

# Office Building For Sale

613 W. Valley Parkway  
Escondido, CA

Investment, Owner-User, or  
Redevelopment Opportunity

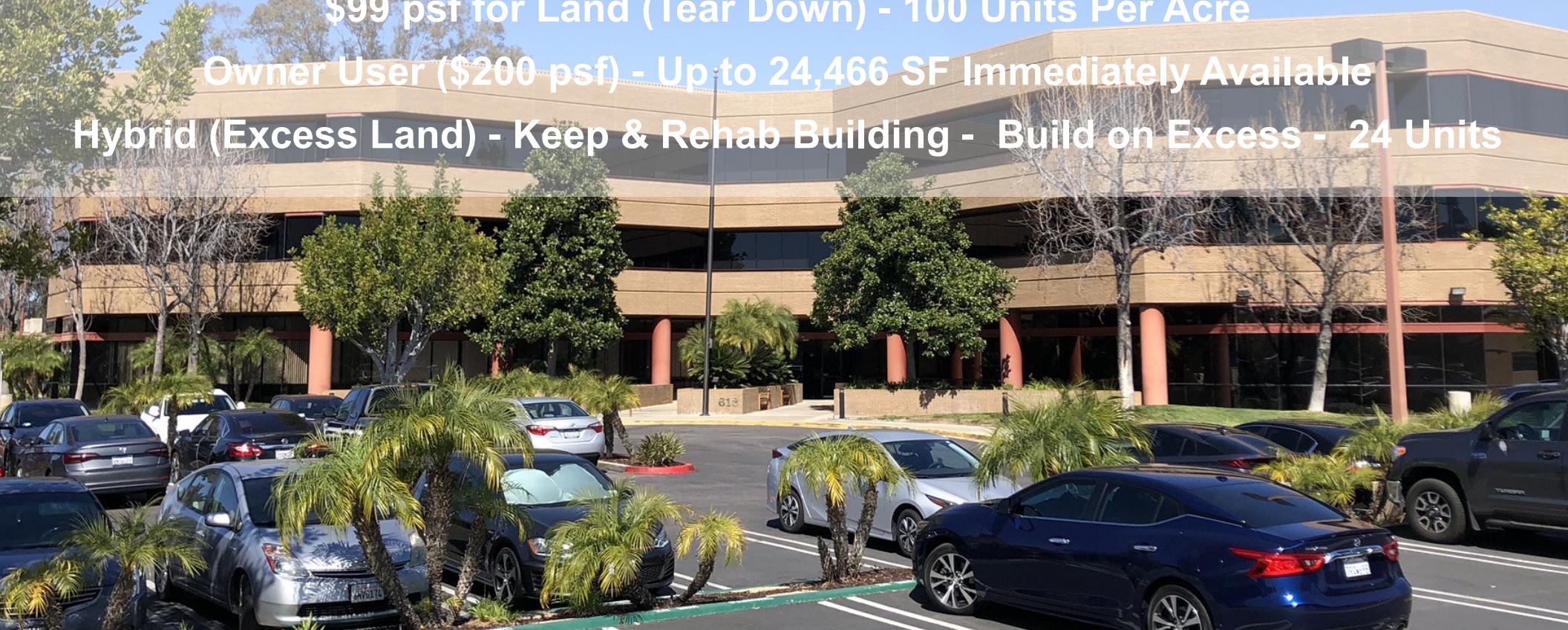
**7% CAP on Conservative Pro Forma (Building Rehab)**

