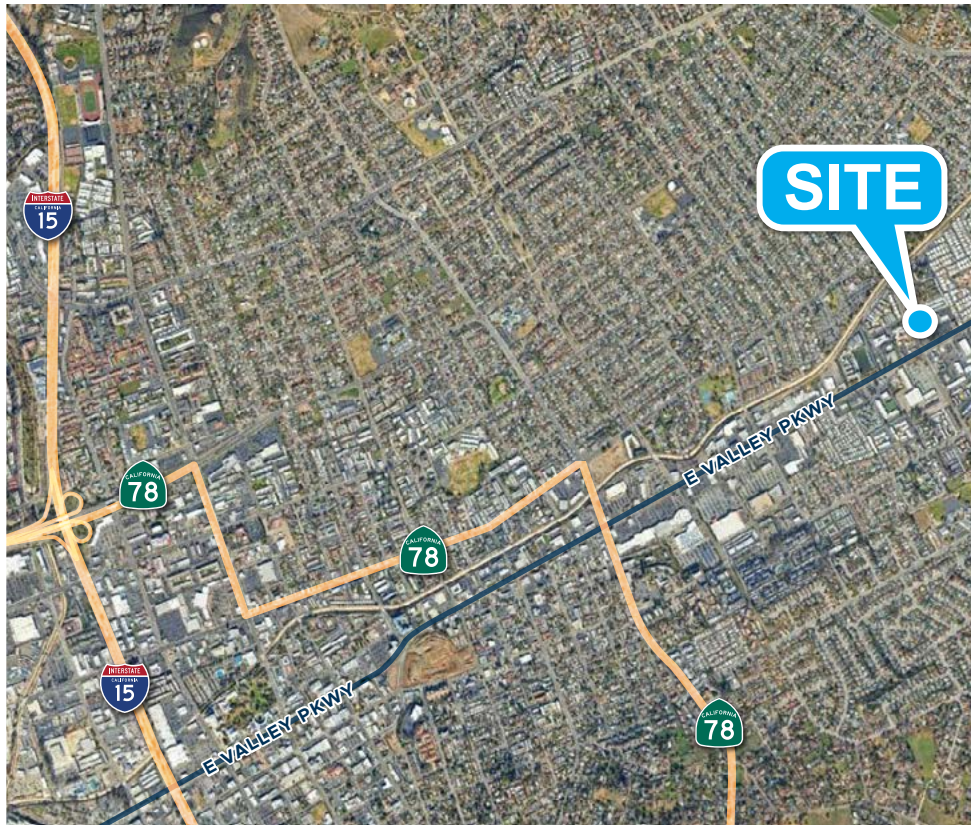
10,985 SF SIZE

SUITE A & B

20,100 SF SIZE



2010 East Valley Parkway is in close proximity to the Interstate 15 freeway and Highway 78. The building lies directly across from Palomar College - Escondido Campus. Other notable landmarks in the vicinity include Stone Brewery, Queen Califia's Magical Circle, Lake Hodges, and Palomar Regional Hospital.





DEMOGRAPHICS



180,168

POPULATION



\$98,117

AVERAGE HH INCOME



57,892

TOTAL HOUSEHOLDS



\$566,934

MEDIAN HOME VALUE



78

WALKING SCORE



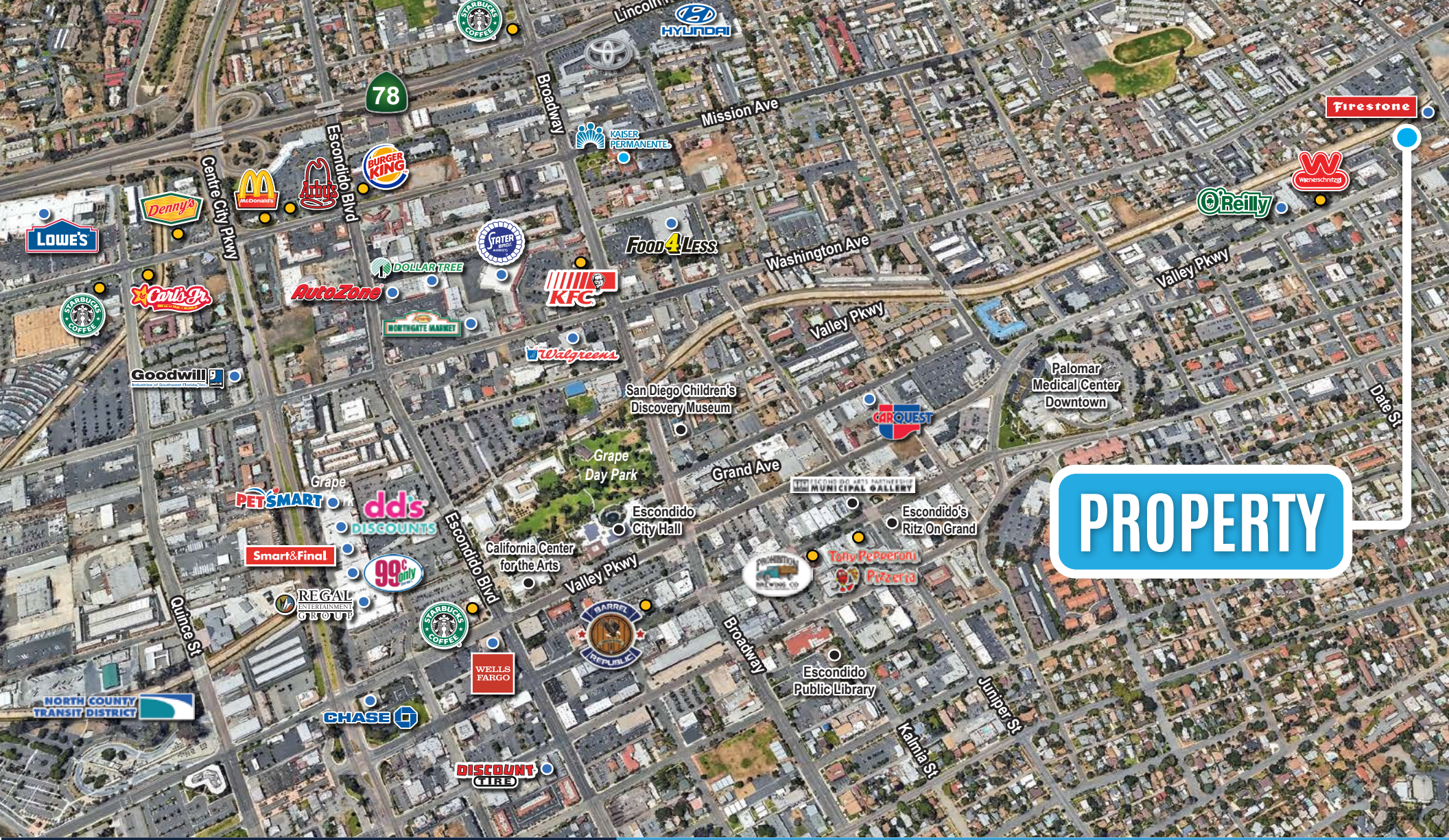
TRAFFIC COUNTS

28,100

E VALLEY PARKWAY + PRIVATE ROAD

31,500

E VALLEY PARKWAY + ROADLINER AVENUE



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