

# FOR LEASE

MISSION ESCONDIDO CENTER  
205 W Mission Avenue, Escondido, CA

- Centrally Located 40,000 SF Retail / Office Center
- Convenient Access to:  
- Locally Owned and Professionally Managed
- Traffic Counts of 22,000 cars per day along Mission

AVAILABLE: 1,365 SF

4,128 SF (DIVISIBLE)



**Rob Bloom**

Vice President | CA License: 01302163

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**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT

 SITE SOURCE

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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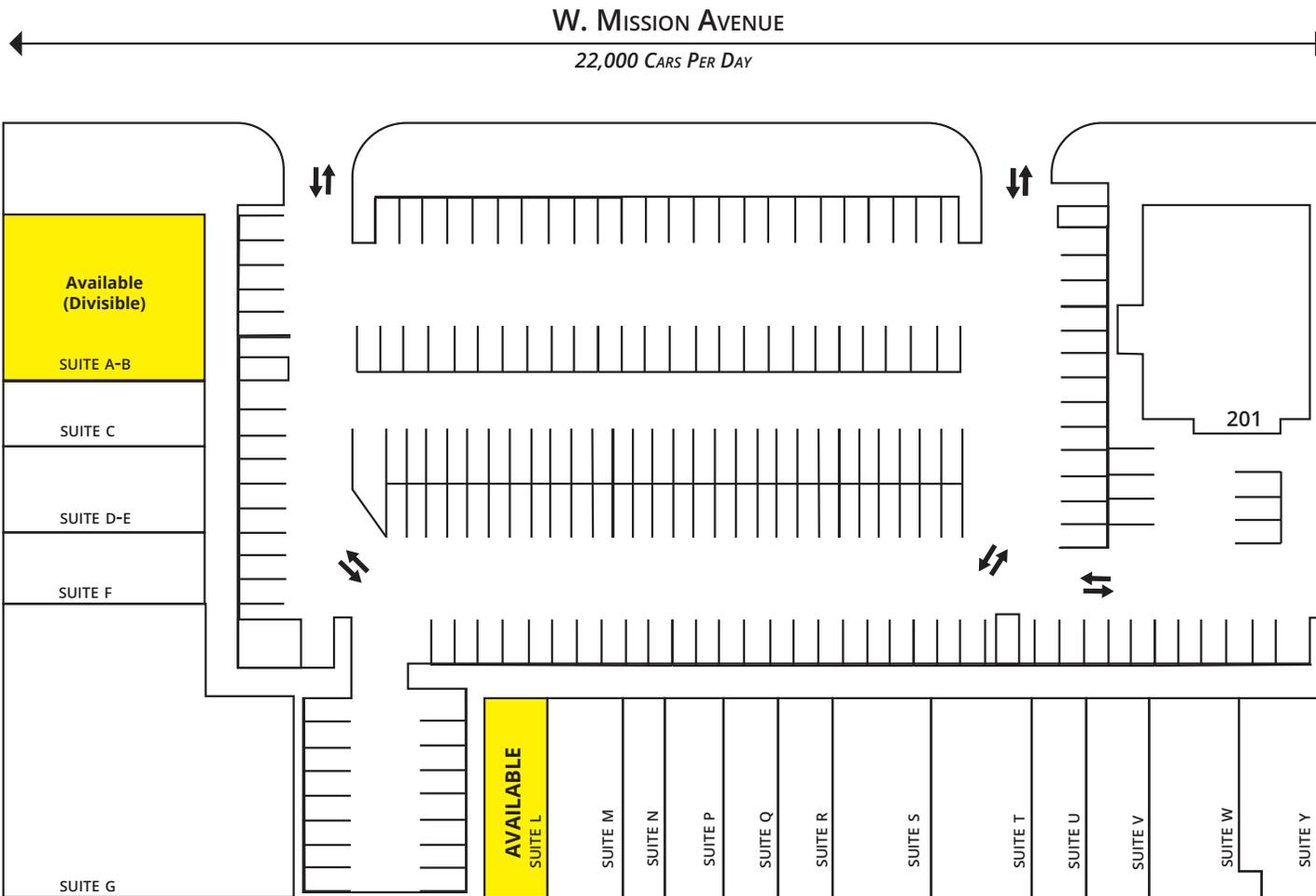
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# SITE PLAN

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| Suite | Tenant                               | SF    |
|-------|--------------------------------------|-------|
| A-B   | Available                            | 4,128 |
| C     | Nail Salon                           | 1,326 |
| D-E   | Detailing Supplies                   | 2,029 |
| F     | Physical Therapy                     | 1,585 |
| G     | Untitled Cerebral Palsy              | 8,948 |
| L     | Available                            | 1,365 |
| M     | Korean BBQ                           | 1,993 |
| N     | Rocco's Pizza & Deli                 | 733   |
| P     | Chiropractor                         | 1,389 |
| Q     | Mexican Food                         | 1,304 |
| R     | Mexican Food                         | 1,366 |
| S     | Jui Jitsu                            | 2,172 |
| T     | Chinese Market                       | 2,402 |
| U     | Thai Restaurant                      | 1,360 |
| V     | Dentist                              | 1,415 |
| W-Y   | San Diego County Office of Education | 3,999 |
| 201   | Mediterranean Restaurant             | 4,300 |

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| Demographics    | 1 Mile   | 2 Mile   | 3 Mile   |
|-----------------|----------|----------|----------|
| 2024 Population | 31,313   | 87,329   | 148,955  |
| Avg. HH Income  | \$66,484 | \$82,990 | \$93,967 |

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