**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

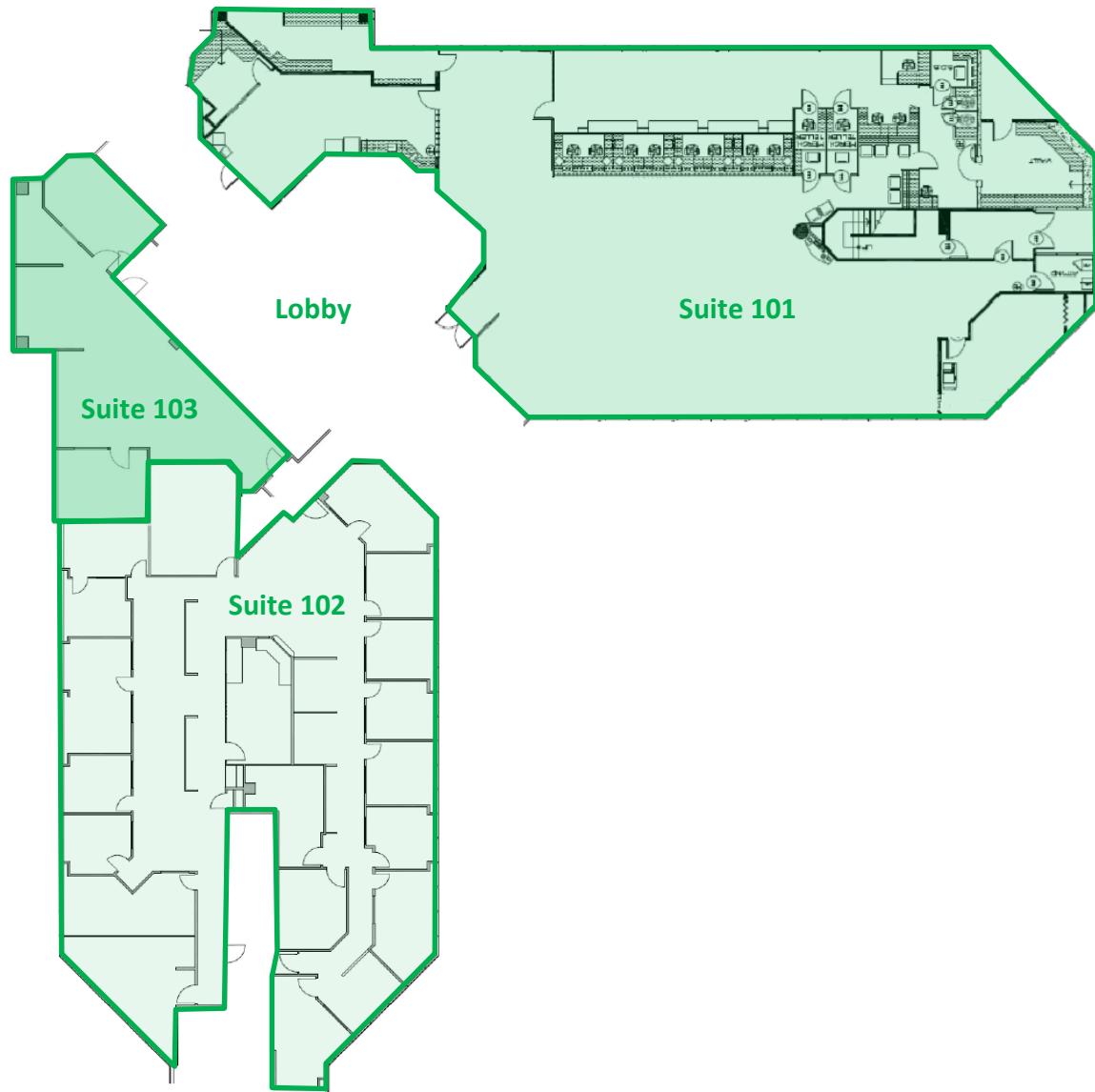
Existing (In Place) CAP: 1.67%

(with 47.9% of the Building Available)

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# 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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## Site Plan - Existing

