

FOR SALE

400, 410 & 420 WEST 5TH AVENUE, ESCONDIDO, CA 92025



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Voit
REAL ESTATE SERVICES



THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to acquire an approximate 8,117 square foot building, spanning across 3 parcels on 0.49 acres of land.

Located at the prominent corner of 5th Avenue and Orange Street, 400 West 5th Avenue benefits from high visibility and substantial drive-by traffic from 5th Avenue and Centre City Pkwy. The property is comprised of three small buildings, each with the potential for standalone occupancy and separate parking lots.

[CLICK TO VIEW ZONING](#)

EXECUTIVE SUMMARY

ADDRESS

400, 410 & 420 West 5th Avenue, Escondido, CA 92025

BUILDINGS SIZE

±8,317 Square Feet

LOT SIZE

±0.49 Acres | ±21,344 Square Feet

PRICE

\$1,700,000

PRICE/SQUARE FOOT

\$204/Square Feet

ZONING

SPA-9

YEAR BUILT

1972

PARCEL NUMBERS

233-132-07, 08 & 09-00

VACANCY

100%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	80,657	201,320	466,618
2028 POPULATION PROJECTION	79,658	198,962	461,710
2023 HOUSEHOLDS	25,236	64,928	157,277
2028 HOUSEHOLD PROJECTION	24,873	64,051	155,394
MEDIAN HOUSEHOLD INCOME	\$64,459	\$81,006	\$105,429
MEDIAN HOME VALUE	\$584,971	\$682,217	\$800,610
MEDIAN YEAR BUILT	1977	1980	1984

TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
West 5 th Avenue	South Orange Street	9,077
South Centre City Parkway	West 2 nd Avenue	27,731
West 2 nd Avenue	South Orange Street	20,147
South Centre City Parkway	Alley	27,776



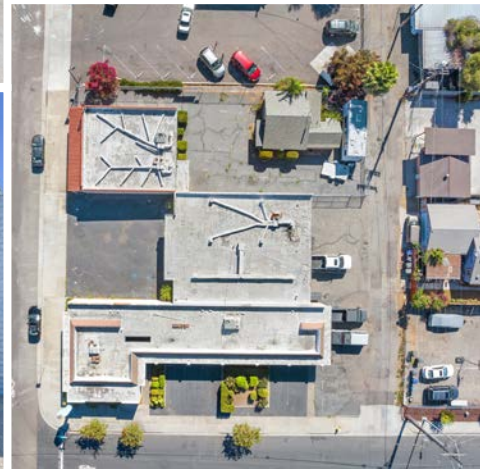


WEST 4TH AVENUE

SOUTH ORANGE STREET

WEST 5TH AVENUE







Escondido is settled in a long valley in the coastal mountains of Southern California, Escondido provides a thriving urban environment in the midst of gentle rolling hills and avocado and citrus groves. Escondido lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego.

Escondido's economy is one of the most diversified in North San Diego County. Industries such as healthcare, specialty food and beverage manufacturing, agriculture, professional services and precision manufacturing all call Escondido home. Retail sales are among the highest in San Diego County due to the presence of the Escondido Auto Park and Westfield North County.

Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's health care system and is recognized as one of the most technologically advanced hospitals in the world. Escondido is home to dozens of innovative companies and entrepreneurs, with one of the highest numbers of recorded patents per capita in the nation.

Inland North San Diego County, of which Escondido is at the core, is emerging as a regional economic leader in the forefront of job development and new industries. Escondido is a wonderful place to visit, live, work, play, or do business, and provides a business-friendly environment.

According to the City's 2023 Comprehensive Annual Financial Report, some the top employers in the city are Palomar Medical Center, Escondido Union School District, City of Escondido, Escondido Union High School District, Bergelectric, Home Depot, Toyota of Escondido, Vons Grocery Stores, California Center for the Arts, North County Transit District and SDG&E.

Escondido provides easy access to all of the many cultural, arts and entertainment offerings of nearby San Diego. In addition, some of Escondido's more notable attractions include The California Center for the Arts, The Deer Park Winery and Auto Museum, The Escondido Children's Museum, The Mingei International Museum, The Patio Playhouse, The San Pasqual Battlefield State Park, TheatrX, The Lawrence Welk Museum and The Welk Resort Theatre.

The San Diego Zoo Safari Park is a zoo and safari park in San Diego, California, located in San Pasqual Valley. The park houses over 3,000 animals representing more than 300 species. It houses a large array of wild and endangered animals from every continent except Antarctica

Escondido is served by the Escondido Union School District, the Escondido Union High School District, and the San Pasqual Union School District. The city has 19 elementary, five middle, and seven high schools.





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