

BUILDING FOR SALE

230-270

W 2ND AVE

ESCONDIDO, CA 92025

***Seller Financing
Available***



±14,560 SF 2-STORY PROFESSIONAL OFFICE BUILDING | ±0.42 AC Lot

OWNER USER / INVESTMENT OPPORTUNITY

PROPERTY OVERVIEW

BUILDING SIZE
±14,560SF

SALE PRICE
\$3,900,000



S-P: Specific Plan Area (SPA 9)



Elevator served



Eyebrow signage available
along W 2nd Ave



Dedicated 40 on-site parking
spaces w/abundant on street
parking



HVAC has HEPA filters and
UV Duct Air Purifier



Easy access to Hwy 78 & I-15



LED lighting



Property can be divided for
multi-tenant use



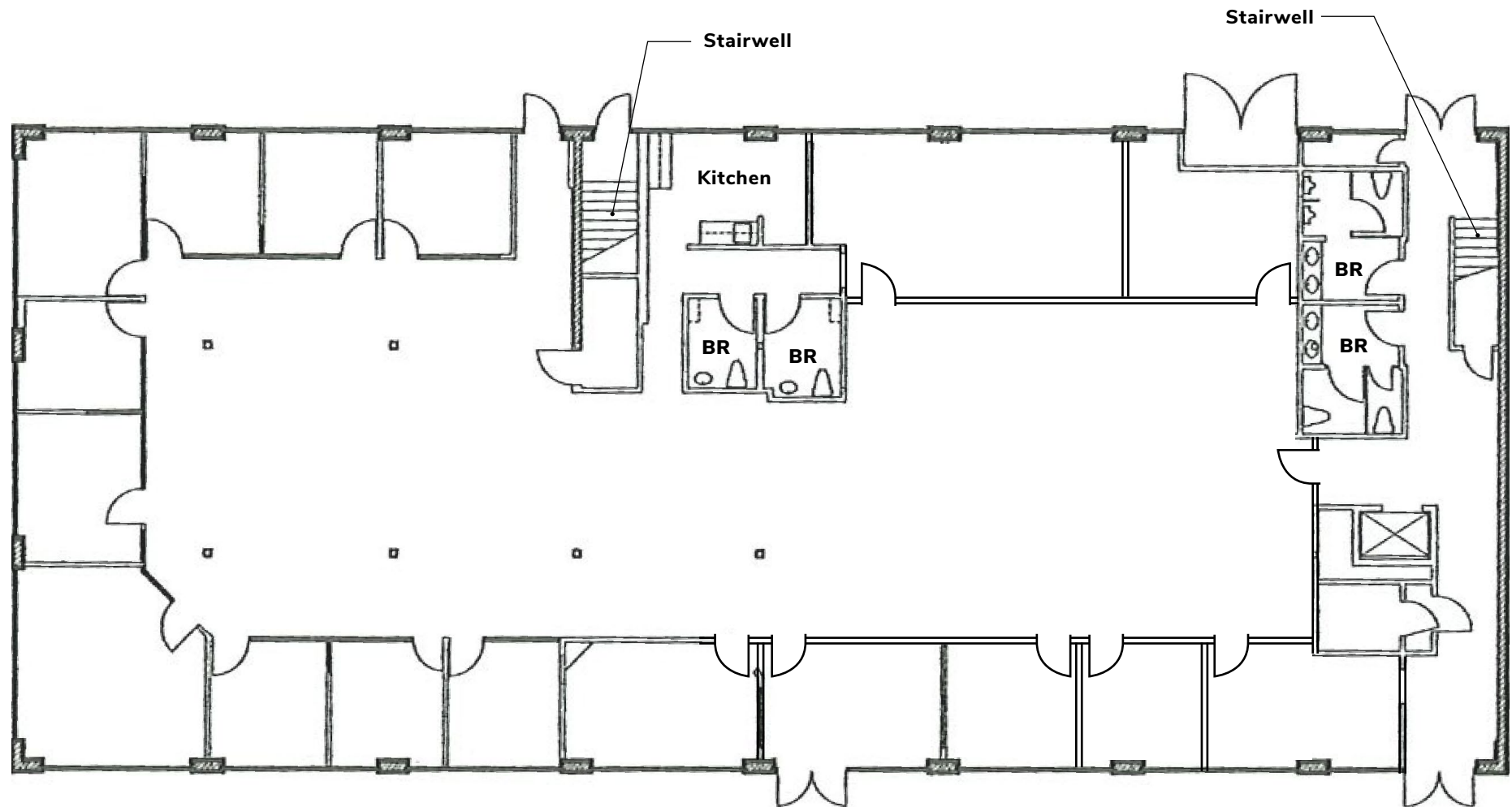
Property Upgraded

- New dual plane glass
