

Civic Center Plaza

431 N. Escondido Blvd, Escondido, CA 92025



Brian J. Quinn

Senior Vice President +1 858 352 2902 brian.quinn@jll.com Lic. 01009041

Bryan A. Cunningham

Senior Vice President +1 858 410 6326 bryan.cunningham@jll.com Lic. 01348498

±17,170 SF Anchor Space Available

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260





Retail Trade Area...



Center highlights

The Center

- 137,000 SF
- Convenient access to I-15 and SR-78
- Great visibility with 15,009 CPD along N. Escondido Blvd

Strong Neighborhood Center

- Located in a major retail hub that provides a regional draw
- Strong national tenants within the center

Demographics

Population

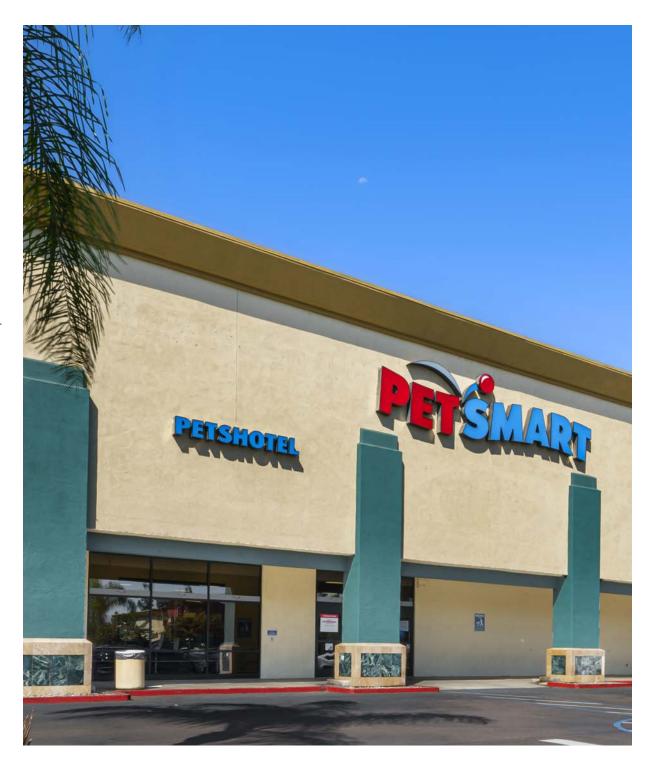
1 mile: 23,0963 miles: 144,4165 miles: 209,628

Average Household Income

1 mile: \$81,2783 miles: \$109,0865 miles: \$124,869

Households

1 mile: 7,0853 mile: 47,0565 mile: 68,628









Site plan





Unit	Building 1	SF
385	Available	17, 170 sf
395	Smart & Final	25,956 sf
405	Ross/dd's	26,418 sf
415	Petsmart	27,741 sf
421	AVAILABLE	7,500 sf
Unit	Building 2	SF
355	Shakey's	7,500 sf
Unit	Building 3	SF
387	Angel Spa	2,808 sf
387A	AVAILABLE	4,692 sf
Unit	Building 4	SF
427	Ke Loco	995 sf
429	Color Nails	984 sf
431	Spine and Sport	2,856 sf
445	Chin's	4,556 sf
	PAD A – SEPARATELY OWNED	
403	USPS	8,400 sf
	PARKING	
	Civic Center = 623	
	Signature Pavilion = 525	
	Combined = 1,148	





^{*}This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Contact

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