



# FOR LEASE

1766 EAST VALLEY PARKWAY  
ESCONDIDO, CALIFORNIA

FOR  
LEASE

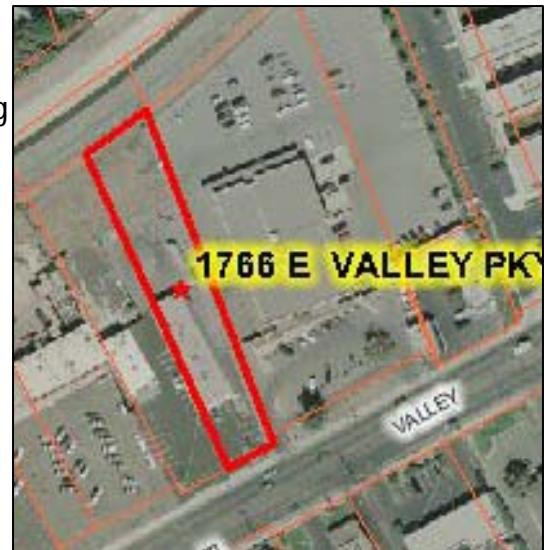


### PROPERTY FEATURES:

- Rare 5,000 square foot freestanding building
- Large, fenced rear yard included
- "CG Zoning"
- Great Access to Valley Parkway
- Grand Fathered monument pole sign
- Extra large lot - abundant parking

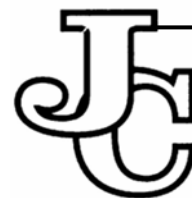
### TRAFFIC COUNT:

- Valley Parkway 26,000 cars per day
- Rose 11,500 cars per day



*For additional information, contact:*

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**JAMES CRONE**  
 & ASSOCIATES, INC.

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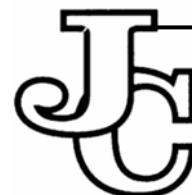
**Demographics:**

<b>Population:</b>	160,735	<b>Households:</b>	51,386
<b>Race:</b> White	125,682	<b>Size of Households:</b>	
Black	3,770	1 Person	12,660
American Indian	1,441	2 Person	14,717
Asian	8,526	3 Person	8,263
Pacific Islander	342	4 Person	7,618
Other	16,566	5 Person	4,344
Multirace	4,408	6+ Person	1,792
Hispanic	63,015	<b>Households by Income:</b>	
<b>Sex:</b> Male	81,007	< \$10K	3,255
Female	80,728	\$10-\$20K	5,452
<b>Age:</b> < 4 Years	13,300	\$20-\$30K	6,213
5-9 Years	12,817	\$30-\$40K	6,072
10-19 Years	23,847	\$40-\$50K	5,326
20-29 Years	22,234	\$50-\$60K	4,737
30-39 Years	23,573	\$60-\$75K	5,581
40-49 Years	22,910	\$75-\$100K	6,201
50-59 Years	17,743	> \$100K	8,549
60-64 Years	6,098	<b>Total Housing Units:</b>	54,578
65+ Years	18,213	Owner Occupied	29,449
		Renter-Occupied	21,937
		Vacant	3,192

The following was taken from the City of Escondido website based on a 5 mile radius.

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