

Office Building For Sale

613 W. Valley Parkway
Escondido, CA

Investment, Owner-User, or
Redevelopment Opportunity

7% CAP on Conservative Pro Forma (Building Rehab)

48% Vacant - 1.67% In Place CAP Rate

\$99 psf for Land (Tear Down) - 100 Units Per Acre

Owner User (\$200 psf) - Up to 24,466 SF Immediately Available

Hybrid (Excess Land) - Keep & Rehab Building - Build on Excess - 24 Units



For more information, please contact:

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Investment Highlights

TOTAL BUILDING AREA: +/- 51,007 SF

BUILDING PRICE PSF: \$231.34 PSF

TOTAL LAND AREA: +/- 2.73 AC

100 Units / Acre allowable per Specific Plan

APN #: 232-100-20-00; 232-100-21-00

YEAR BUILT: 1984

OCCUPANCY: 52.03% Occupied

ZONING: [Downtown Specific Plan: Gateway Transit](#)

PARKING: ~193 Total Parking Stalls

4.35:1000 Parking Ratio (3.35:1000 required)



\$11,800,000

Pro-Forma CAP: 7.02% at Current Rents

Existing (In Place) CAP: 1.67%

(with 47.9% of the Building Available)

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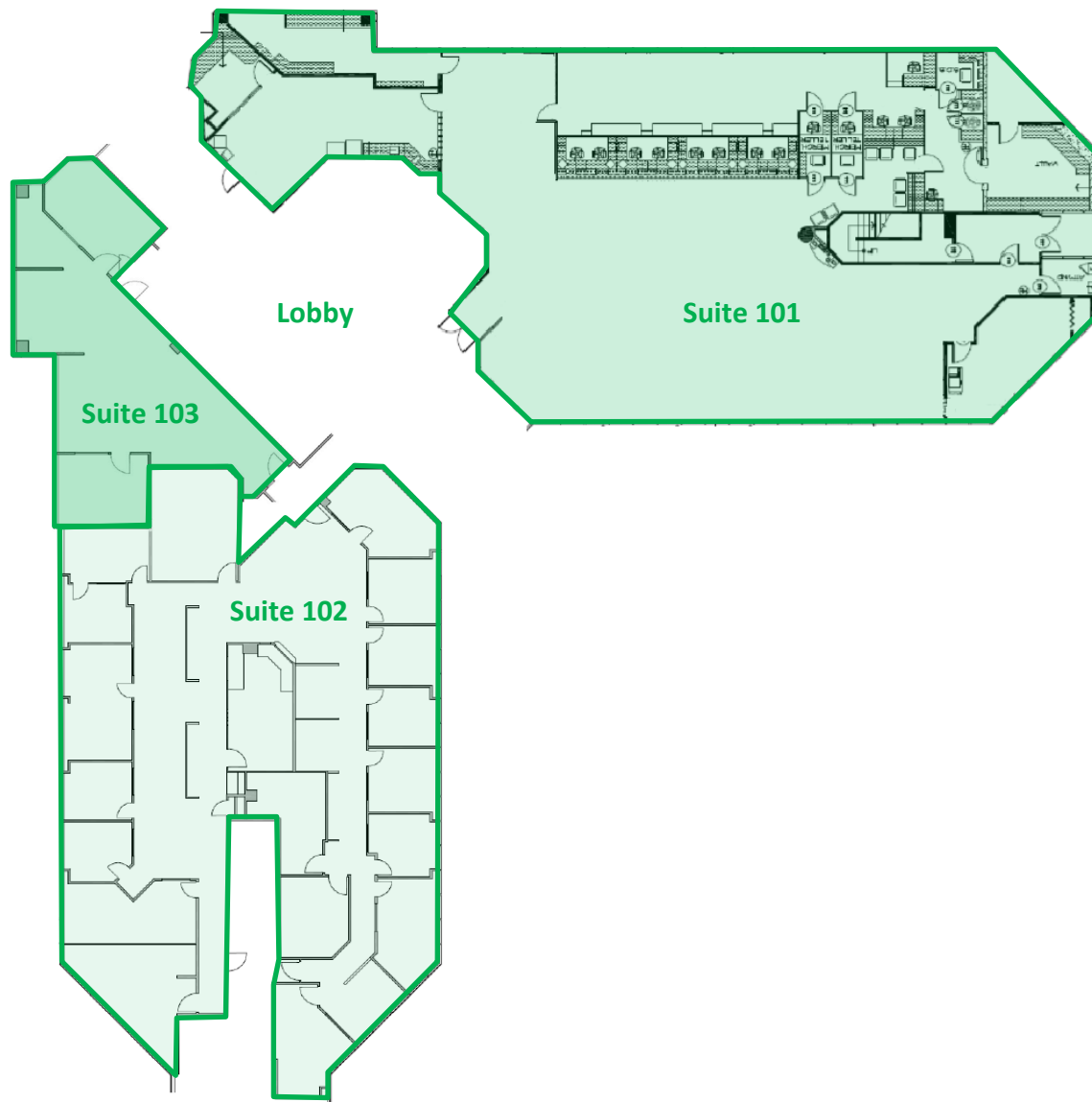
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Owner-User Potential



