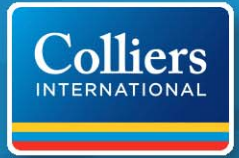


**FOR LEASE**



# Escondido Town & Country

1625–1665 E. Valley Parkway, Escondido, Ca 92027



## Property / Area Description

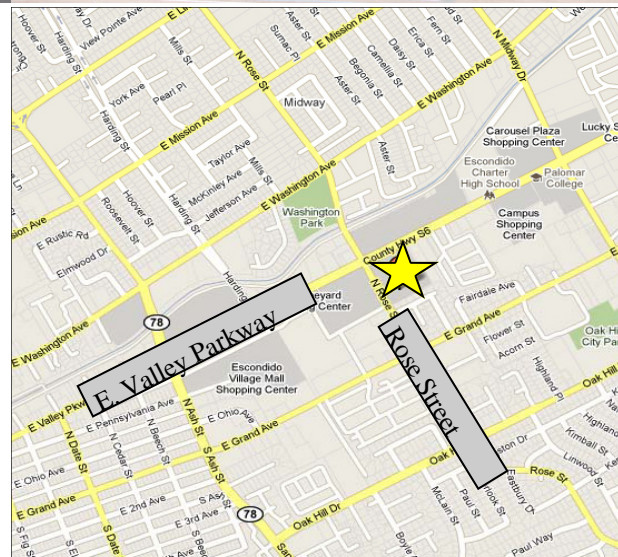
- Located at signalized E. Valley Pkwy & Rose St intersection
- Monument and building signage available
- Retail suites available from ~750SF to ~2,000SF

## Demographics

	1 mile	2 mile	3 mile
2009 Population	34,724	81,396	116,015
2009 Avg HSHD	\$59,830	\$64,780	\$68,060

## Traffic Counts

E. Valley Parkway (2006)	26,000
Rose Street (2006)	13,000



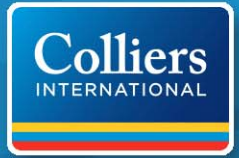
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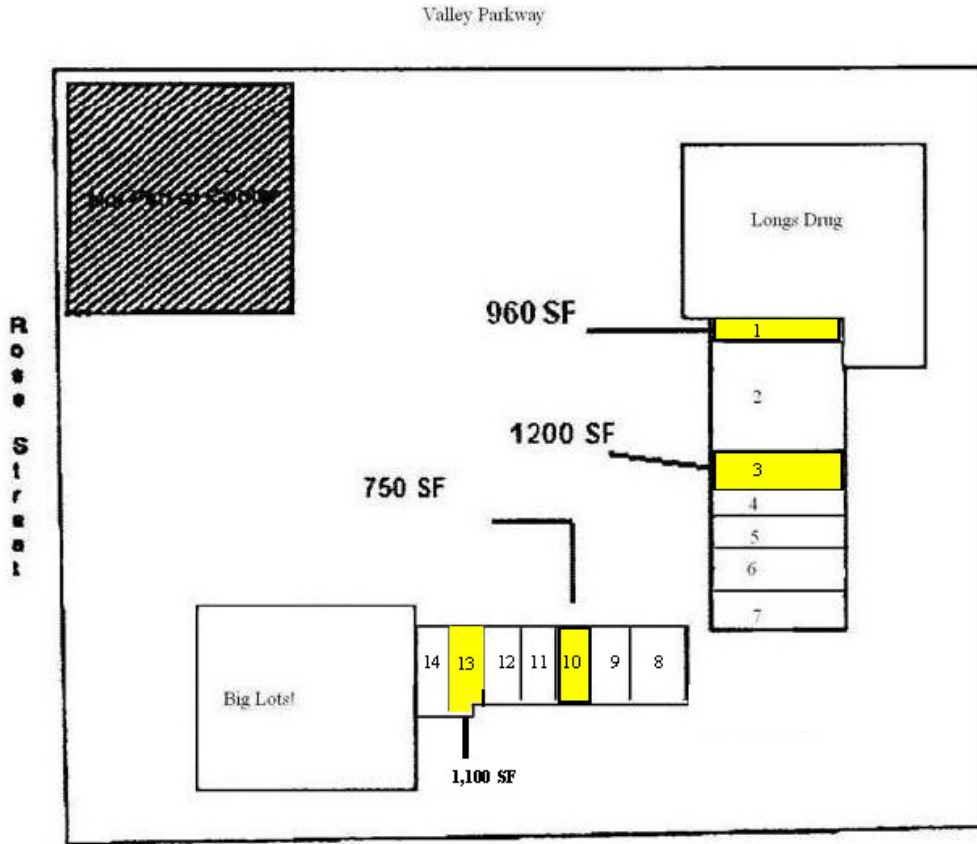
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ID	SUITE #	TENANT	SQUARE FEET
1	1663	AVAILABLE	960
2	1655	Navy Federal Credit Union	5,280
3	1651	AVAILABLE	1,200
4	1649	Nice Cut	960
5	1657	Dentist	960
6	1643	Kiday Spa	2,160
7	1641	Laundry	1800

ID	SUITE #	TENANT	SQUARE FEET
8	1639	Restaurant	2000
9	1637	Postal Annex	750
10	1635	AVAILABLE	750
11	1633	Nail Salon	750
12	1631	Vitamins	960
13	1629	AVAILABLE	1,100
14	1627	Pizza	1,100

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