

NEW DEVELOPMENT SITE

Grocery Anchored / Drive-Thru Pad

NWC Highway 78 and N Broadway, Escondido, CA

52,000 CARS PER DAY



PROPERTY / AREA DESCRIPTION

- » Drive-thru pad available
- » Highway 78 Frontage—approximately 800 SF
- » Signalized intersection
- » Zoning—General Commercial (CG Zone)

FUTURE DEVELOPMENT

- » Grocery anchored
- » PAD with drive-thru
- » Freeway Signage
- » 2016 Ground Breaking

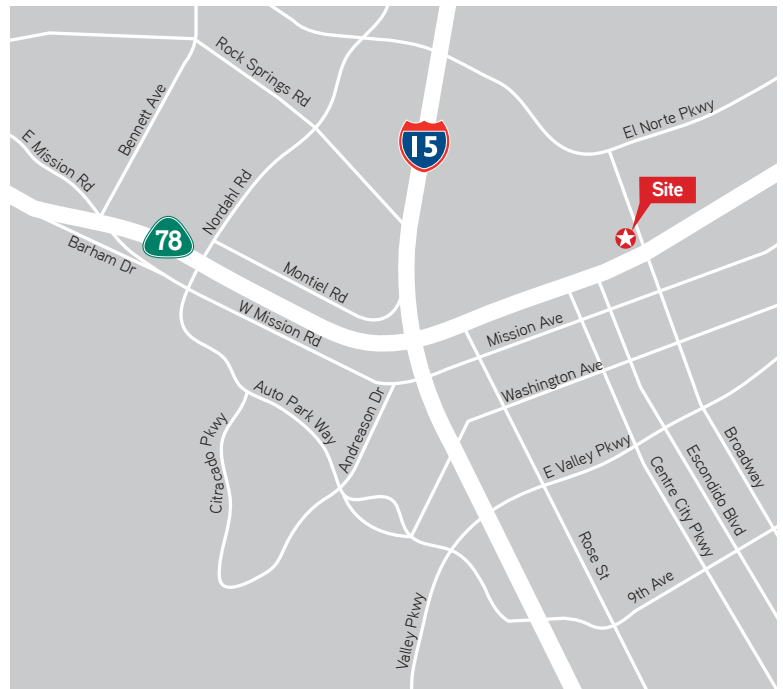
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	33,318	150,237	205,677
Avg. HH Income	\$50,289	\$67,691	\$77,563

TRAFFIC COUNT

Broadway	20,400 Cars Per Day
Lincoln Pkwy	31,900 Cars Per Day

LOCATION



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