Entire First Floor Assemblage Possible

TOTAL ASSEMBLAGE : +/- 14,700 SF

Suite 101 - 7,506 SF

Suite 102 - 5,625 SF

Suite 103 - 1,569 SF

Great Mix of Open Layout in Suite 101
and Window-Lined Offices in Suite 102

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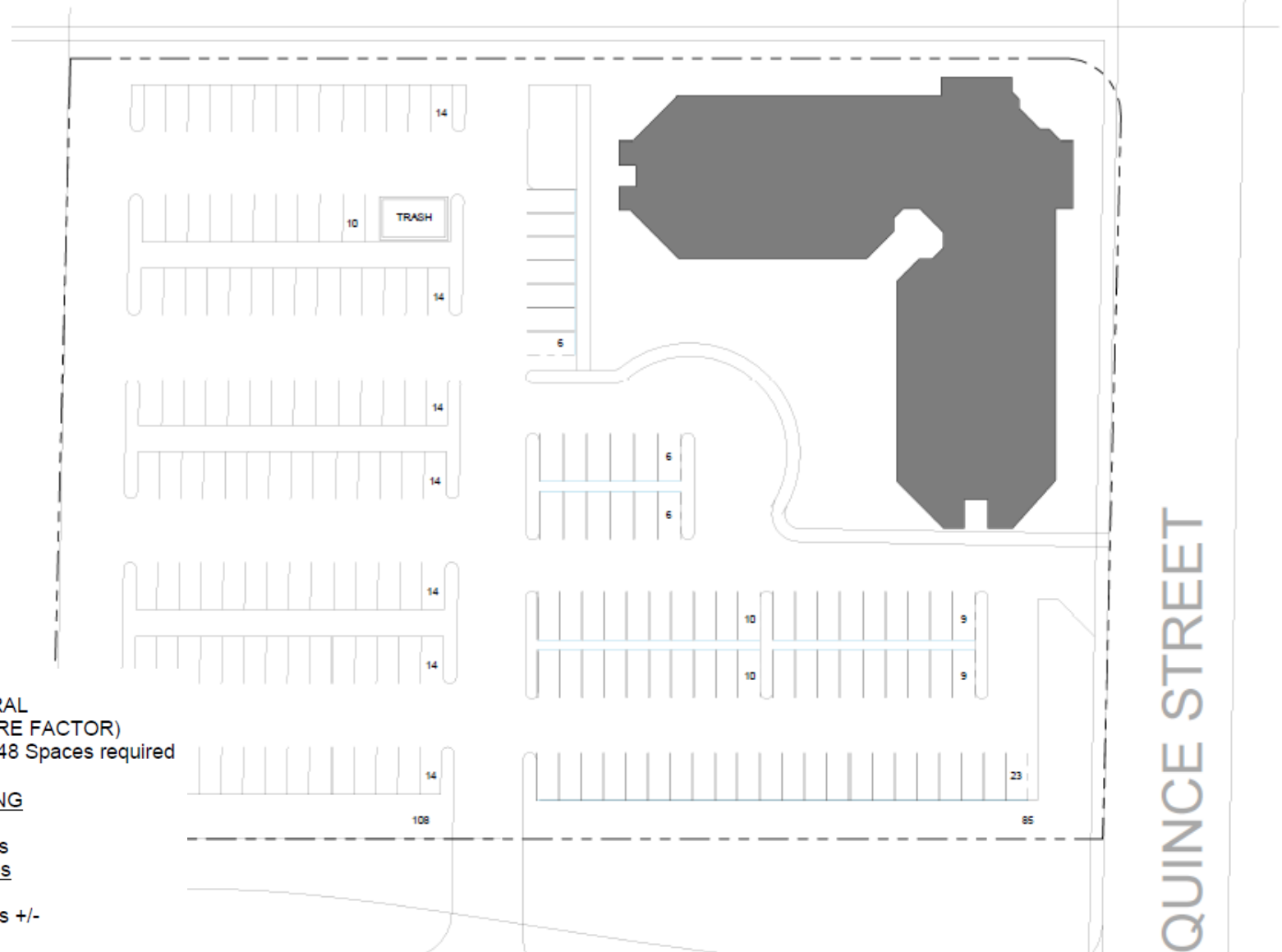
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Site Plan - Existing

