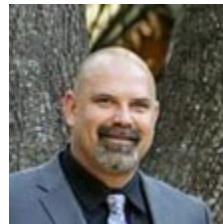




## 312 S Juniper St

312 S Juniper St, Escondido, CA 92025



**Brian Jackel**

SBI Realty & Property Management Inc  
9001 Grossmont Blvd, Suite 720, La Mesa, CA 91941  
[Brian.sbirealty@gmail.com](mailto:Brian.sbirealty@gmail.com)  
(619) 888-1916



# 312 S Juniper St

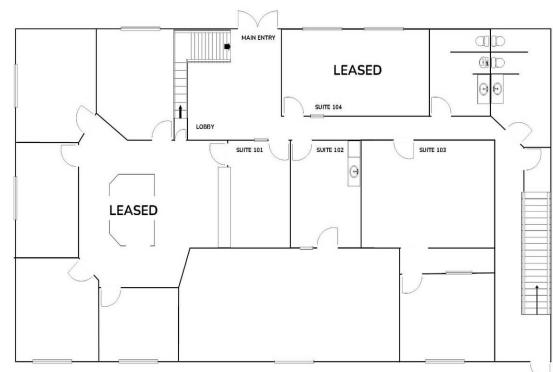
\$18.60 - \$21.00 /SF/YR

Upscale office space just minutes for the Historical District. Monument Signage Available. Secure entry with an inviting lobby. Four common area restrooms both Upstairs and Downstairs. High Visibility, plenty of parking and favorable lease terms. Short Term and Long-Term Leases Available. Multiple floor plans to choose from....

- Lots of Natural Light
- Secure Entry
- Monument Signage Available

## FLOOR PLAN

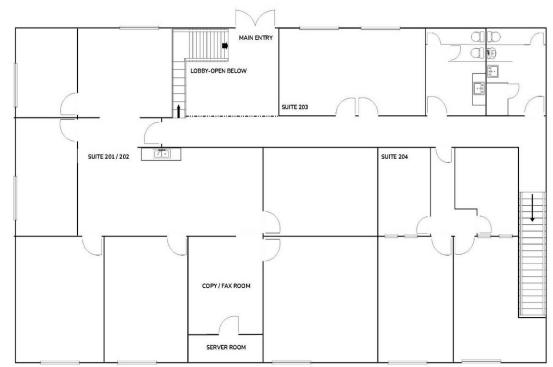
1st floor



\*FLOORPLAN NOT TO SCALE. TENANT TO VERIFY.

## FLOOR PLAN

2nd floor



\*FLOORPLAN NOT TO SCALE. TENANT TO VERIFY.

Rental Rate:	\$18.60 - \$21.00 /SF/YR
Total Space Available:	3,007 SF
Min. Divisible:	265 SF
Max. Contiguous:	1,510.00 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	8,004 SF
Year Built:	1973
Walk Score ®:	92 (Walker's Paradise)
Transit Score ®:	44 (Some Transit)
Rental Rate Mo:	\$1.75 /SF/MO

## 1st Floor Ste 102

Space Available	869 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	1,510 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Secured EntryUpgraded Entry/Lobby24/7 AccessWindows in all officesAir conditioning and HeatingMonument Signage AvailableGreat Location mins to Historical District

1

## 1st Floor Ste 103

Space Available	641 SF
Rental Rate	\$21.00 /SF/YR
Contiguous Area	1,510 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Secured EntryUpgraded Entry/Lobby24/7 AccessWindows in all officesAir conditioning and HeatingMonument Signage AvailableGreat Location mins to Historical District

2

## 2nd Floor Ste 203

Space Available	265 - 529 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Secured EntryUpgraded Entry/Lobby24/7 AccessWindows in all officesAir conditioning and HeatingMonument Signage AvailableGreat Location mins to Historical District

