

# AVAILABLE FOR SALE

## Escondido Commons



**145-159 S Orange St & 410-420 W 2nd Ave,  
Escondido, CA 92025**

For more information, please contact:

**Nick Zech**  
858-232-2100  
[nzech@cdccommercial.com](mailto:nzech@cdccommercial.com)  
DRE Lic. #01721457

**Matt Orth**  
858-736-1337  
[morth@cdccommercial.com](mailto:morth@cdccommercial.com)  
DRE Lic. #01884500

**Don Zech**  
858-486-9999  
[dzech@cdccommercial.com](mailto:dzech@cdccommercial.com)  
DRE Lic. #00885909

11440 W. Bernardo Ct., #300  
San Diego, CA 92127  
T: 760-743-8500  
[www.cdccommercial.com](http://www.cdccommercial.com)

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**PLEASE DO NOT DISTURB EXISTING TENANTS.**

# **ESCONDIDO COMMONS**

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&  
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# Escondido Commons Project Overview

CDC Commercial, Inc. is pleased to present this opportunity to acquire a 100% leased, multi-tenant retail shopping center located in the heart of downtown Escondido, CA.

The property totals approximately 8,388 square feet and is comprised primarily of smaller-format retail suites, most under 1,000 square feet. This unit size mix offers several advantages, including reduced exposure during tenant turnover and strong demand from local retail users seeking well-located, right-sized spaces—particularly in comparison to the larger-format retail options along Grand Avenue and in the surrounding market. The project offers a diverse tenant-mix including various salon, barber, and aesthetician services, restaurant/café, professional tax and legal services, an eco-friendly refillable containers store, and even a truck driving school.

The ownership has recently completed a series of capital improvements, including roof replacement, new paint, new signage program, replacement of multiple HVAC units, and various other upgrades addressing prior deferred maintenance. Vacancy has been stabilized, and the property has entered its next phase of value creation through marking rents to market.

Approximately five tenants remain at below market rental rates (mid-\$1's psf/mo MG), while recent leasing activity has achieved rents of \$2.50 psf/mo MG. Based on in-place income, the property is operating at an estimated **6.11% cap rate**. Short term Pro-forma returns project a **8% cap rate** by bringing the remaining below-market leases to current market rents, or replacing them with new tenants at higher rates. Significant additional upside exists through the conversion of leases to long-term NNN structures, supporting a **pro-forma capitalization rate in excess of 8-10%**.



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# Escondido Commons Overview

**PROPERTY ADDRESS:** 145-159 S Orange St; and,  
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Escondido, CA 92025

