



Del Norte Plaza

Escondido, CA

San Diego-Chula Vista-Carlsbad (CA)



Matt Magnaghi

Leasing Representative

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA Salesperson License ID: 02019850 | CA KRC License ID: 01518685





As of 03/18/24

AERIAL



GROSS LEASABLE AREA (GLA)	223,203 SF
PARKING SPACES	1,166
PARKING RATIO	5.22 per 1,000 SF

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www.kimcorealty.com/114080



Google Earth

DENSITY AERIAL

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■ Available ■ Potentially Available ● Curbside Pick-up



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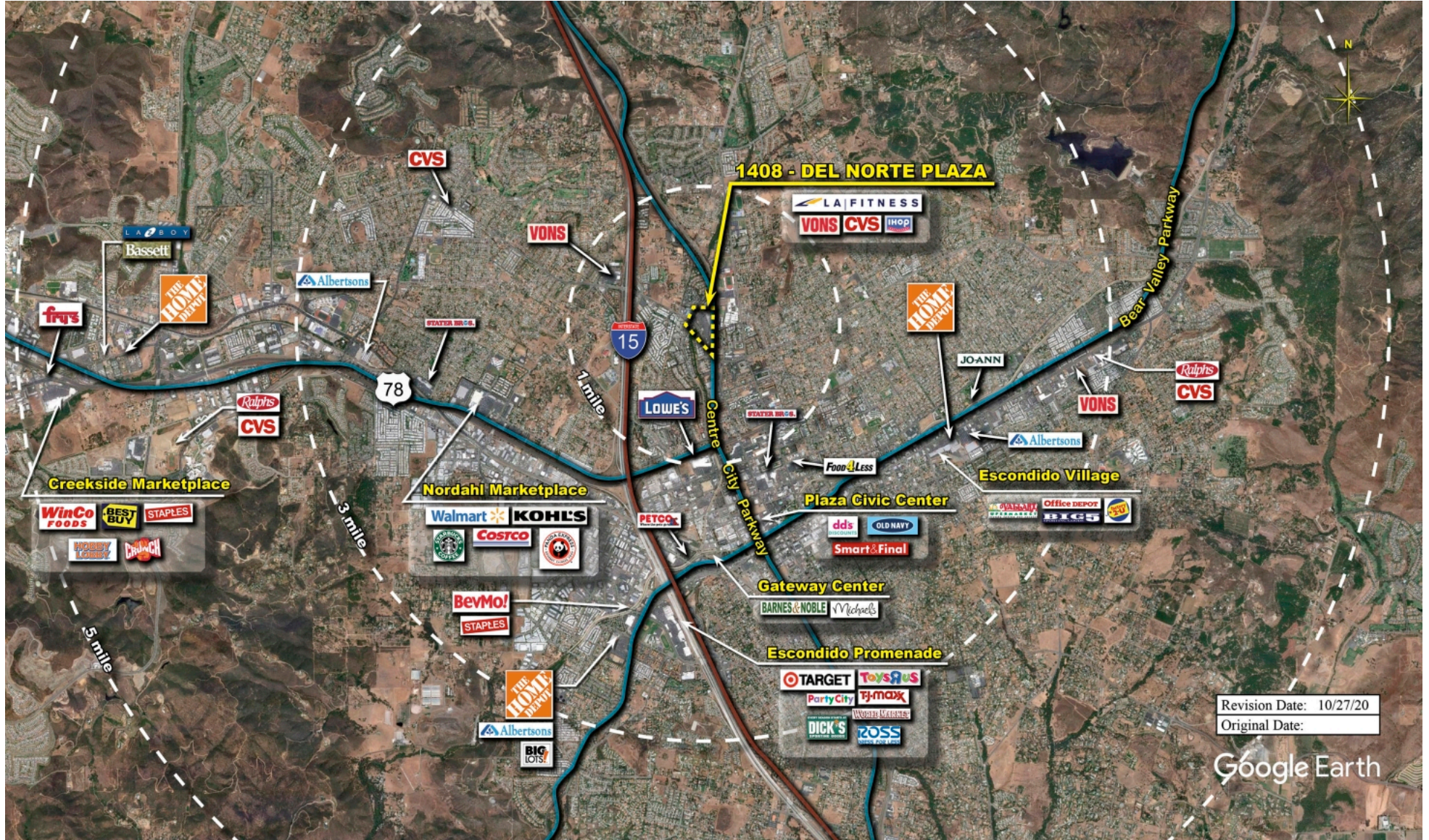
	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1	LA Fitness	40,000	16 Available	2,250	32 Starbucks Coffee	2,200
2	Available	2,700	17 CVS	22,880	33 Dairy Queen	3,020
3	H&R Block	2,654	18 Lendmark Financial Services	1,800	34 Jiffy Lube	2,040
4	Herbalife	930	19 iTAN Sun Spray Spa	1,500	35 JPMorgan Chase Bank	4,440
5	Dollar Tree	8,000	20 Smoke Shop	1,500	36 Vanessa's Mexican Food	1,295
6	Phenix Salon Suites	4,500	21 El Norte Family Dental	3,000	37 Yogurt Lounge	1,295
7	Ross	25,000	22 North Escondido Animal Hospital	1,500	38 El Pollo Loco	2,438
8	Vons	40,000	23 Fruit Fresh Superfood Delights	1,431	39 IHOP	4,000
9	Kahoots	7,285	24 Kinaly Thai Express	2,600	40 Ten Gu Ramen	2,025
10	Avanti Salon	1,800	26 Salty Lemonade	1,300	41 Head Office Barbershop	900
11	Leased	1,400	27 SD Threading Studio	975	42 Luxury Nails	900
12	Available	2,400	28 Mai's Nails	975	43 Gourmet Wok	2,100
13	Waterpia	800	29 The UPS Store	975	44 Available	2,100
14	Zen Massage	1,500	30 Available	975	45 Leased	1,500
15	Available	1,500	31 Arch Health Partners	6,091	46 San Diego Blood Bank	3,000

