

**BUILDING FOR SALE**

**1571**

**S HALE AVE**

ESCONDIDO, CA 92029



**± 2,014 SF Preschool / Daycare Building | 0.29 Acre Lot**

**PRESCHOOL / INVESTMENT / OWNER USER**



1902 Wright Place, Suite 180  
Carlsbad, CA 92008  
760.929.9700 | Corporate Lic. 01096996

Exclusive Listing Agent:

**MARC DUDZIK**

760.448.2456

DRE #01070445

[mdudzik@lee-associates.com](mailto:mdudzik@lee-associates.com)

# PROPERTY OVERVIEW

BUILDING  
±2,014 SF

SALE PRICE  
\$865,000



Lot Size - 12,632 SF  
(0.29 Acres)



Zoning R-1-10

*\*Click here for zoning info*

*Current CUP in place allows  
for preschool use*



S Hale Ave ±6,583  
W Citracado Pkwy ±7,560  
*Source: TrafficMetrix®2025*



On-site parking w/  
additional street parking

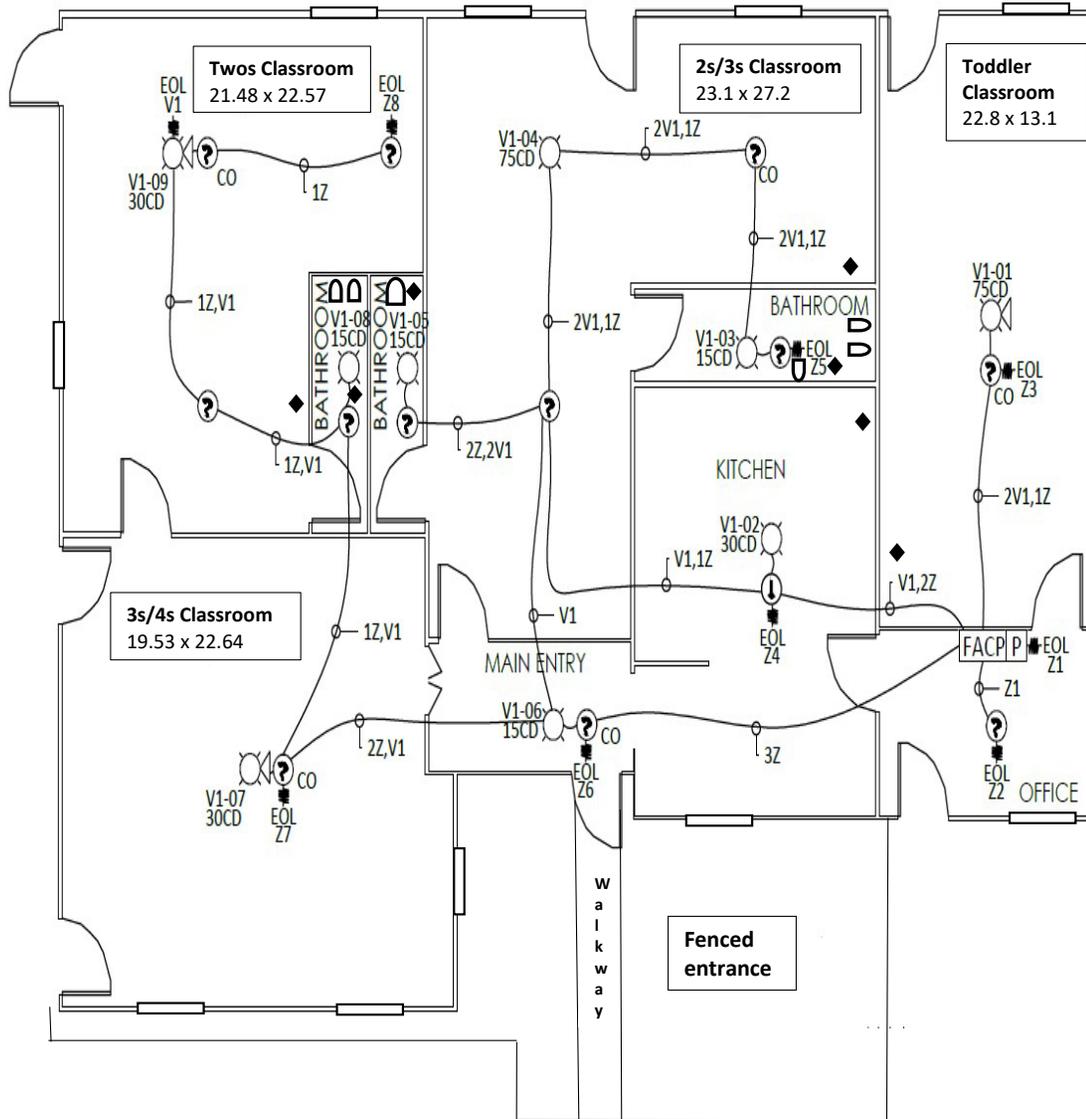


**\* Please Do Not Disturb the Existing tenants**

# PROPERTY PHOTOS



# FLOOR PLANS

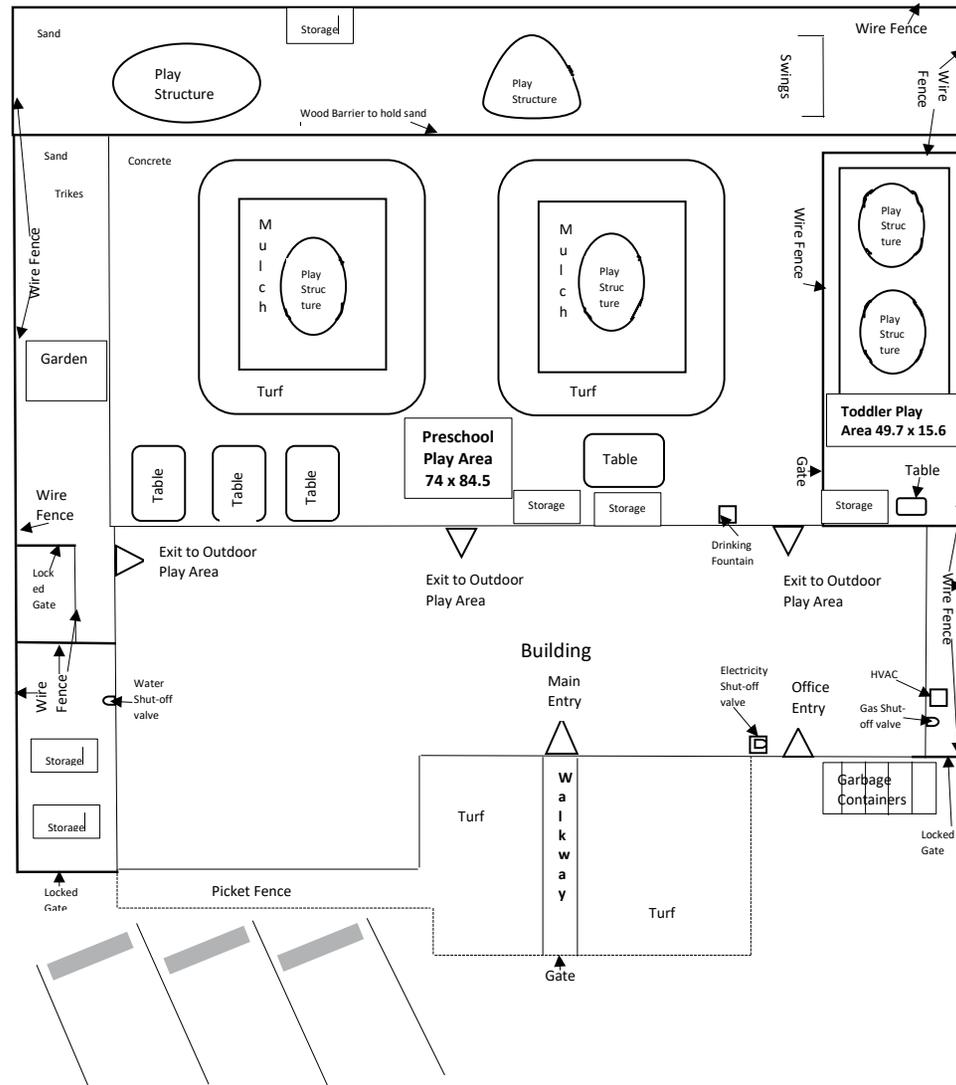


	Water Fixture (Drinking Fountain)
D	Food/Drinking Fixtures
Total fixtures requiring sampling= 1	