**BUILDING AREA:** +/- 8,388 SF

**BUILDING PRICE PSF:** \$298 PSF

**LAND AREA:** +/- 20,567 SF

**APN #:** 233-041-18-00

233-041-12-00

**YEAR BUILT:** 1965, 1972

**ZONING:** [SPA: Downtown Specific Plan](#)

**PARKING:** +/- 32 Total Parking Stalls

**OCCUPANCY:** 100% Occupied

**TENANTS / UNITS:** 11 Tenants, 12 Total Units

**Contact Broker for Rent Roll and  
Additional Financial Information.**



**\$2,500,000**

**Existing CAP Rate:**

**6.11%**

**Pro-Forma CAP Rate:**

**8%+**

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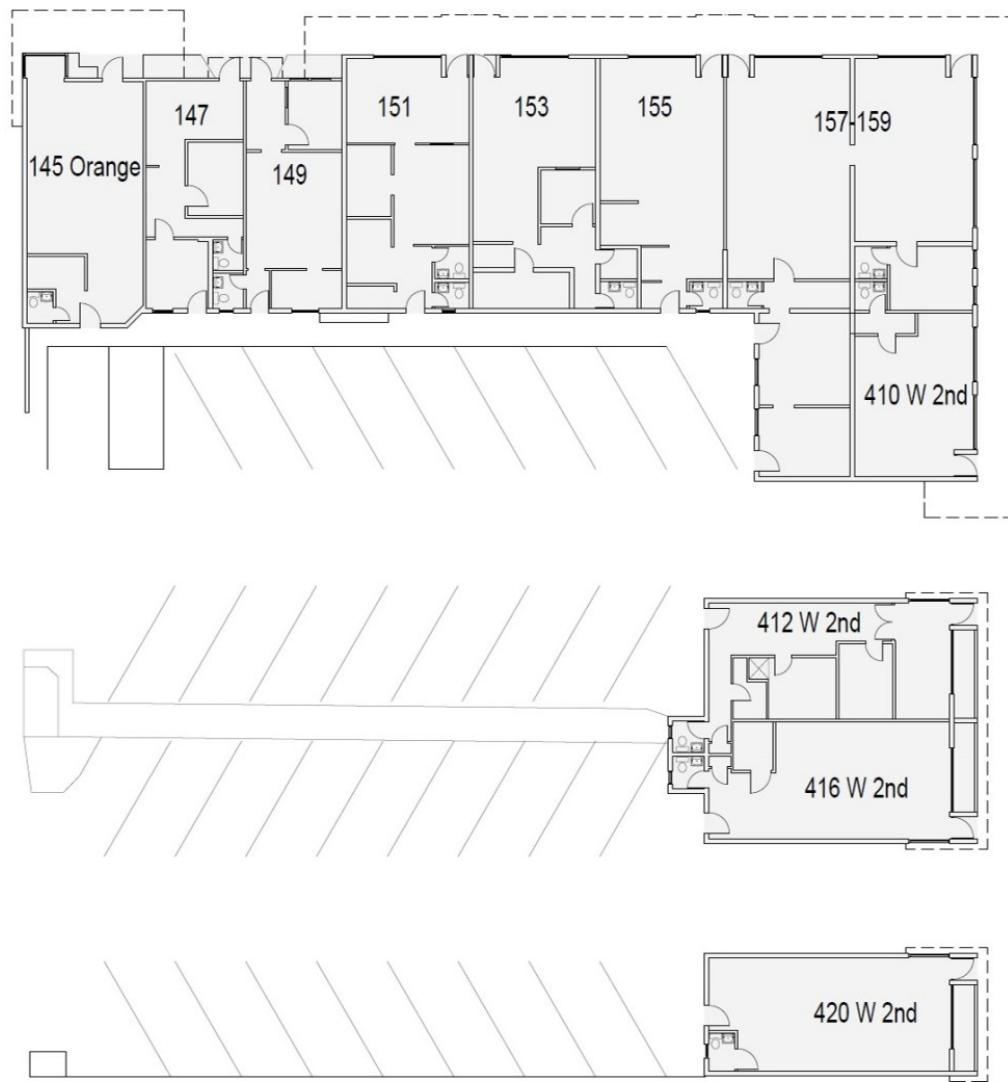
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# Site Plan

S Orange St.

<b>Gross Leasable Area</b>	
<b>Suite</b>	<b>Size</b>
145 S Orange St	717
147 S Orange St	559
149 S Orange St	553
151 S Orange St	709
153 S Orange St	768
155 S Orange St	650
157 S Orange St	1045
159 S Orange St	687
410 W 2nd Ave	479
412 W 2nd Ave	770
416 W 2nd Ave	731
420 W 2nd Ave	720
<b>Total</b>	<b>8388</b>



