



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...

Civic Center Plaza

Top Callout Box:

- 7-Eleven
- Farmer Boys
- Lowes
- Burger King
- ARCO
- Food 4 Less
- Kentucky Fried Chicken
- NORTHGATE MARKET
- Washing Machine
- Arby's
- Denny's
- SUBWAY
- Starbucks
- Carls Jr.
- Jack in the Box
- McDonald's
- DOLLAR TREE

Bottom Callout Box:

- Chick-fil-ee
- Cane's
- five BELOW
- Pizza Hut
- Staples
- McDonald's
- SUBWAY
- BEST BUY
- THE GOLF MART
- Builders FirstSource
- BARNES & NOBLE
- sleep & number
- ALDI
- carter's
- Yogurtland
- Michael's
- Chick-fil-ee
- PIEOLGY PIZZERIA
- TILLY'S
- PICK UP STIX
- BURGER KING
- 7-Eleven
- target
- TJ-maxx
- Olive Garden
- Red Lobster
- SHENY-WILLIAMS
- ARCO
- CHURCH & DWIGHT
- Panera
- Starbucks
- jamba
- petco
- DEL TACO
- IN-N-OUT
- Pollo Loco
- Carls Jr.
- MEN'S WEARHOUSE



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: 23,096
- 3 miles: 144,416
- 5 miles: 209,628

Average Household Income

- 1 mile: \$81,278
- 3 miles: \$109,086
- 5 miles: \$124,869

Households

- 1 mile: 7,085
- 3 mile: 47,056
- 5 mile: 68,628





West Valley Pkwy



Available
±17,170 SF

N Escondido Blvd

Smart & Final.

dd's
DISCOUNTS®

PET SMART

Highway 15

 **UNITED STATES
POSTAL SERVICE®**

**Available
±7,500 SF**

Keloko

**Chin's
Gourmet**

**SPINE &
SPORT**
PHYSICAL THERAPY

**Available
±4,692 SF**

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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