



# FOR LEASE

ESCONDIDO VILLAGE SHOPPING CENTER  
1201 E. VALLEY PARKWAY & ASH • ESCONDIDO, CALIFORNIA

FOR  
LEASE



**PROPERTY SIZE:** Approximately 253,000 s.f.

**SPACE AVAILABLE:**  
1<sup>st</sup> Floor Suite D - 1,563 square feet  
2<sup>nd</sup> Floor Suite 200 - 2,965 square feet, demisable  
2<sup>nd</sup> Floor Suite 203 - 725 square feet

**MAJOR TENANTS IN SHOPPING CENTER:**

Anchor Blue, Baskin Robbins, Big 5, FYE, Blockbuster Video, Dollar Tree, Fantastic Sams, Farmer Boys, Office Depot, Radio Shack and Subway.

**Newest Addition:**

Vallarta Supermarket

**TRAFFIC COUNTS:**

E. Valley: 26,800 cars per day  
Ash: 18,400 cars per day  
Grand: 16,000 cars per day

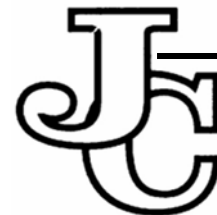


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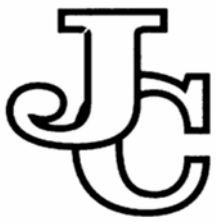
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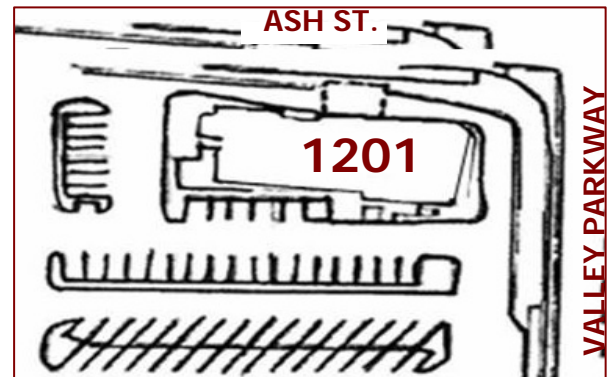
**(760) 480-8888**



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## SPACE AVAILABLE:

There is both retail and office space available in this two-story multi-tenant building located at the busy intersection of E. Valley Parkway and Ash Street in Escondido.

Suite D - 1,563 square feet 1<sup>st</sup> Floor

Suite 200 - 2,965 square feet 2<sup>nd</sup> Floor

Suite 203 - 725 square feet 2<sup>nd</sup> Floor

Current Tenants Include: Blockbuster Video & Happy Smile Dental



# 2ND FLOOR SUITES

ESCONDIDO VILLAGE SHOPPING CENTER

1201 #200 & 203 E. VALLEY PARKWAY & ASH • ESCONDIDO, CALIFORNIA

W. Valley Parkway

Ash Street

FOR LEASE



**AVAILABLE**

**Suite 200**

**2,965 S.F.**

**AVAILABLE**

**Suite 203**

**725 S.F.**

Happy Smile Dental