W. VALLEY PARKWAY



PARKING SPACES

EXISTING OFFICE - GENERAL

- $1:300 = 51,007 \times 13\%$ (CORE FACTOR)
= $-6,631 = 44,376/300 = 148$ Spaces required

PARKING SUMMARY - EXISTING

West parking lot 108 Spaces

East Parking lot 85 Spaces

Total Spaces 193 Spaces +/-

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Redevelopment - Housing



3D View Looking SW across parking lot

UNIT SUMMARY

NEW RESIDENTIAL

- 1 BEDROOM 637 S.F. / PER UNIT X 12 = 7,644 S.F.
- 2 BEDROOM 874 S.F. / PER UNIT X 12 = 10,488 S.F.
- TOTAL = 18,132 S.F.

PARKING SPACES - REQUIRED

NEW RESIDENTIAL

- 1 BEDROOM 1 1/2 SPACES PER UNIT
- 12 UNITS X 1 1/2 = 18 SPACES REQUIRED
- 2 BEDROOM 1 3/4 SPACES PER UNIT
- 12 UNITS X 2 = 24 SPACES REQUIRED

EXISTING OFFICE - GENERAL

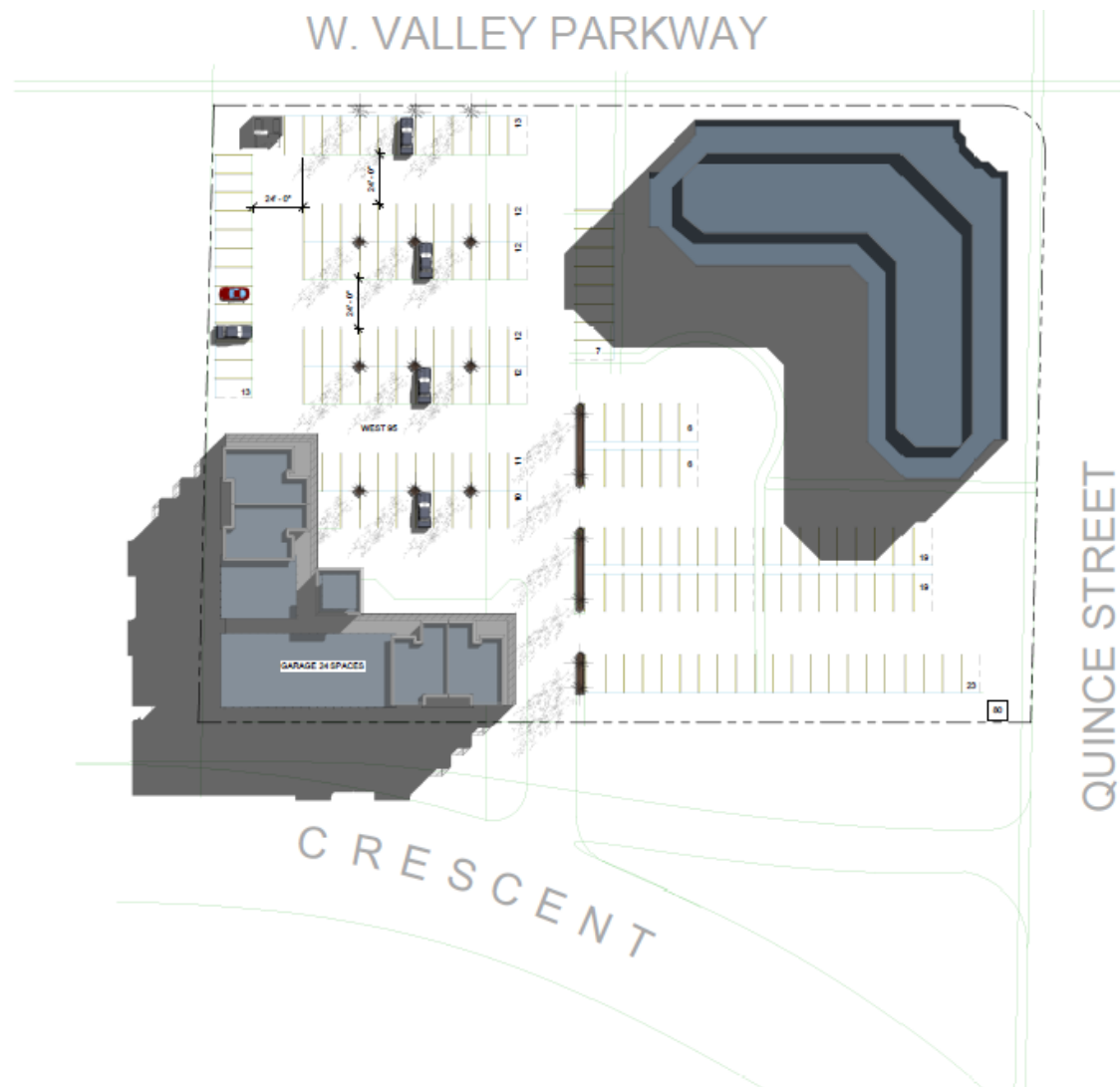
- $1:300 = 51,007 \times 13\% \text{ (CORE FACTOR)} = -6,631 =$
- $44,376/300 = 148 \text{ Spaces required}$

