

# FOR LEASE OR SALE FREESTANDING BUILDING ESCONDIDO, CA



A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**RETAIL INSITE**

## LOCATED ON EAST VALLEY PARKWAY, JUST WEST OF ASH STREET

### ► Features:



- Existing building, 18,000 SF.
- A portion of the building can be knocked down to allow for additional parking.
- Strategically located just west of Ash Street on East Valley Parkway.
- Available immediately, please call for pricing.

Other tenants in the vicinity:



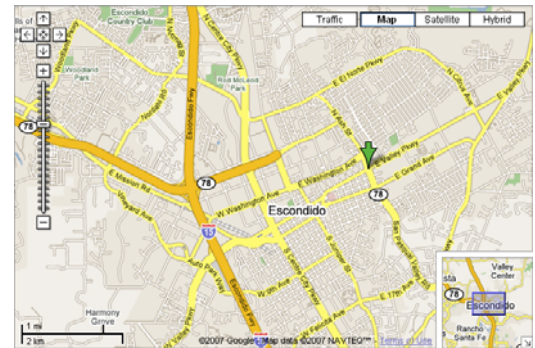
**Office DEPOT**



### ► Demographics:

	1 Mile	3 Miles	5 Miles
<b>2006 Population:</b>	35,080	128,398	168,634
<b>2011 Population:</b>	36,080	133,286	175,508

**Traffic Count:** E. Valley Pkwy. 27,500 ADT  
Ash St. 20,500 ADT (SANDAG '05)



## RETAIL INSITE

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## FOR MORE INFORMATION CONTACT:

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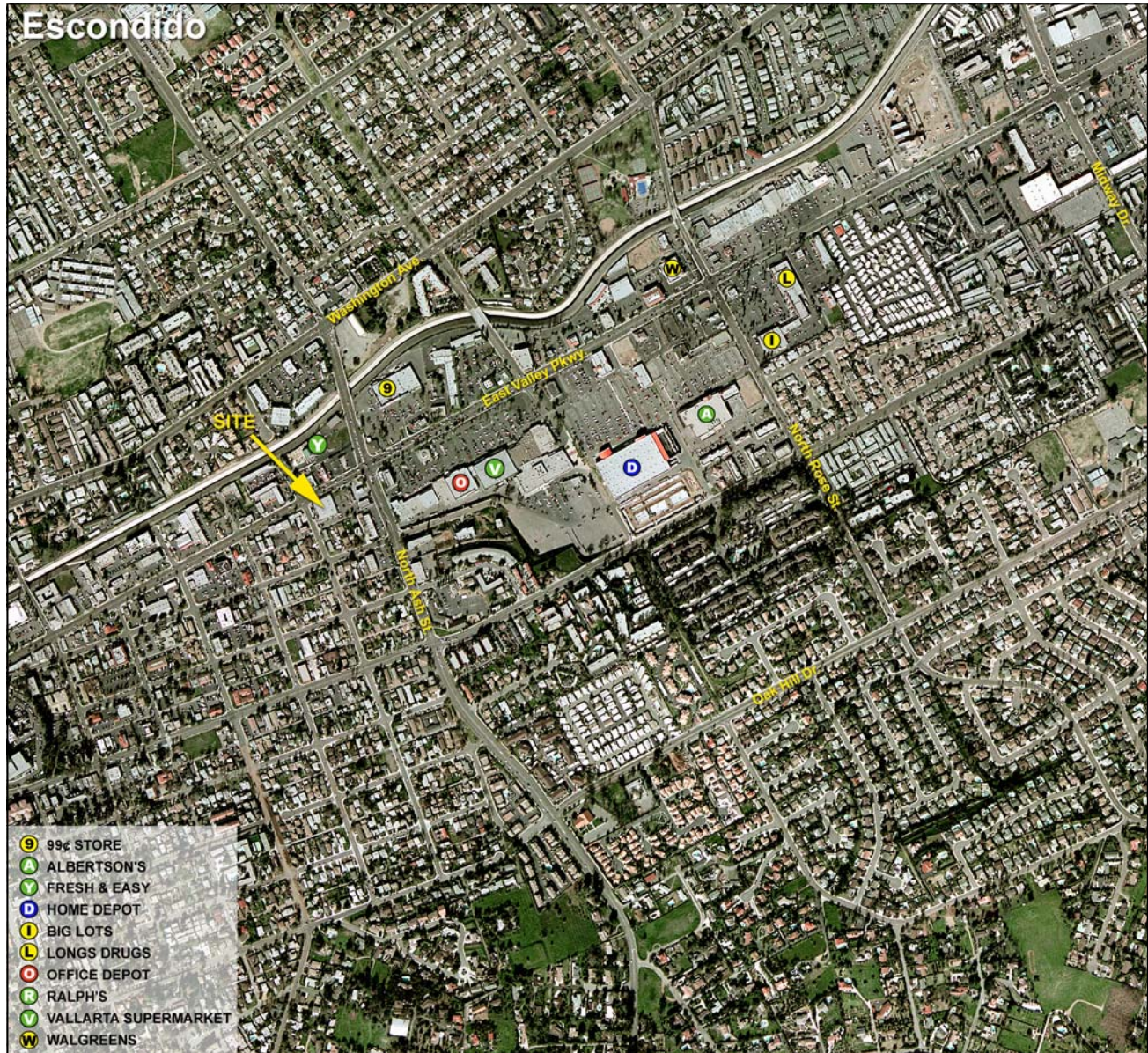
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## ➤ Aerial:



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