

Plaza Del Lago

3410-3480 DEL LAGO BLVD
ESCONDIDO, CA 92029

WESTFIELD
NORTH COUNTY
MALL



DEL LAGO
TRAIN STATION

PLAZA DEL LAGO

DEL LAGO BOULEVARD

VIA RANCHO PARKWAY

**FLOCKE &
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Commercial Real Estate

Plaza Del Lago is strategically located at the intersection of Interstate 15 and Via Rancho Parkway, a main intersection in the affluent South Escondido trade area.

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- Center provides a one stop shop for local and traveling customers with an excellent mix of restaurants, retail services and a gas station.
- Excellent visibility to Interstate 15 (±226,000 cars per day).
- Across the freeway from Westfield North County (127 shops and restaurants).





TRAFFIC COUNTS

Via Rancho Parkway: ±34,700 ADT

Interstate 15: ±226,000 ADT



AVERAGE HHI

1 Mile: \$144,478

3 Miles: \$108,237

5 Miles: \$95,219



POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 2,379 | 54,714 | 183,603 |

DAYTIME POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 4,703 | 36,324 | 146,228 |

**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*



CLEANERS

CHITO'S TACO SHOP

PIZZA

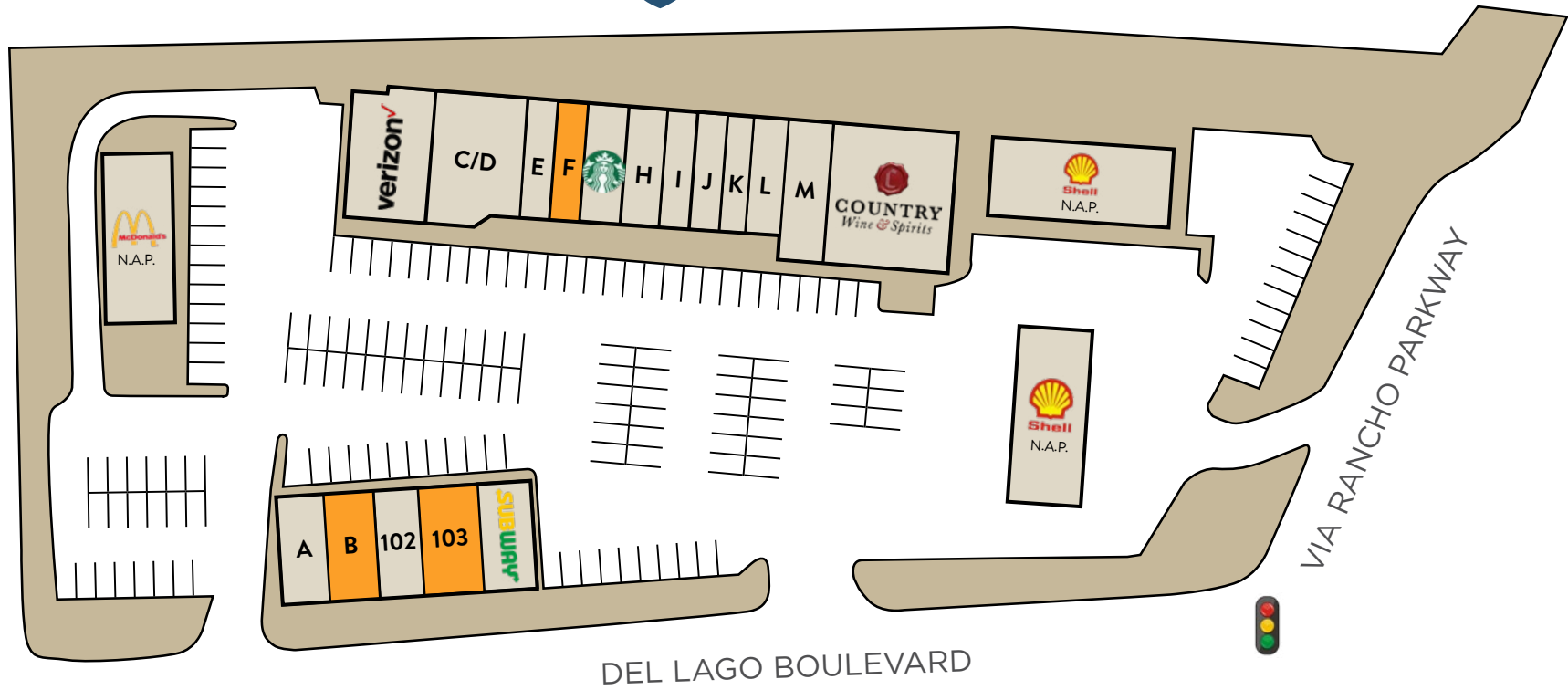
NAIL & SPA

CARINARA

SPORT SUSHI

STARBUCKS COFFEE

EMPIRE DRY LAUNDRY CLEANERS
INVISIBLE REWEAVING REKINTING REWEAVING
CLEAN COMFORTER
EXPERT ALTERATION LEATHER RUG WEDDING GOWN



| BUILDING 3410 | | |
|---------------|------------------|--------------|
| SUITE | TENANT | SF |
| A | Tutoring Club | 1,145 |
| B | AVAILABLE | 1,300 |
| 102 | Edward Jones | 1,000 |
| 103 | AVAILABLE | 1,557 |
| 105 | Subway | 1,143 |