## W. VALLEY PARKWAY



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# Redevelopment - Housing



## 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

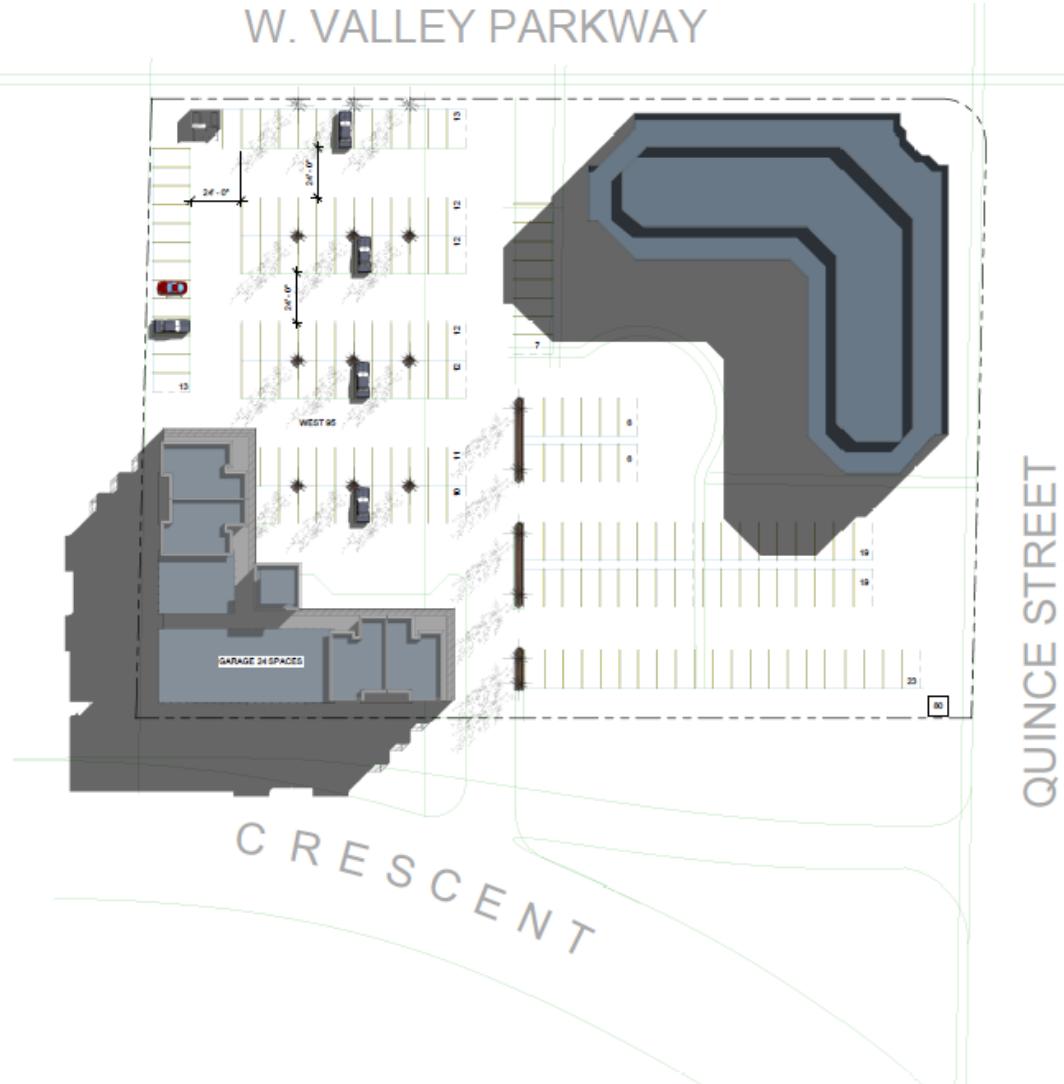
- 1:300 = 51,007\*13% (CORE FACTOR) = -6,631=  
44,376/300 = 148 Spaces required

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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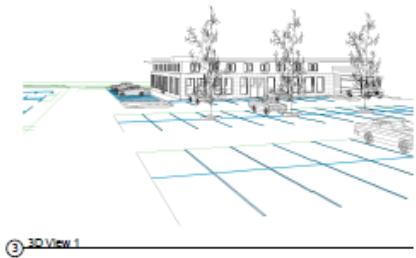
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# Redevelopment - Retail