Total Spaces Required 190 Spaces +/-

PARKING SUMMARY - EXISTING

Parking Garage 24 Spaces
West parking lot 95 Spaces
East Parking lot 80 Spaces

Total Spaces 199 Spaces +/-



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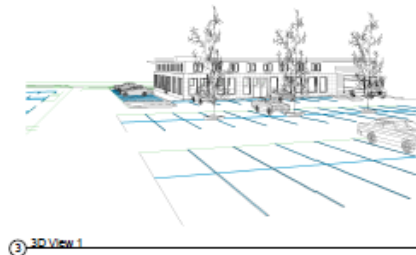
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Redevelopment - Retail



RETAIL AREA SUMMARY

NEW OFFICE

- TOTAL AREA = 8,000 S.F. +/-

PARKING SPACES - REQUIRED

RETAIL - GENERAL

- $1:250 = 8,000 \times 13\%$ (CORE FACTOR) = -1,040
- = $6,960/250 = 28$ Spaces required

EXISTING OFFICE - GENERAL

- $1:300 = 51,007 \times 13\%$ (CORE FACTOR)
- = $-6,631 = 44,376/300 = 148$ Spaces required

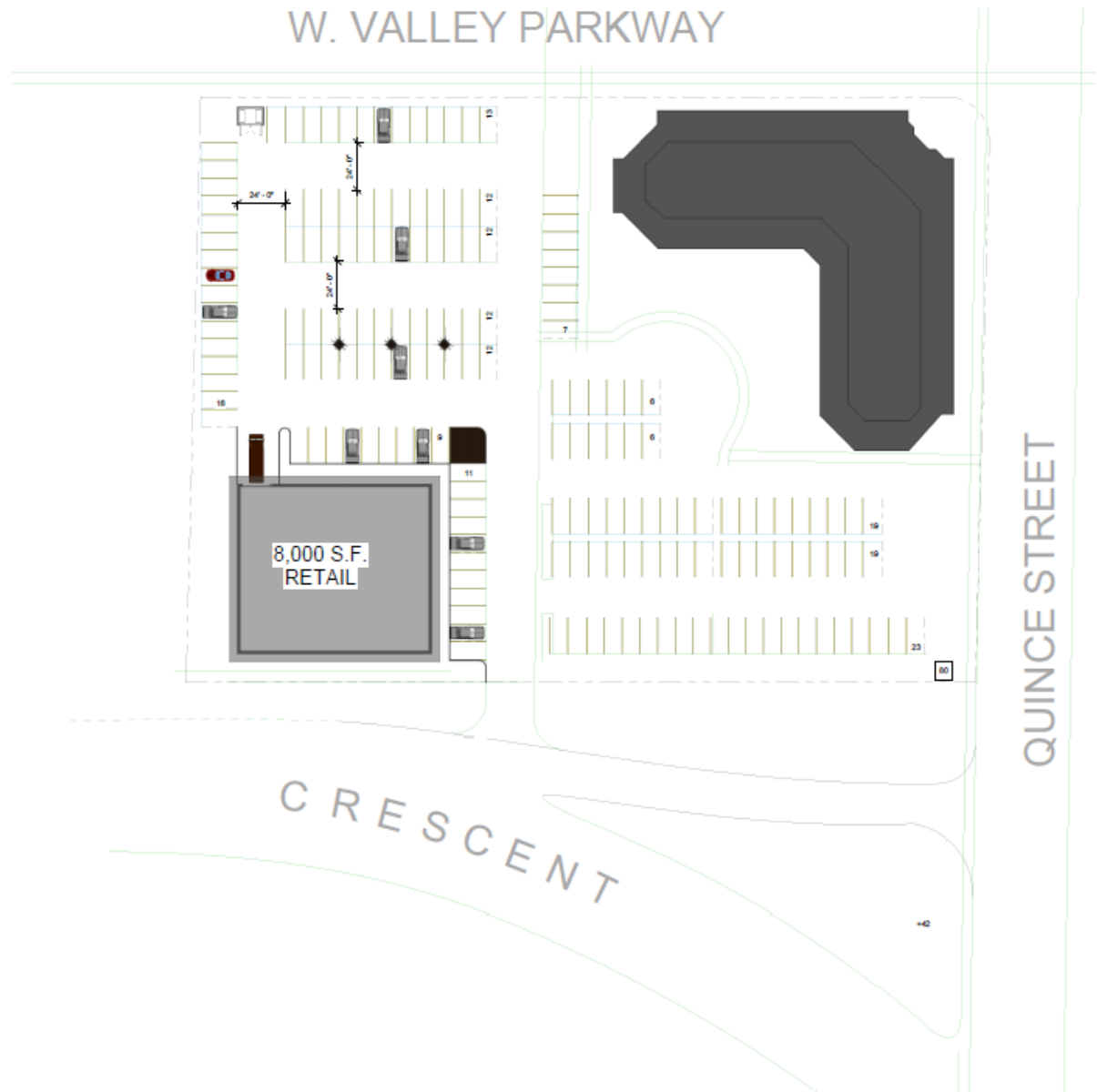
Total Spaces Required 176 Spaces +/-

PARKING SUMMARY - EXISTING

West parking lot 97 Spaces

East Parking lot 80 Spaces

Total Spaces 177 Spaces +/-



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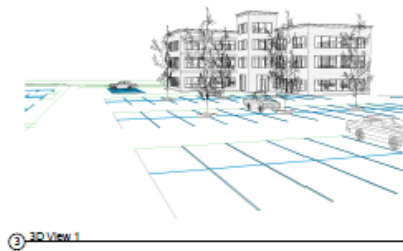
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Redevelopment - Office



OFFICE AREA SUMMARY

- NEW OFFICE**
- 1ST FLOOR - 5,000 S.F. +/-
 - 2ND FLOOR - 5,000 S.F. +/-
 - 3RD FLOOR - 5,000 S.F. +/-
 - TOTAL AREA = 15,000 S.F. +/-