	Water Fixtures (Sinks) (7)
	Child Toilets (5)
	Adult Toilet (1)
	Doorway EXIT (14)
	Window (10)

SYMBOL	DESCRIPTION	MOUNTING	QTY ADDED
	FIRE ALARM CONTROL PANEL	WALL	1
	CELL DIALER	WALL	1
	HORN/STROBE @ CEILING 15,30,75,95, 115 & 177CD	CEILING	3
	STROBE @ CEILING 15,30,75,95, 115 & 177CD	CEILING	6
	PULL STATION	WALL	1
	SMOKE DETECTOR	CEILING	7
	HEAT DETECTOR	CEILING	1
	SMOKE DETECTOR	CEILING	4

# FLOOR PLANS





R-1-10 Zoning

Age-Separated  
Play Areas

Secure Outdoor  
Play Yard

Weather-Protected  
Outdoor Areas

±2,014 SF Building

On-Site Drop-Off /  
Parking Area

±0.29 Acre Parcel  
Fenced & Fully  
Utilized Site

Dedicated Play  
Structures

±6,583 Vehicles Per Day

Located Within Dense  
Residential Neighborhood

# AERIAL VIEW



Escondido Civic Center  
California Center for the Arts - Escondido

Palomar Medical Center



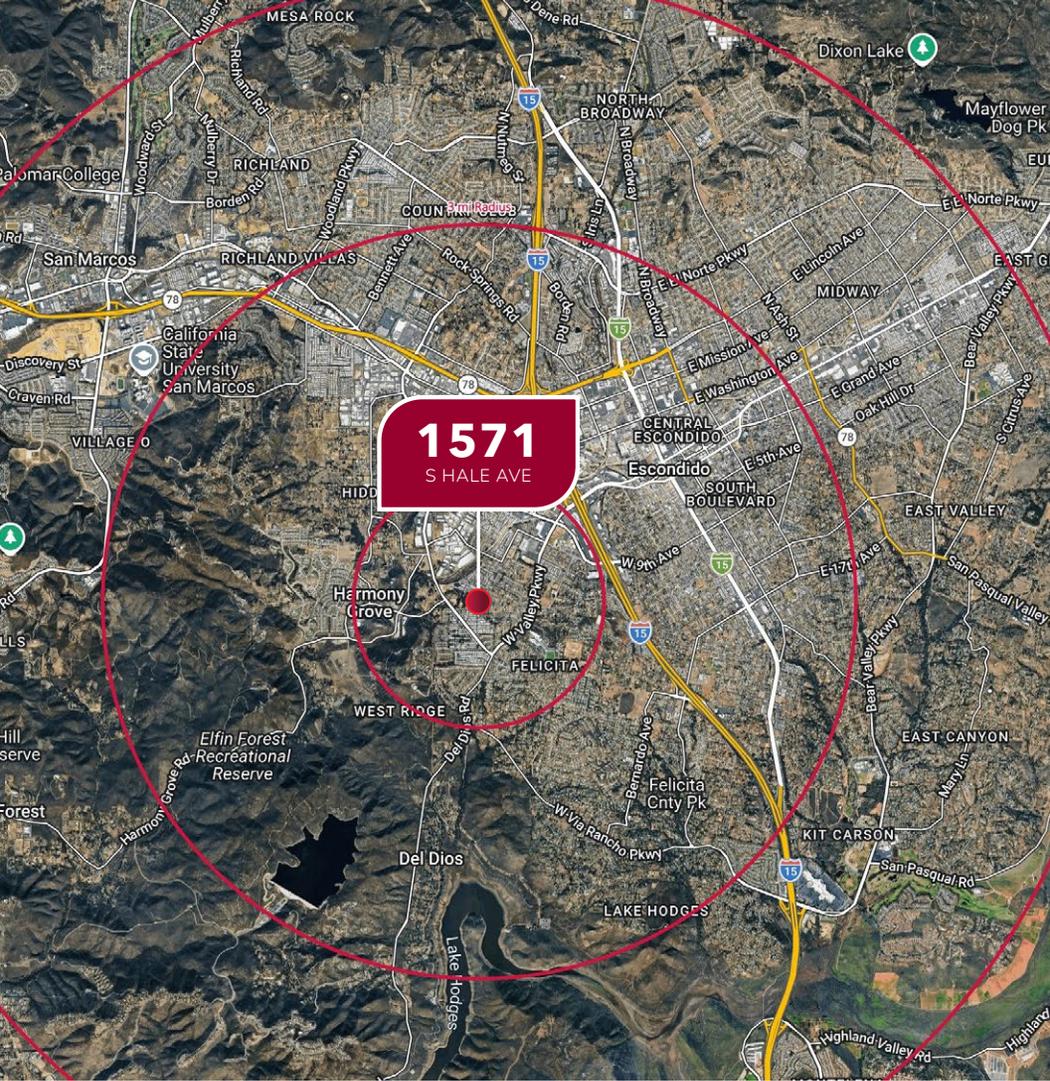
**10.6 MILLION SF**  
of office and industrial building  
within a 3 mile radius.