- New roof
- Security system in place with cameras



FLOOR PLAN

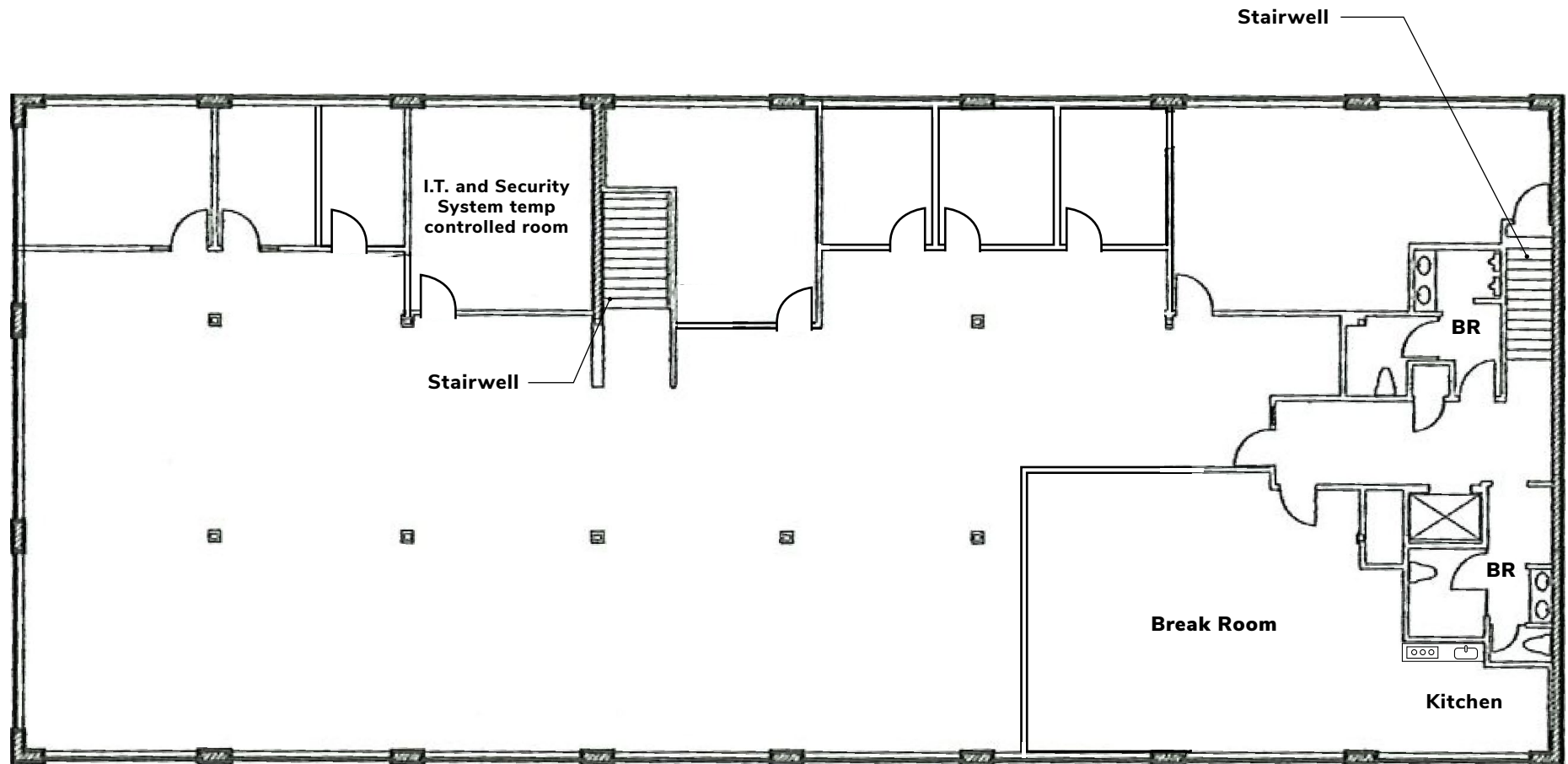
GROUND FLOOR PLAN



*FLOORPLAN NOT TO SCALE

FLOOR PLAN

SECOND FLOOR PLAN

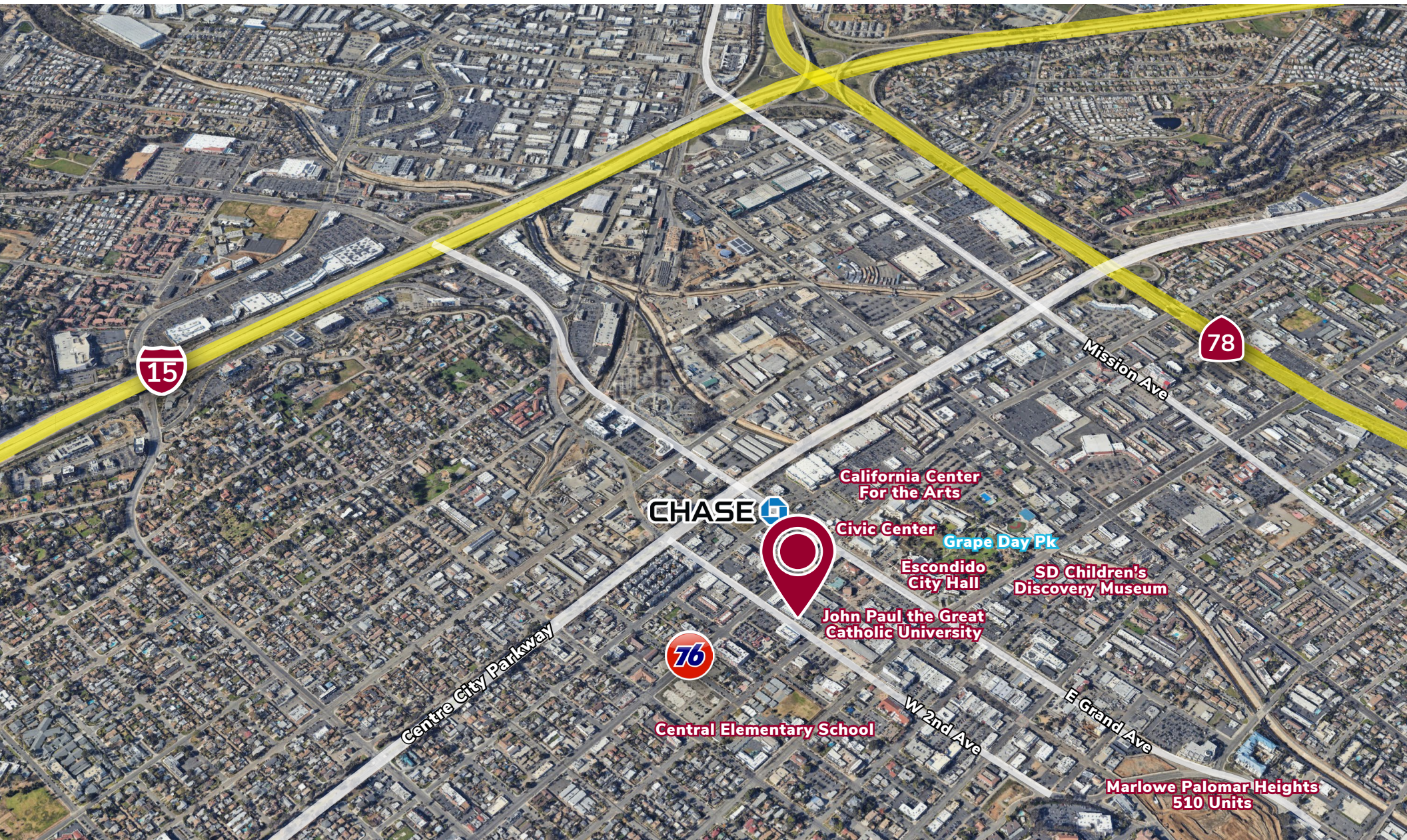


*FLOORPLAN NOT TO SCALE

PROPERTY PHOTOS



AERIAL VIEW



DEMOGRAPHICS

Traffic Counts

9,947 ADT

*W 2nd Ave

Population

202,105

*5-Mile Radius

Employees

100,777

*5-Mile Radius

Median
household
income

\$103,657

*5-Mile Radius

Median age

37.0

*5-Mile Radius






Total Population
151,038



Median Household Income
\$65,326



Employment Rate
61.5%



Total Households
48,724

Escondido!

City of Choice

Established in 1888, the city's rich past brings charm and stability to the community. You can see it in the historic homes of Old Escondido or experience it in the thriving downtown area and the weekly blast to the past, "Cruisin' Grand." Yet integrated with Escondido's treasured heritage is a progressive future, bright and brimming with promise. New jobs, new cultural amenities, new entertainment venues, new choices for residential living, and a new vision for Escondido's future, make Escondido a city to watch.

± 17

Attractions
+Things to do

± 24

Winery
+Brewery

230-270

W SECOND AVE

ESCONDIDO, CA 92025



**LEE &
ASSOCIATES**

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