PARKING SPACES - REQUIRED

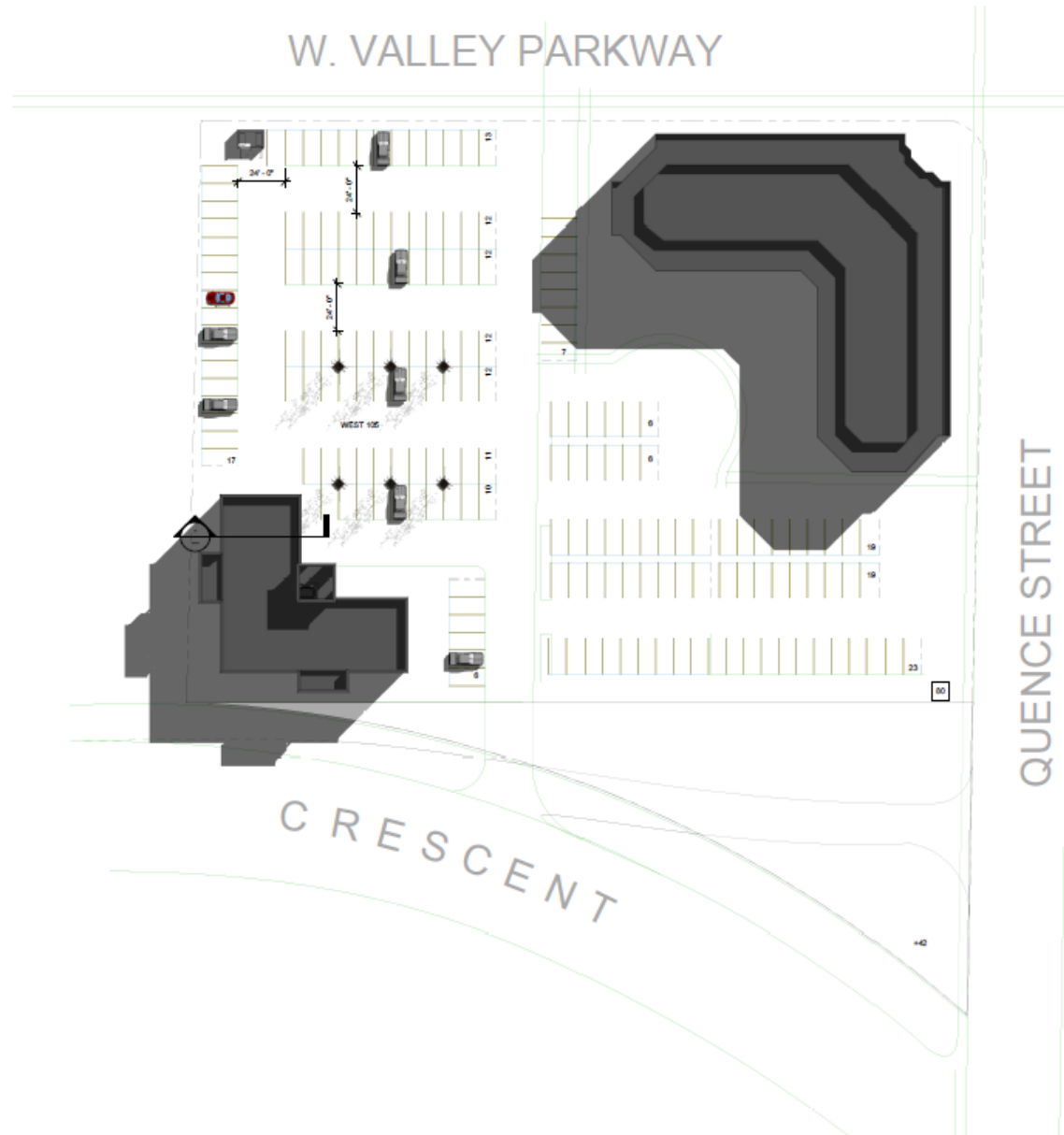
- NEW OFFICE - GENERAL**
- $1:300 = 15,000 \times 13\%$ (CORE FACTOR) = -1,950 =
 $13,050/300 = 44$ Spaces required
- EXISTING OFFICE - GENERAL**
- $1:300 = 51,007 \times 13\%$ (CORE FACTOR) = -6,631 =
 $44,376/300 = 148$ Spaces required

Total Spaces Required 192 Spaces +/-

PARKING SUMMARY - EXISTING

West parking lot 105 Spaces
East Parking lot 80 Spaces

Total Spaces 185 Spaces +/-



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Surrounding Market Aerial



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New & Planned Housing in Area

Escondido Transit Center

Proposed:
Affordable
Senior Housing
145 Units

Recently Completed:
Apartment Building
126 Units

SITE

Proposed:
Apartment
Building
52 Units

Proposed:
Mixed Use
32 Units

Proposed:
Mixed Use
5 Units

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Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	23,402	147,199	216,519
2024 Population:	25,133	152,063	223,807
Pop Growth 2019-2024:	7.40%	3.30%	3.37%
Average Age:	33.30	35.70	36.30
Households			
2019 Total Households:	7,034	46,432	69,768
HH Growth 2019-2024:	7.61%	3.39%	3.38%
Median Household Inc:	41,706	58,092	64,353
Avg Household Size:	3.3	3.10	3.10
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$476,952	\$432,438	\$469,734
Median Year Built:	1984	1978	1981

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