W. VALLEY PARKWAY



3D View 1

## RETAIL AREA SUMMARY

### NEW OFFICE

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

## PARKING SPACES - REQUIRED

### RETAIL - GENERAL

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

### EXISTING OFFICE - GENERAL

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

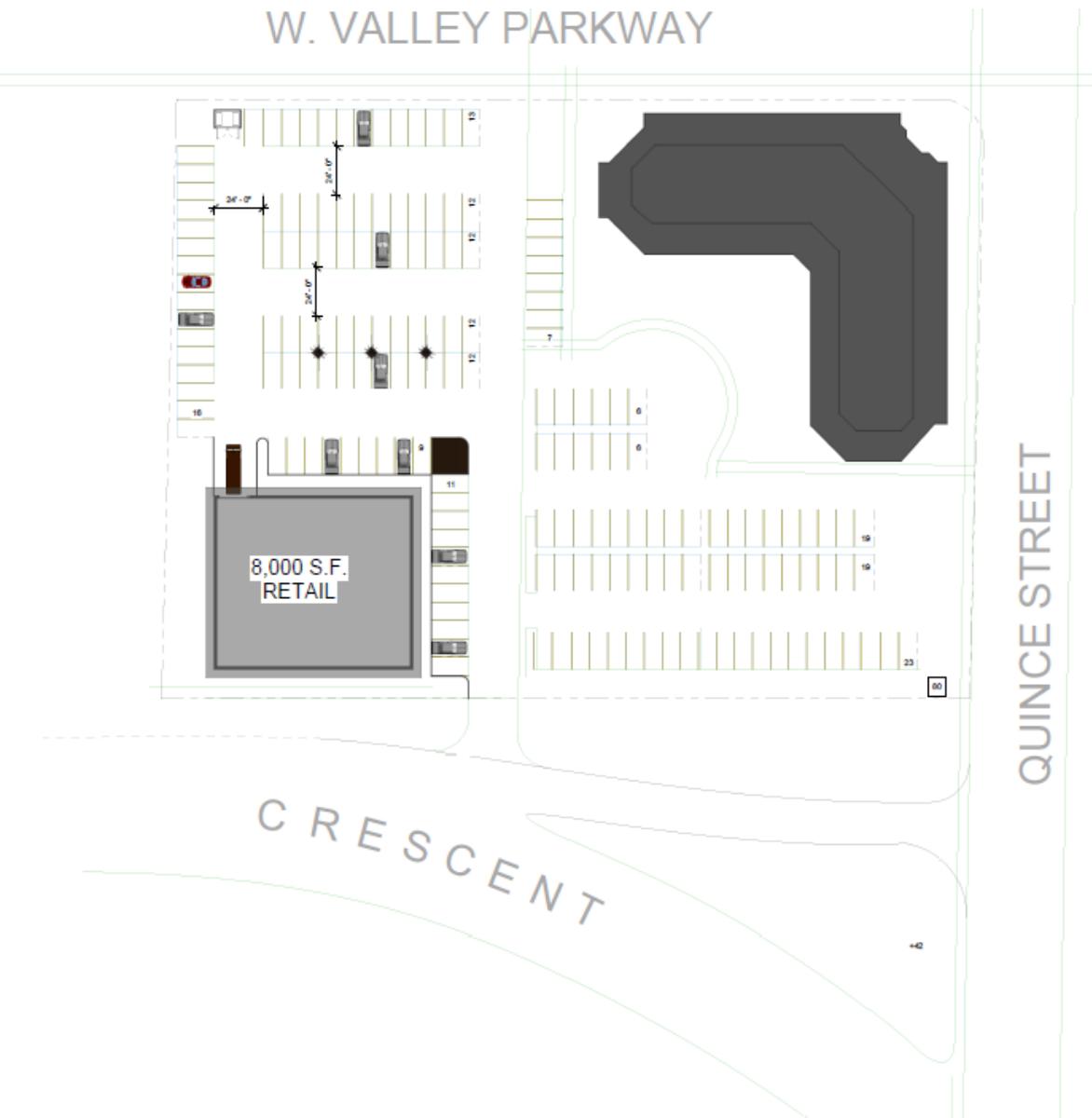
Total Spaces Required 176 Spaces +/-

## PARKING SUMMARY - EXISTING

West parking lot 97 Spaces

East Parking lot 80 Spaces

Total Spaces 177 Spaces +/-



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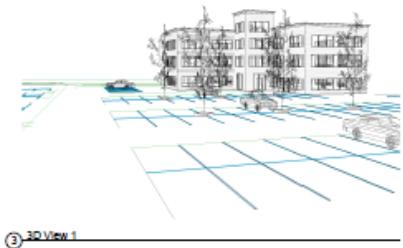
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# Redevelopment - Office