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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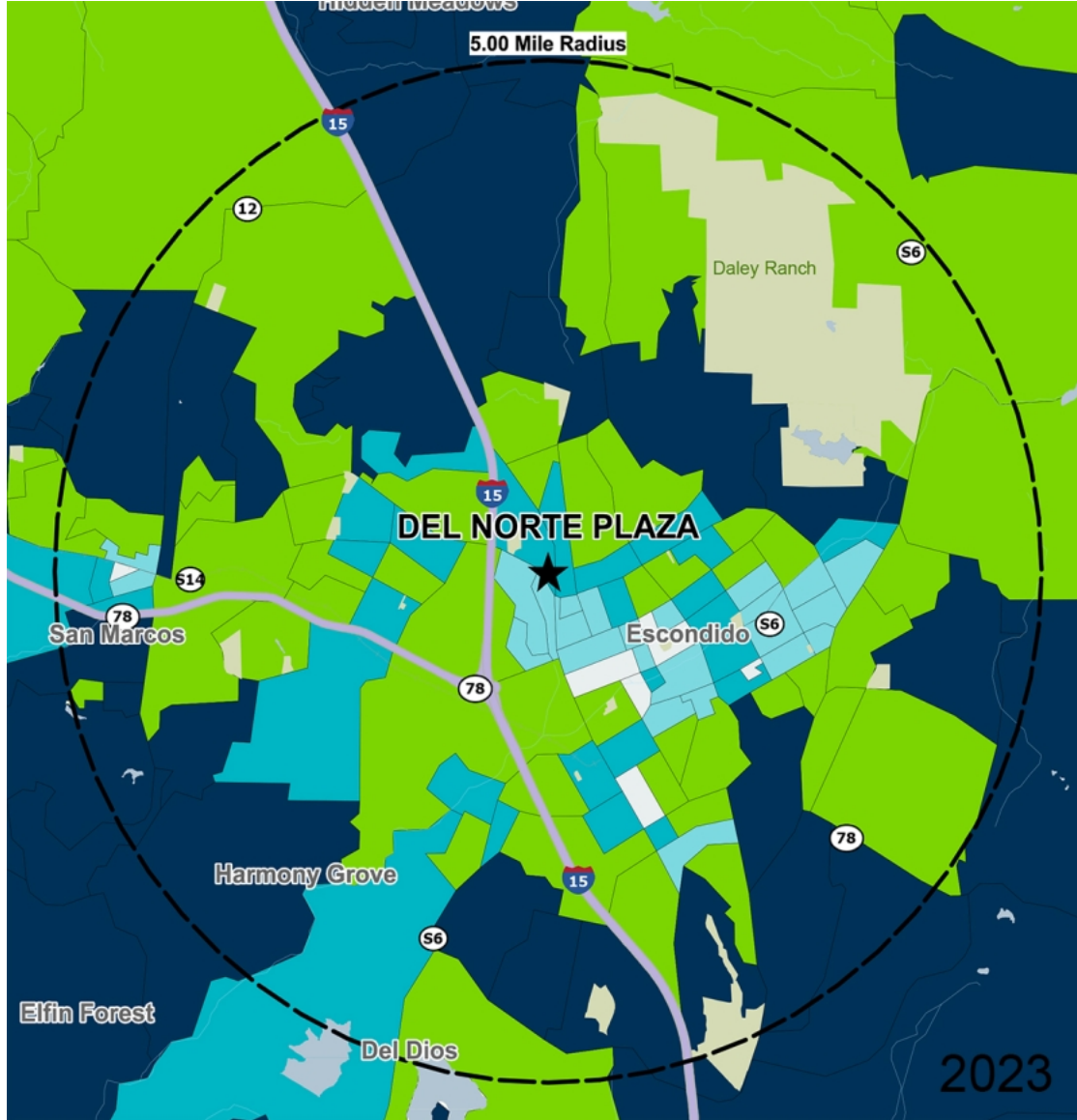




COMPETITION MAP

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by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	23,171	142,964	216,881
Daytime Pop	17,571	134,165	219,166
Households	8,004	45,844	69,540
Average HH Income	\$82,279	\$97,568	\$110,980
Median HH Income	\$68,563	\$76,149	\$84,767
Per Capita Income	\$28,707	\$31,584	\$36,150

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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W. El Norte Pkwy. & Centre City Pkwy., Escondido, CA



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