



## 335 E PENNSYLVANIA AVENUE

ESCONDIDO, CA 92025

**AVAILABLE  
FOR LEASE**

**JOSH SIMMS**

DIRECTOR

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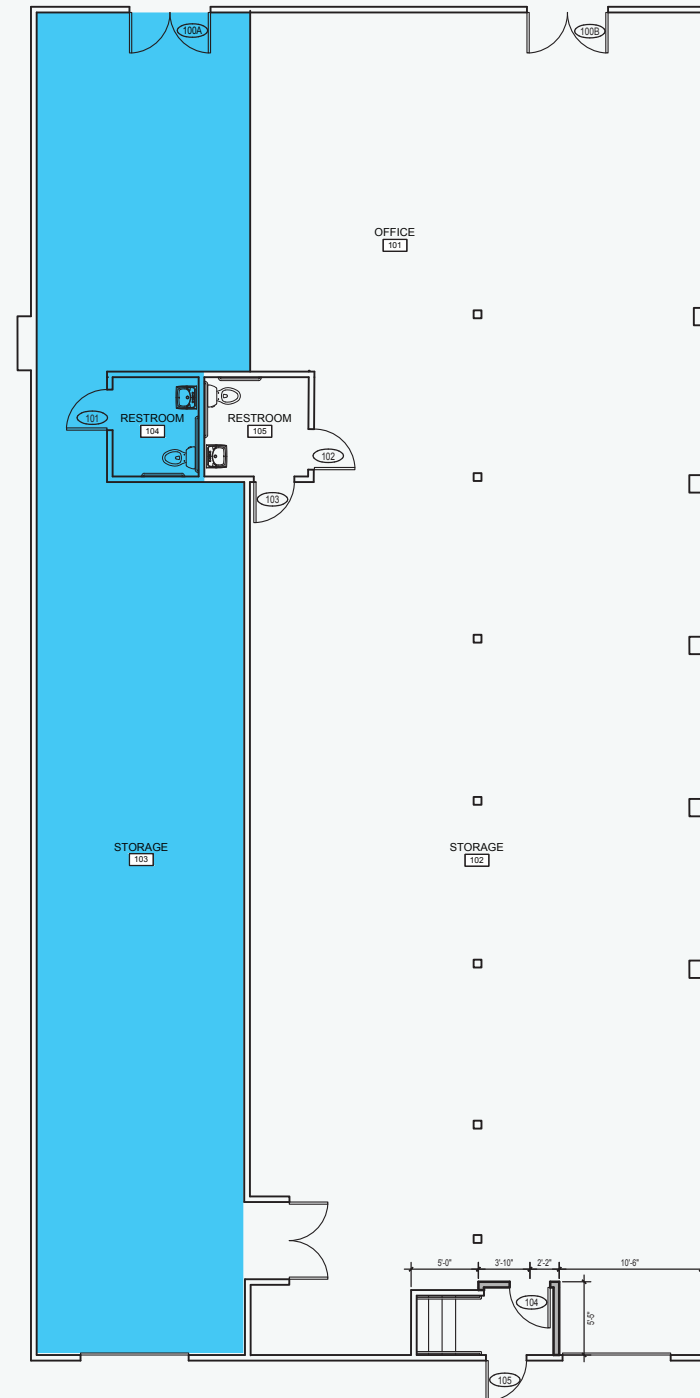
**CAST**  
CAPITAL PARTNERS

## FIRST FLOOR AVAILABLE SPACE

**±1,200 SF AVAILABLE**  
RETAIL/OFFICE

**ASKING RATE:**  
**\$2.00/SF + NNN**

OPEN LAYOUT WITH A  
PRIVATE RESTROOM.