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# Aerial Overview



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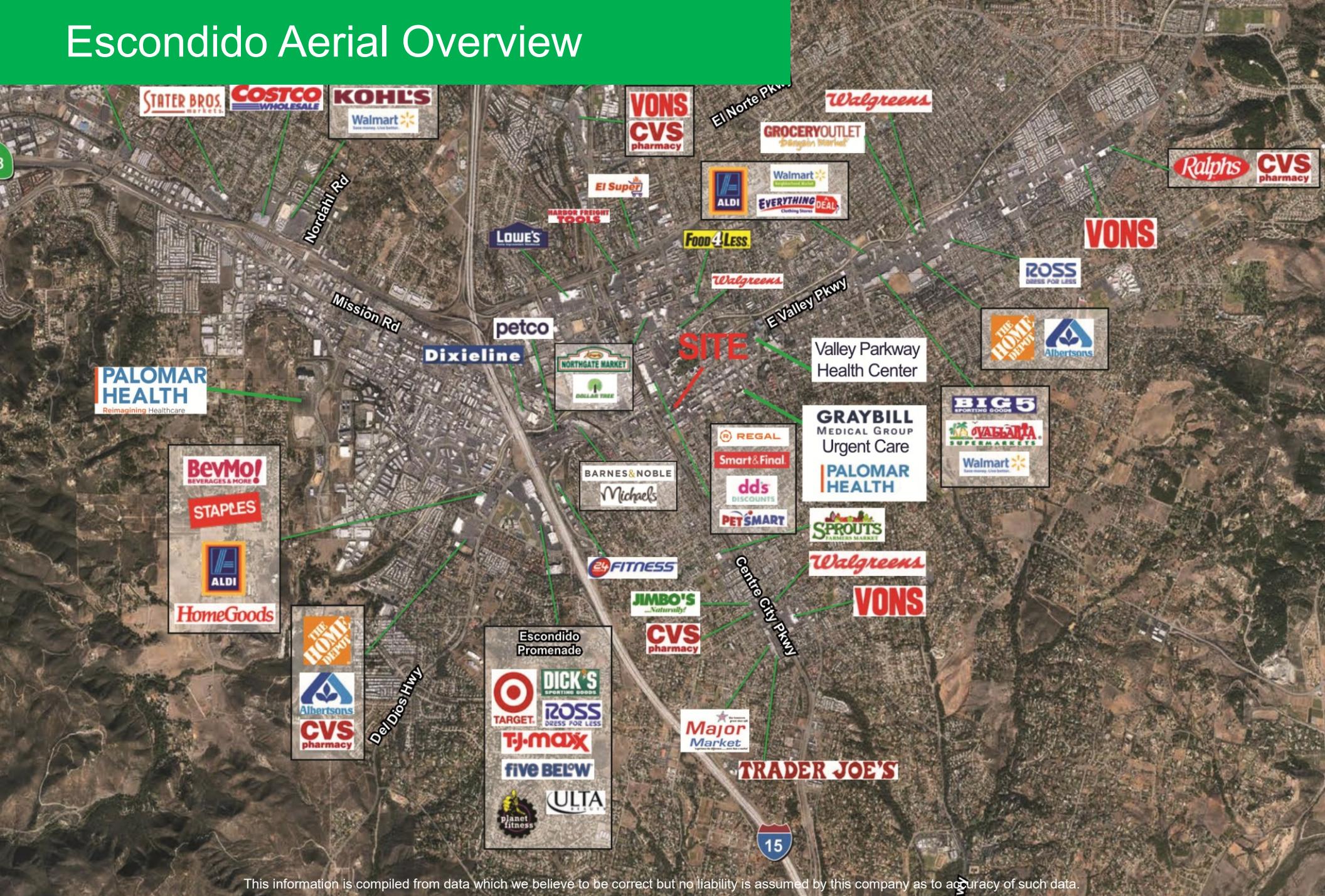
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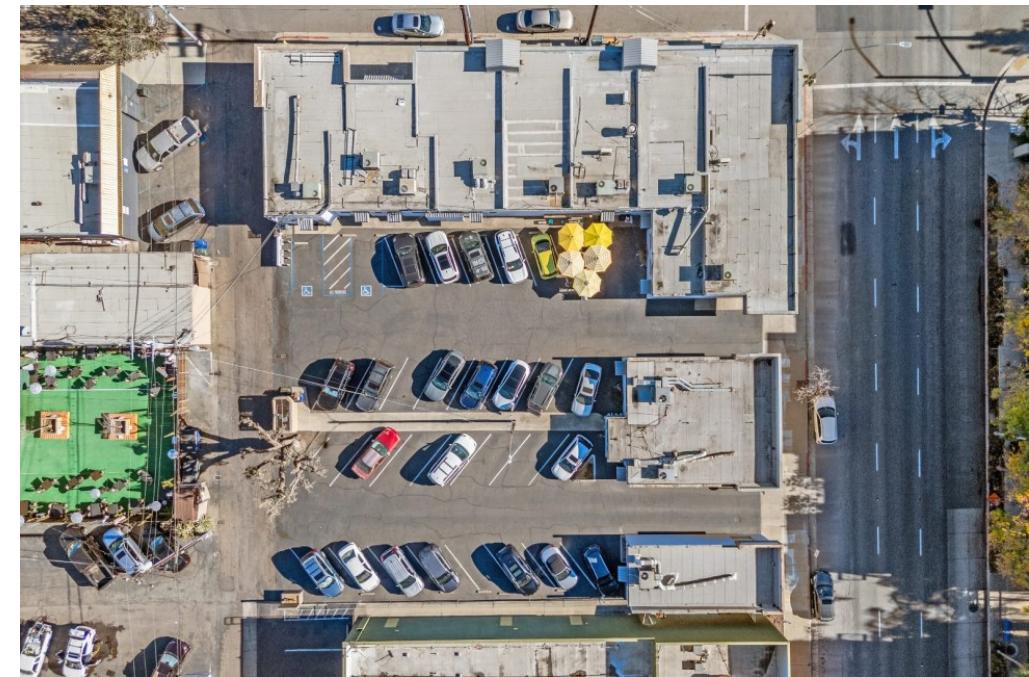
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# Escondido Overview

## City of Escondido

Escondido may mean "hidden" but it's no secret there's a lot going on here! Located just 30 miles northeast of downtown San Diego and 20 minutes from the coast, Escondido is home to major attractions, beautiful wineries, craft breweries, unique arts and theatre, delicious culinary experiences and a charming historic downtown. Enjoy our beautiful climate with year-round golfing, hiking, biking, fishing, and fantastic events!