## 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

- $1:300 = 15,000 * 13\% \text{ (CORE FACTOR)} = 1,950 = 13,050 / 300 = 44$  Spaces required

### EXISTING OFFICE - GENERAL

- $1:300 = 51,007 * 13\% \text{ (CORE FACTOR)} = 6,631 = 44,376 / 300 = 148$  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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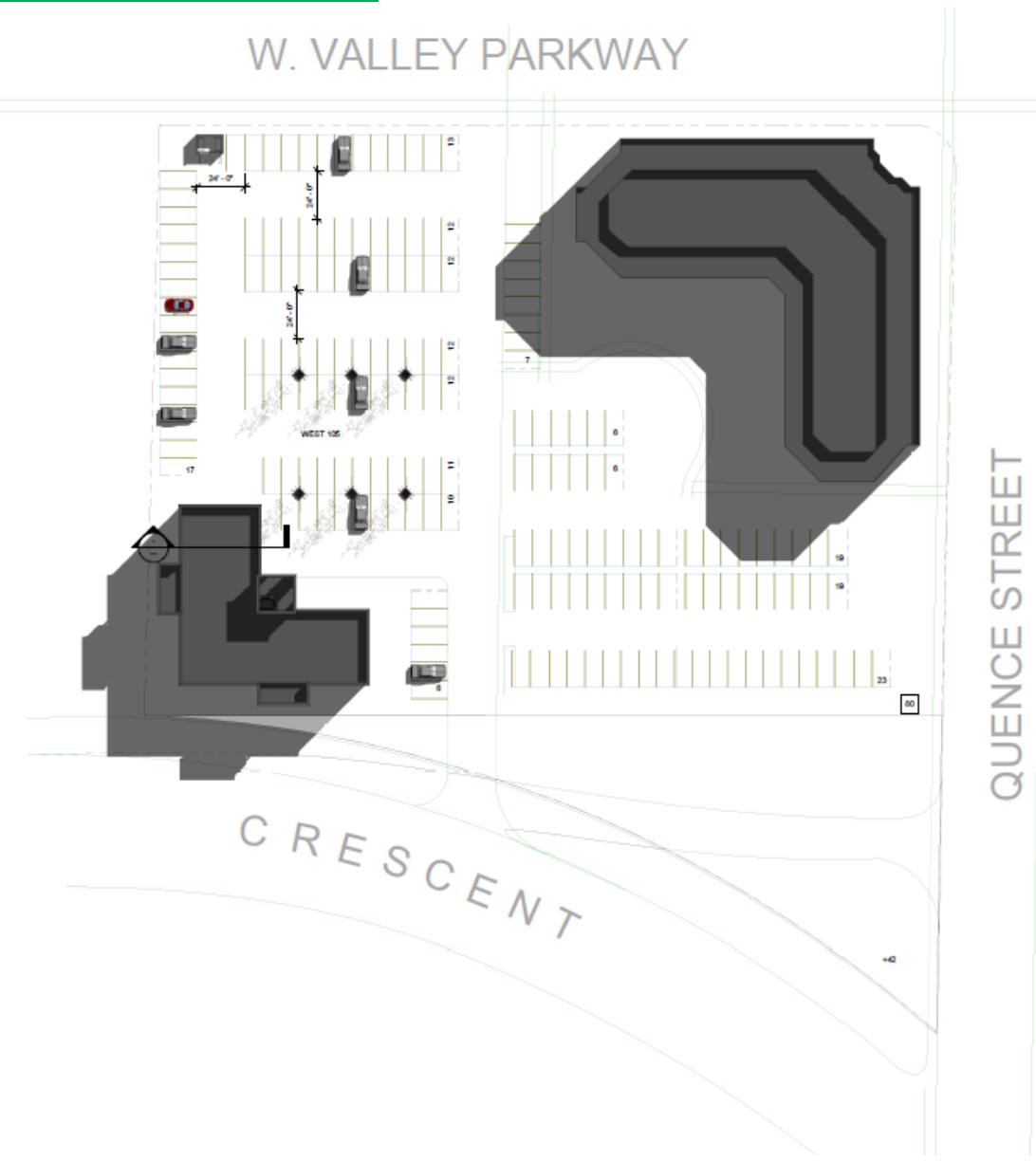
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# Surrounding Market Aerial



