

± 1,464 –3,648 SF GROUND FLOOR OFFICE CONDOS FOR SALE/LEASE



**JASMINE GOLIA**

Sales & Leasing Associate  
(858) 337-7311  
Jasmine@PacificCoastCommercial.com  
Lic. 02131001

**NICK MANE**

Director Sales + Leasing  
(760) 840-7140  
Nick@PacificCoastCommercial.com  
Lic. 01939391

**KEN ROBAK**

Executive Director | Director  
(619) 469-3600  
Ken@PacificCoastCommercial.com  
Lic. 01236527





## PROPERTY DESCRIPTION



### PROPERTY

350 W 5th Avenue, Suite 1 & 2, Escondido, CA 92025  
APN'S: 233-150-24-01 & 233-150-24-02

- Professional Office
- Secured Building
- Centrally Located



### AVAILABILITY

For Sale:  $\pm$  3,648 Sq. Ft. Office Condo  
For Lease:  $\pm$  1,464—3,648 Sq. Ft. Office Condo



### CONDO FEATURES

- 1st Floor
- 3 Open Offices - 4 Private Offices (7 total)
- 2 Server Rooms
- Large Conference Room (table + chairs can be included)
- Private Restrooms
- Recent Renovations - Paint / Light Fixtures
- Turn Key



### ASSOCIATION

350 West Fifth Avenue Owners Association



### PARKING

25 Unassigned Spots for Building



### ACCESSIBILITY

Easy Freeway Access to I-15 and Hwy 78



### PRICING

Sale Price: \$1,368,000  
Lease Rate: \$1.45/SF + NNN (\$0.76)