Escondido is the heart of northern San Diego... rich in history and culture. The list of "must do's" includes the California Center for the Arts, Escondido, a unique performing arts complex, museum, and conference center; the San Diego Zoo Safari Park, an expansive wildlife sanctuary; the amazing sculpture garden, Queen Califia's Magical Circle, created by the late world-acclaimed artist Niki de Saint Phalle; Cruisin' Grand Escondido, one of the greatest ongoing traditions in San Diego County; the San Diego Children's Discovery Museum; and the Daley Ranch, a wilderness preserve with extensive hiking, biking and equestrian trails.

Embracing a farm-to-table experience, Escondido offers a variety of culinary experiences such as Vintana Wine + Dine, Burger Bench and Bellamy's... as well as three weekly farmers' markets. Many beautiful boutique wineries with spectacular views provide leisurely wine tasting afternoons, cool urban wineries, and the best of the craft beer culture meets culinary vision right here at the first home of Stone Brewing World Bistro and Gardens.

This wonderfully unique area also presents many other activities... enjoy a round of golf at one of five golf courses, fishing or picnicking at three lakes, cycling on Palomar Mountain, browsing through downtown art galleries or shopping at world-class retail stores and the largest auto park in Southern California. You can also play at one of several nearby casino resorts!



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# Escondido 5-MILE DEMOGRAPHICS

YEAR	Zip Code 92027	City SAN DIEGO	Metro SAN DIEGO	County SAN DIEGO COUNTY	State CALIFORNIA	National UNITED STATES
<b>POPULATION SUMMARY</b>						
2000	29,971	1,226,694	2,848,350	2,811,577	33,859,654	283,596,740
2010	30,975	1,307,879	3,120,623	3,095,306	37,253,929	310,471,365
2019	34,156	1,405,552	3,337,747	3,350,267	39,693,790	327,615,071
2024*	35,512	1,446,614	3,388,995	3,465,568	40,921,539	335,217,553
<b>20-34 POPULATION</b>						
2000	9,272	329,834	668,629	668,629	7,536,690	58,587,574
2010	9,749	357,903	741,671	741,671	8,083,821	62,649,947
2019	9,537	377,885	804,790	804,790	8,787,748	68,261,674
2024*	8,321	363,600	793,032	793,032	8,764,378	69,034,454
<b>MEDIAN HOUSEHOLD INCOME SUMMARY</b>						
2000	\$39,988	\$45,725	\$50,882	\$47,213	\$47,691	\$42,615
2010	\$53,636	\$59,559	\$61,471	\$61,086	\$59,648	\$50,253
2019	\$87,302	\$82,212	\$82,420	\$81,622	\$76,016	\$63,166
2024*	\$102,785	\$95,923	\$87,685	\$95,302	\$88,231	\$72,305
<b>AVERAGE HOUSEHOLD INCOME SUMMARY</b>						
2000	\$60,587	\$62,626	\$63,255	\$63,255	\$65,671	\$56,675
2010	\$87,800	\$87,367	\$87,975	\$87,975	\$87,365	\$73,387
2019	\$126,519	\$115,859	\$113,979	\$113,979	\$112,581	\$90,941
2024*	\$144,967	\$132,198	\$129,982	\$129,982	\$128,679	\$103,644
<b>MEDIAN AGE SUMMARY</b>						
2000	39	32.7	33.5	33.5	33.6	35.5
2010	40.1	33.7	34.6	34.6	35.2	37.1
2019	40.8	35.1	36.1	36.1	36.8	38.2
2024*	42.3	36.4	37.2	37.2	37.8	39
<b>BACHELOR'S DEGREE OR HIGHER SUMMARY</b>						
2000	49.20%	34.90%	29.50%	29.50%	26.60%	24.40%
2010	59.50%	40.70%	33.80%	33.80%	30.10%	28.20%
2019	64.30%	44.50%	37.20%	37.20%	32.70%	31.00%
2024*	64.60%	45.00%	37.60%	37.60%	32.90%	31.40%
<b>EMPLOYED CIVILIANS 16+ POPULATION</b>						
2000	18,240	555,838	1,240,596	1,240,596	14,713,809	129,717,205
2010	19,348	610,907	1,358,581	1,358,581	16,309,781	140,768,943
2019	24,088	781,221	1,775,426	1,775,426	19,822,011	167,543,832
2024*	24,782	801,729	1,833,770	1,833,770	20,386,894	172,020,856

(\* PROJECTED)

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