

Civic Center Plaza | Freestanding Restaurant Building

FOR LEASE

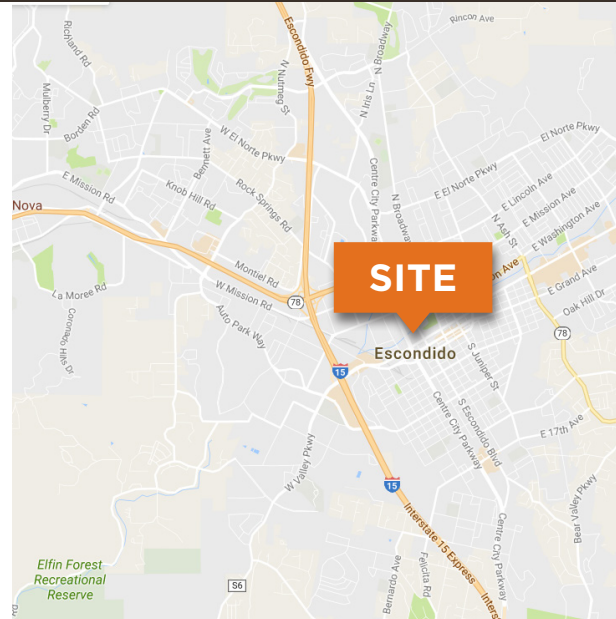


7,500 Square Feet | TI Allowance Available

355 N. Escondido Blvd. Escondido, CA 92025



- Freestanding outparcel to Civic Center Plaza, a 137,164 square-foot neighborhood center
- 7,500 square-foot restaurant pad with potential patio space
- Highly visible, signalized corner location providing easy ingress and egress
- Tremendous branding opportunity through building and monument signage
- Abundant on-site parking
- Neighboring tenants include Smart & Final, Regal Theatres, Starbucks, 99-Cent Store, PetSmart and more
- Frontage on North Escondido Blvd. with an average of 20,000 cars per day
- High density location with nearly 150,000 residents and 65,000 daytime employees within a 3-mile radius
- Easy access to major freeways, Interstate 15 and Highway 78



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Site Plan



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Floor Plan

Restaurant Space
7,500 SF



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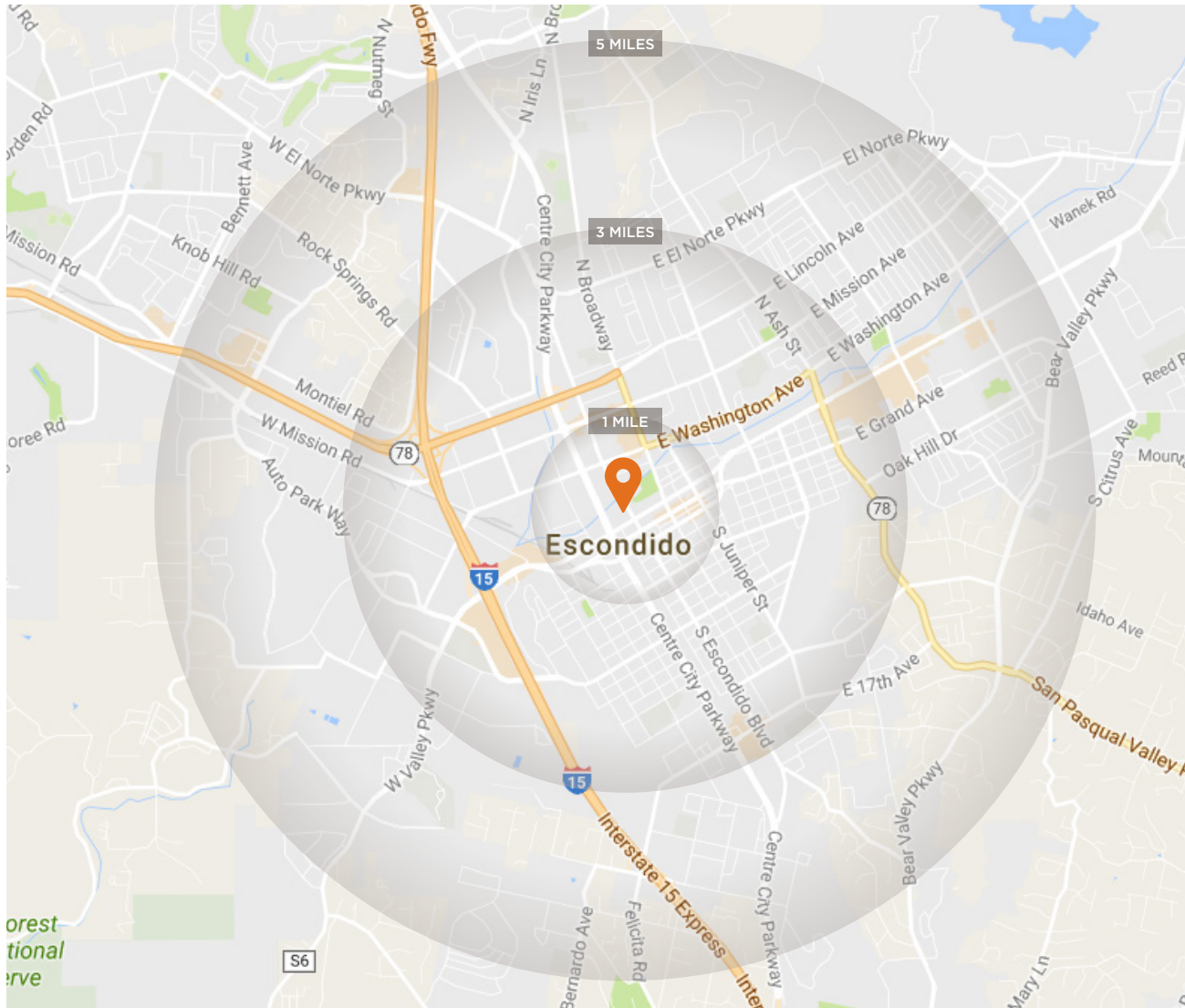
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1 MILE	2010	2016	2021
Population	25,136	26,300	27,592
Households	6,948	7,174	7,498
Household Income	N/A	\$49,920	\$53,350

3 MILES	2010	2016	2021
Population	141,828	148,279	155,682
Households	44,577	45,767	47,764
Household Income	N/A	\$69,076	\$74,905

5 MILES	2010	2016	2021
Population	198,335	208,394	219,640
Households	63,526	65,546	68,648
Household Income	N/A	\$78,477	\$85,492



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