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## OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN ESCONDIDO

**144 E WASHINGTON AVE | ESCONDIDO, CA 92025**



# OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN ESCONDIDO

## PROPERTY OVERVIEW

**144 E WASHINGTON AVE | ESCONDIDO, CA 92025**

**Asking \$2.20 PSF plus NNN**

- **±3,808 SF GROUND FLOOR OFFICE SPACE IN STAND ALONE BUILDING**
- **APPROX. 15 PARKING SPACES**
- **STORAGE**
- **KITCHENETTE**
- **SOLAR POWER**
- **CENTRALLY LOCATED IN HEART OF ESCONDIDO**
- **GREAT FOR MEDICAL USE OR DENTAL**
- **WELL MAINTAINED AND LANDSCAPED**

**PLEASE DO NOT DISTURB TENANT, OWNER, EMPLOYEES, OR PATRONS**



# OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN ESCONDIDO

## EXTERIOR PICS





# OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN ESCONDIDO

## INTERIOR PICS





# OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN ESCONDIDO

## INTERIOR PICS



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## INTERIOR PICS





# OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN ESCONDIDO

## INTERIOR PICS





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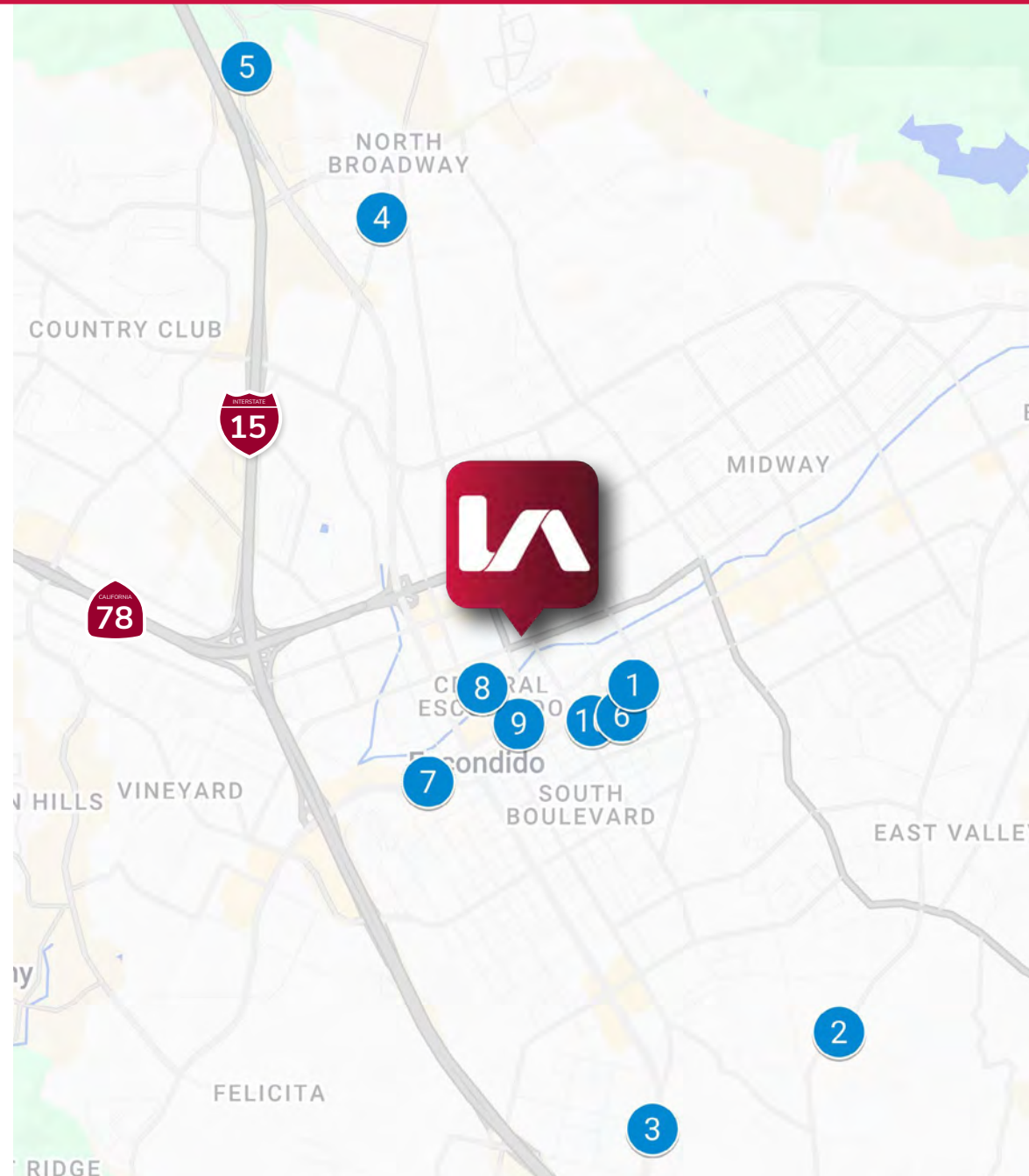




# OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN ESCONDIDO

## NEARBY DEVELOPMENTS

- 1 PALOMAR HEIGHTS- 625 E GRAND AVE  
**510 UNITS**
- 2 661 BEAR VALLEY PARKWAY  
**55 SINGLE FAMILY HOMES**
- 3 DEL PRADO DEVELOPMENT - CENTRE CITY PKWY - **113 TOWNHOMES**
- 4 NORTH IRIS CONDOS - NORTH IRIS LANE  
**102 UNITS**
- 5 NUTMEG HOMES - CENTRE CITY PKWY  
**134 TOWNHOMES**
- 6 HICKORY ST CONVERSION - 240 HICKORY ST  
**21 UNITS**
- 7 CONDOMINIUMS UNDER CONSTRUCTION  
**126 UNIT**
- 8 **5-6 STORY CONDOMINUMS PROPOSED**
- 9 TOUCHSTONE DEVELOPMENT  
**106 RESIDENTIAL + GROUND FLOOR RETAIL**
- 10 TOUCHSTONE DEVELOPMENT  
**95 CONDO UNITS**





## OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN ESCONDIDO

# Escondido

### Strategic Location

Located just 30 miles northeast of downtown San Diego, Escondido is strategically located near the intersection of two major highways, making it a prime location for businesses to easily access the region.



### Vibrant Downtown

Escondido's historic downtown area has undergone a major revitalization in recent years, with new businesses, restaurants, and entertainment options drawing residents and visitors alike.



### Business-Friendly Environment

Escondido has a strong track record of supporting businesses, with a business-friendly environment that includes streamlined permitting processes, attractive tax incentives, and a variety of economic development programs.



### Highly Educated Workforce

With a population of over 150,000, Escondido boasts a highly educated workforce, with nearly 25% of residents holding a bachelor's degree or higher. This makes it an ideal location for businesses that require skilled and knowledgeable workers.



### Diverse Economy

Escondido has a diverse economy that includes a range of industries, from manufacturing and healthcare to hospitality and retail. This economic diversity helps ensure stability and growth, even in uncertain times.



## OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN ESCONDIDO

# Escondido

Located in northern San Diego County, Escondido, CA is fast becoming a prime location for businesses seeking high-quality office space. Recent redevelopment efforts in the city have made it an even more attractive option, with significant investment in major projects like the revitalization of the downtown area.

One of the most noteworthy projects is the Gateway Project, which has transformed the area and already attracted several new businesses to the city. This project includes a new state-of-the-art city hall, a transit center, and a 126-room hotel.

The Grand Avenue Specific Plan is another key redevelopment project in Escondido. It is a comprehensive plan to revitalize the historic Grand Avenue corridor in the heart of downtown, featuring improved pedestrian and bicycle access, new landscaping, street furniture, and mixed-use buildings that provide commercial and residential space.

With its strategic location just off the I-15 corridor and diverse economy, including major employers in healthcare, education, and manufacturing, Escondido is an ideal location for businesses seeking to establish their presence in San Diego County. Additionally, the city boasts a highly educated workforce, making it a top choice for companies in search of top talent.



**62**  
HIKING TRAILS



**115**  
RESTAURANTS



**13**  
WINERIES



**8**  
BREWERIES





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## CONTACT BROKERS FOR MORE INFO

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