**40,479**  
Employees within 3 miles  
(Employment rich area)

**1571**  
S HALE AVE

# DEMOGRAPHICS



**1571**  
S HALE AVE

	1 Mile	3 Miles	5 Miles
Estimated Population	10,441	85,040	223,396
Estimated Households	3,908	28,577	73,504
Households with Children	1,208	10,825	28,971
Family Households	2,670	21,044	56,026
Estimated Average Household Income	\$128,225	\$123,625	\$142,068
Estimated Median Household Income	\$98,803	\$99,303	\$114,379
Median Age	40.1	36.8	37.0
Total Businesses	747	4,726	8,718
Total Employees	7,196	40,479	69,754
College Degree (Bachelor Degree or Higher)	36.3%	32.5%	35.6%

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9



- Strong presence of school-aged children and working families
- Established residential base with long-term occupancy patterns
- Demonstrated demand for education and childcare services
- Built-in referral ecosystem among nearby schools and family networks

## Trade Area Child & Family Demand

### Supporting Enrollment Sustainability & Operational Upside

The subject property benefits from a dense and growing base of families and school-aged children – a critical demand driver for any quality childcare operation.

Within a 5-mile radius, there are 40+ educational institutions, including more than 20 public K-12 schools and numerous private, charter, and early childhood centers. Within just 3 miles, over a dozen schools and childcare facilities serve the immediate community.

These concentrations correlate with a significant population of children and working parents, underpinning stable enrollment trends and long-term occupancy for licensed childcare providers.



### What This Means for a Prospective Buyer

**Built-In Demand Pool:** Proximity to dozens of schools and childcare providers reflects a large base of families with childcare needs.

**Referral Potential:** Close relationships with nearby schools create natural pathways for enrollment referrals and community engagement.

**Sustainable Enrollment:** A diversified education network supports consistent year-over-year childcare utilization, reducing seasonal volatility.

**Community Anchoring:** The property sits within an established family-oriented trade area with durable residential stability.

This concentration of educational and childcare institutions enhances the long-term viability and revenue potential of the business and real estate, making the offering highly attractive to both operator-owners and investors focused on stable demand and community fundamentals.



**TOTAL POPULATION**

**151,000**



**MEDIAN HOUSEHOLD INCOME**

**\$92,000**



**LOCAL BUSINESS**

**±5,500**



**EMPLOYEES**

**70,000+**

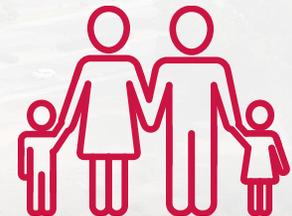
# Escondido

The Hidden Valley

Escondido serves as a central North County hub, supported by a diverse economic base and established residential neighborhoods. With strong healthcare, education, and local business employment, the city provides a stable foundation for family-oriented services and long-term community growth.



**ESTABLISHED SCHOOL DISTRICTS**



**STRONG FAMILY-ORIENTED COMMUNITY**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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