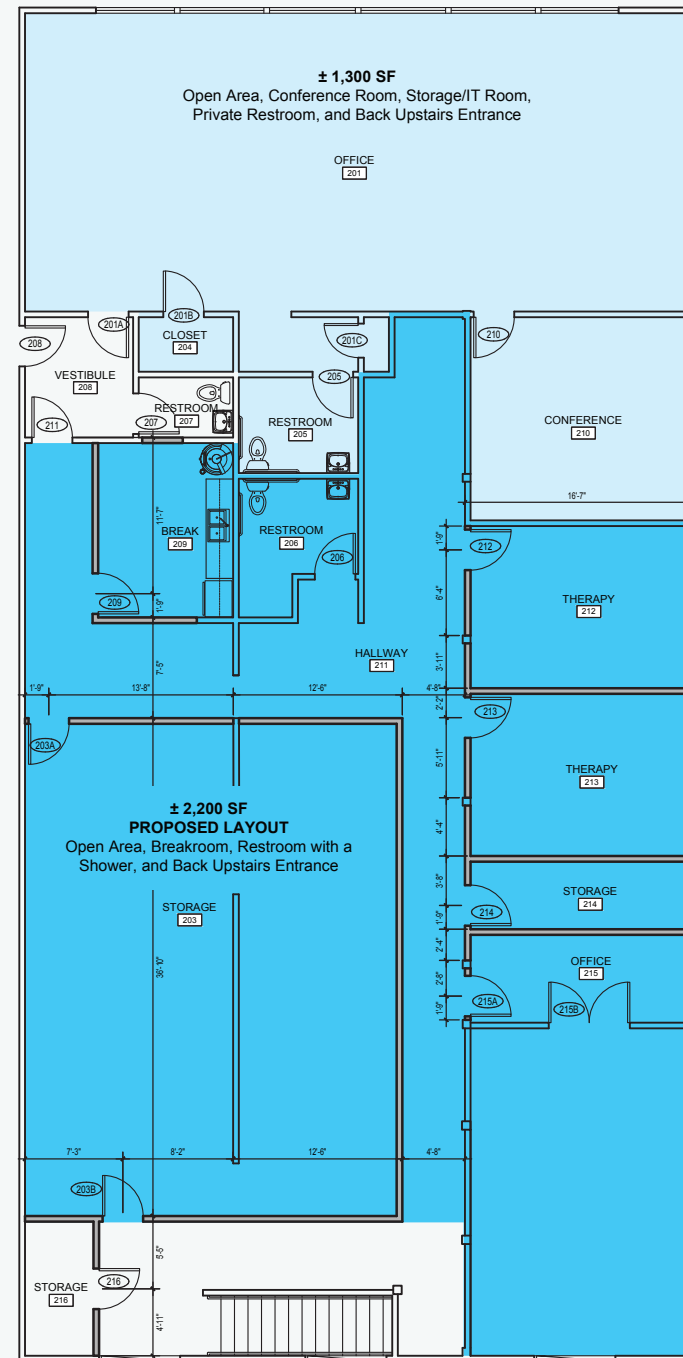


## SECOND FLOOR AVAILABLE SPACE

**± 4,000 SF AVAILABLE**  
OFFICE

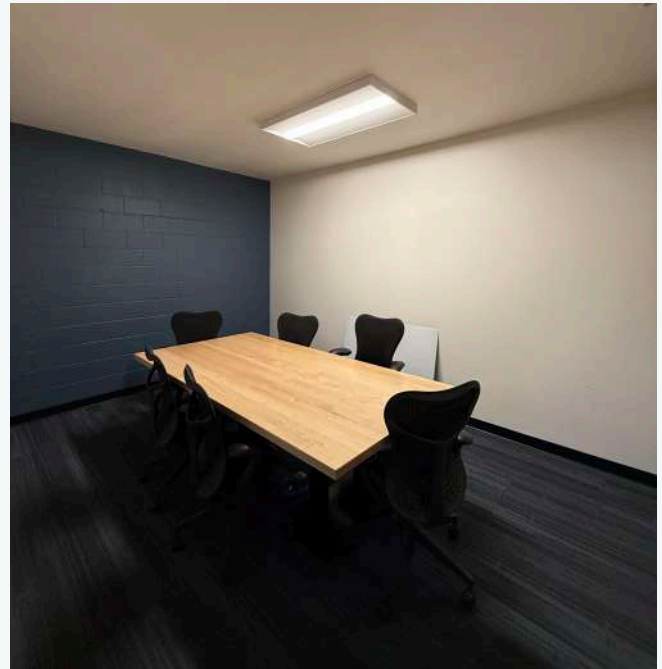
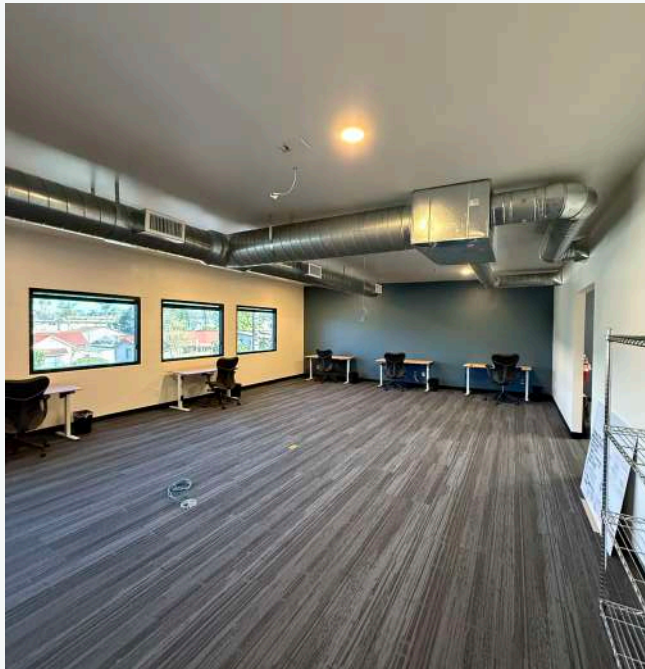
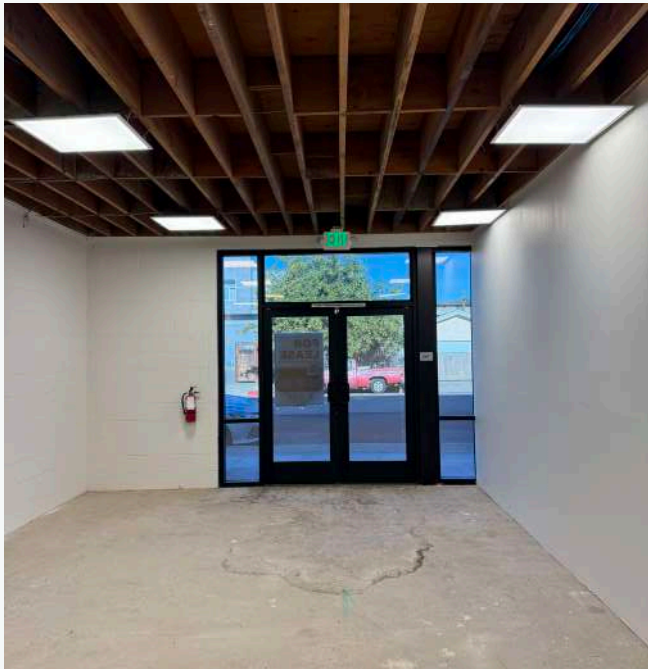
**ASKING RATE:**  
**\$1.65/SF + NNN**

INCLUDES A BREAK ROOM, RESTROOM,  
SHOWER, AND SEPARATE UPSTAIRS  
ENTRANCE.

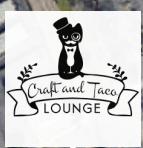




# SUBJECT PROPERTY







S ESCONDIDO BLVD

N BROADWAY

E WASHINGTON AVE

N HICKORY ST


N JUNIPER ST

W WASHINGTON AVE

CENTRE CITY PKWY

W VALLEY PKWY





FOR MORE  
INFORMATION,  
PLEASE CONTACT

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