| BUILDING 3440 | | | | | |
|---------------|---------------------------|------------|-------|------------------------|-------|
| SUITE | TENANT | SF | SUITE | TENANT | SF |
| A/B | Verizon | 2,678 | I | CARiN de RiA | 904 |
| C/D | Gentle Dental | 3,358 | J | Instyle Nails | 904 |
| E | Eyecare Optometric Center | 1,001 | K | Rock On Pizza | 939 |
| F | AVAILABLE | 908 | L | Chito's Taco Shop | 1,252 |
| G | Starbucks | 1,109 | M | Empire Dry Cleaners | 1,500 |
| H | Sport Sushi | 1,250 | N/O | Country Wine & Spirits | 3,685 |

**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.*

SUBWAY

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Aerial

NORDSTROM ★ macy's

Target Sears JCPenney

24 HOUR FITNESS The Cheesecake Factory

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Plaza Del Lago



BRIAN QUINN
858.875.4672

bquinn@flockeavoyer.com
License ID: 01009041

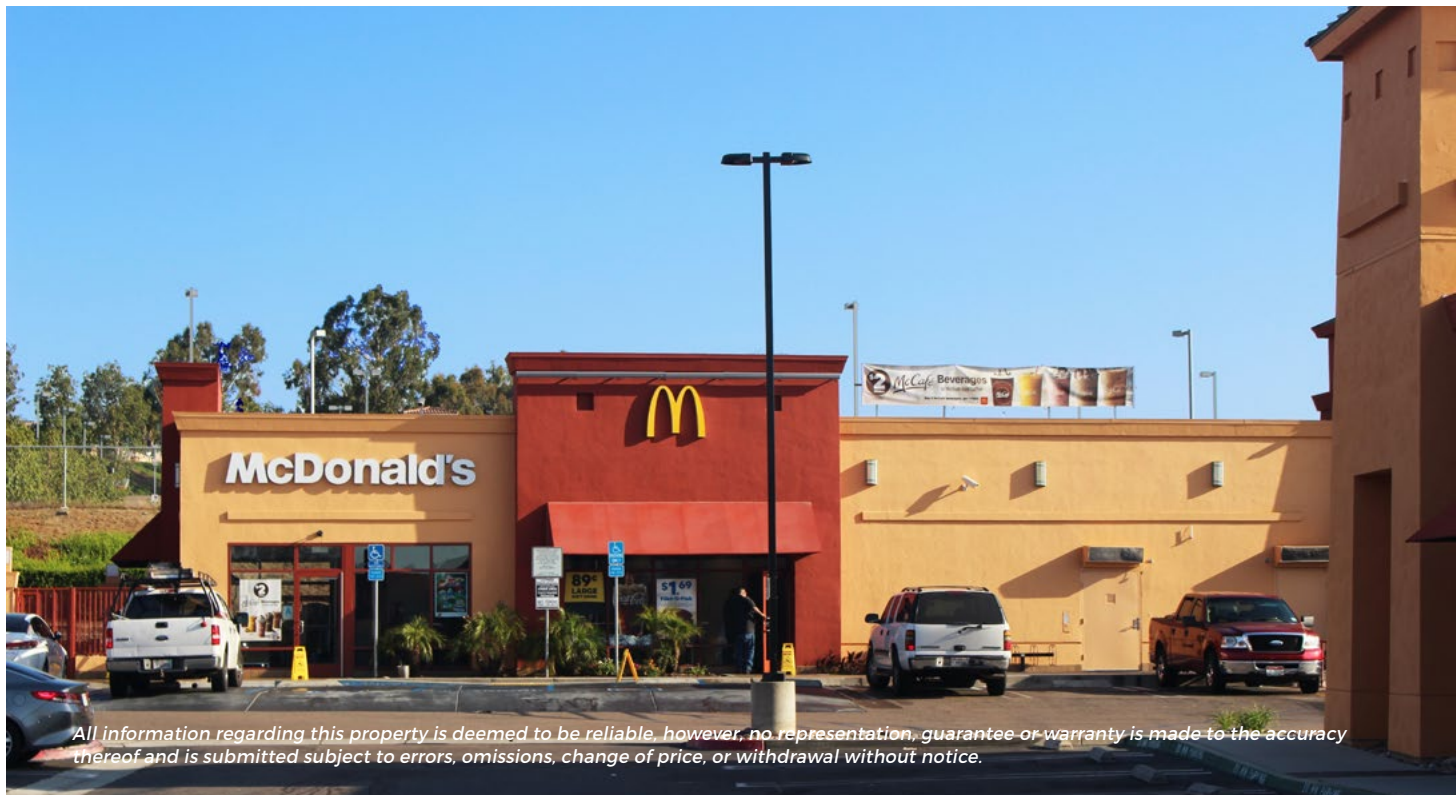
BRYAN CUNNINGHAM
858.875.4676

bcunningham@flockeavoyer.com
License ID: 01348498

**FLOCKE &
AVOYER**
Commercial Real Estate

6165 Greenwich Drive, Suite 110
San Diego, CA 92122

619.280.2600
www.flockeavoyer.com



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