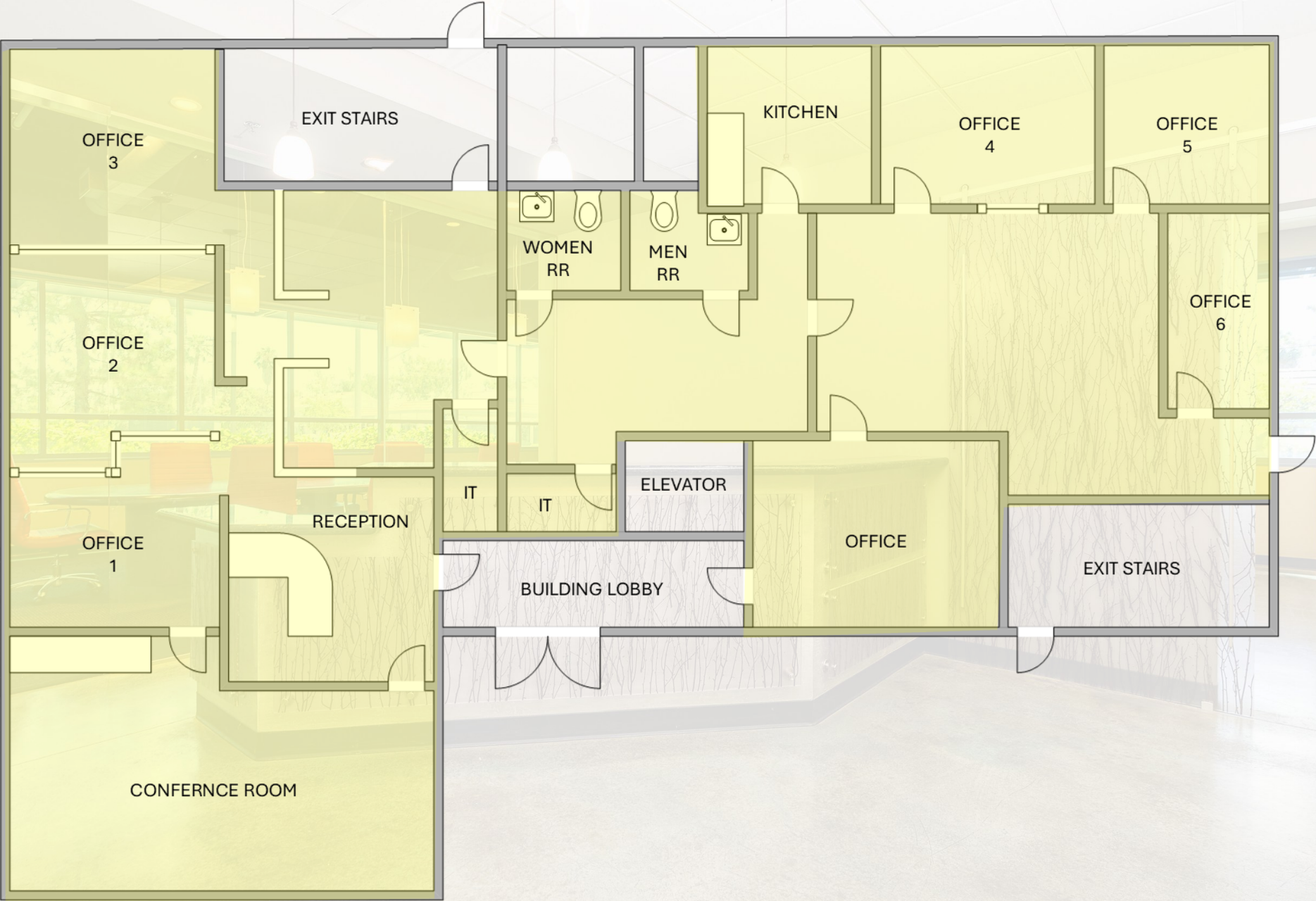
# INTERIOR PHOTOS





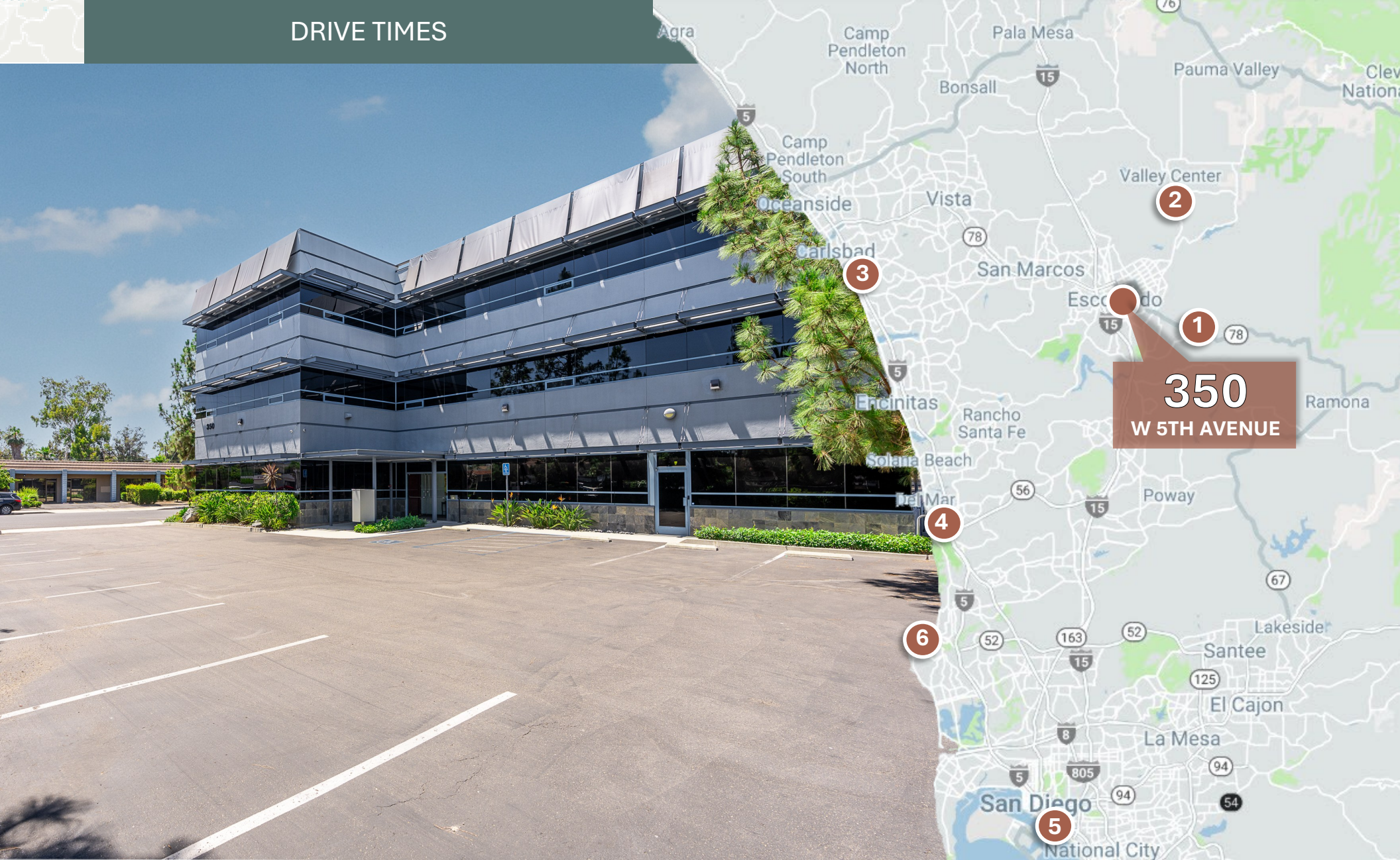
**AVAILABILITY**

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## DRIVE TIMES



1

**10 MIN**

SAN DIEGO ZOO SAFARI PARK

2

**17 MIN**

VALLEY CENTER

3

**29 MIN**

LEGO LAND

4

**33 MIN**

DEL MAR RACETRACK

5

**34 MIN**

DOWNTOWN SAN DIEGO

6

**37 MIN**

LA JOLLA



# DEMOGRAPHICS

CoStar Demographics: 1 Mile, 3 Mile, 5 Mile Radius



**76,798**

5-Mile Employees



**201,014**

5-Mile Total Population



**\$107,473**

5-Mile Avg. HH Income



**\$681,938**

5-Mile Median Home Value



**\$2.4B**

5-Mile Consumer Spending

**1 MILE**

**3 MILE**

**5 MILE**

2024 Population

25,230

134,445

201,014

2029 Population

24,905

132,757

198,660

Median Age

33.8

36.3

37.5

Avg HH Income

\$78,711

\$94,587

\$107,473

Median HH Income

\$56,557

\$70,313

\$80,962

Consumer Spending

\$232.5M

\$1.5B

\$2.4B

2024 Households

7,763

42,532

64,826

Owner Occupied

2,186

20,430

36,587

Renter Occupied

5,459

21,483

27,364

Median Home Value

\$597,318

\$633,947

\$681,938

Median Year Built

1977

1977

1980

Businesses

2,674

7,416

9,696

Employees

18,701

57,000

76,798





## CONTACT INFORMATION

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GoLic. 01236527

CALVARY CHAPEL  
ESCONDIDO

### PACIFIC COAST COMMERCIAL

Office (619) 469-3600

10721 Treena St., Suite 200,

San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. 01209930

WATCH NOW

**350** **WEST**  
**5TH**  
ESCONDIDO, CA 92025 **AVENUE**