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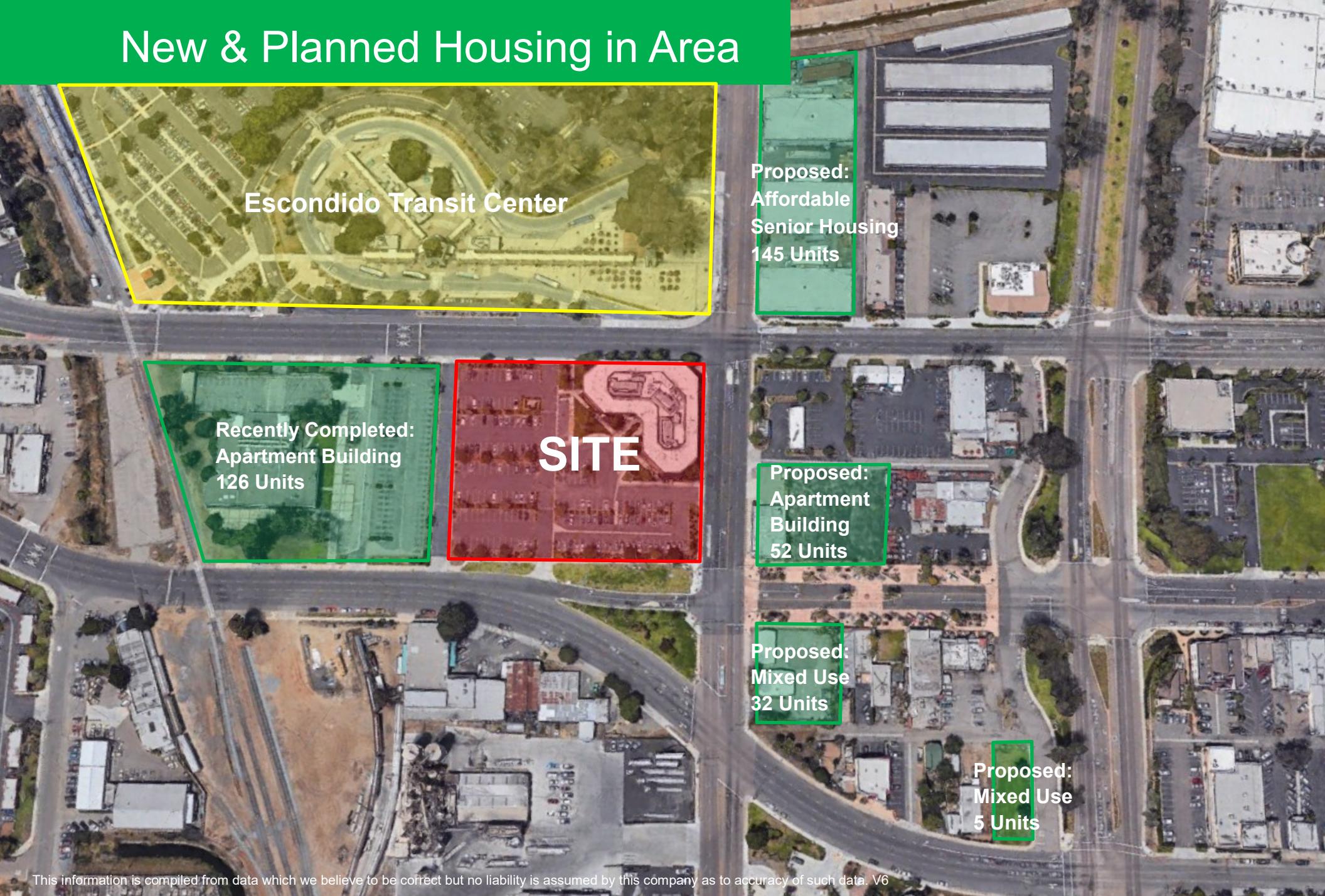
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# New & Planned Housing in Area



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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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