3

**2nd Floor Ste 204**

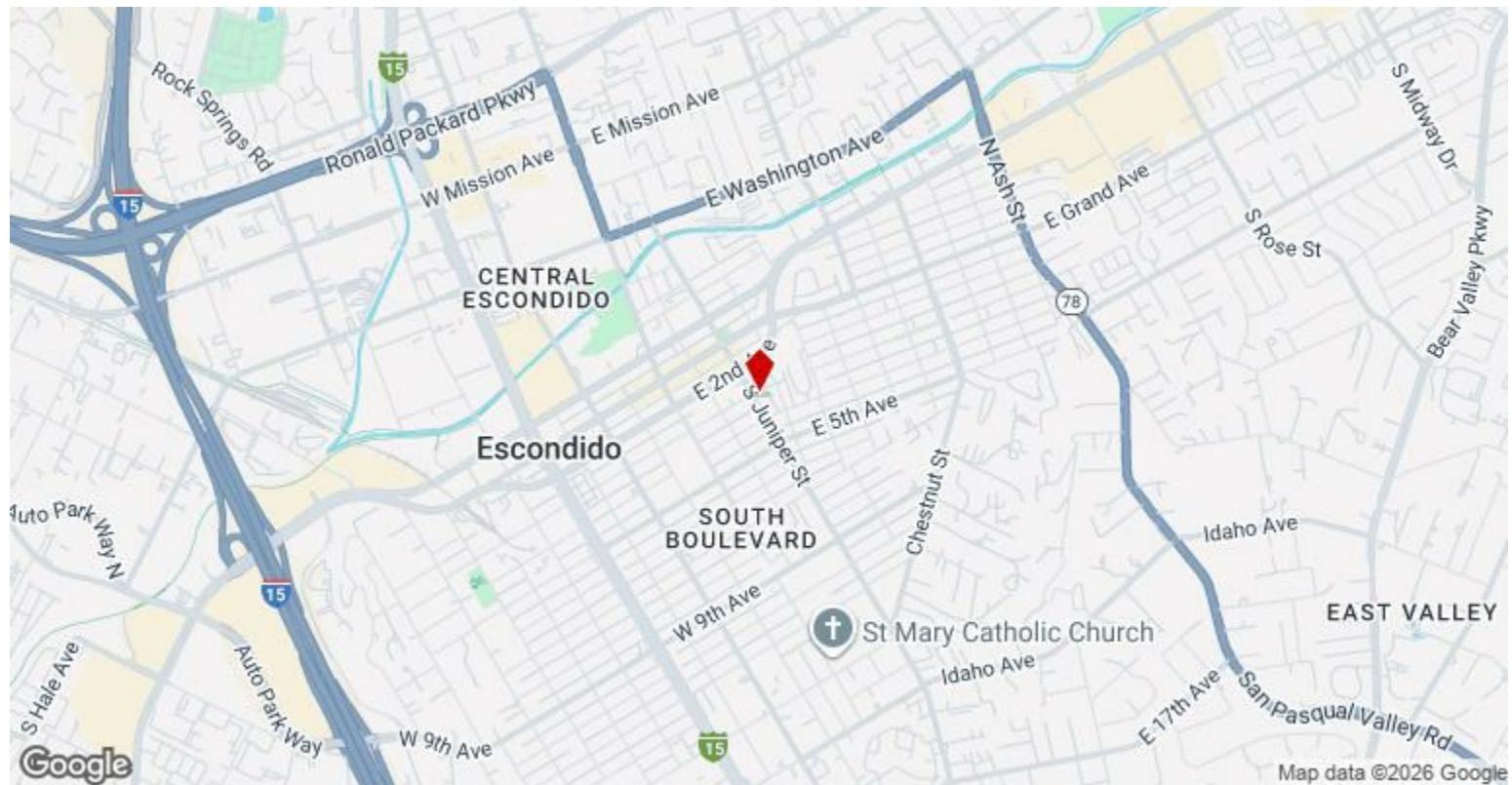
Space Available	968 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Secured EntryUpgraded Entry/Lobby24/7 AccessWindows  
in all officesAir conditioning and HeatingMonument  
Signage AvailableGreat Location mins to Historical District

## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Candelario	-	May 2024
Nuderma Med Spa	-	
Shawn & Amanda Doan	-	



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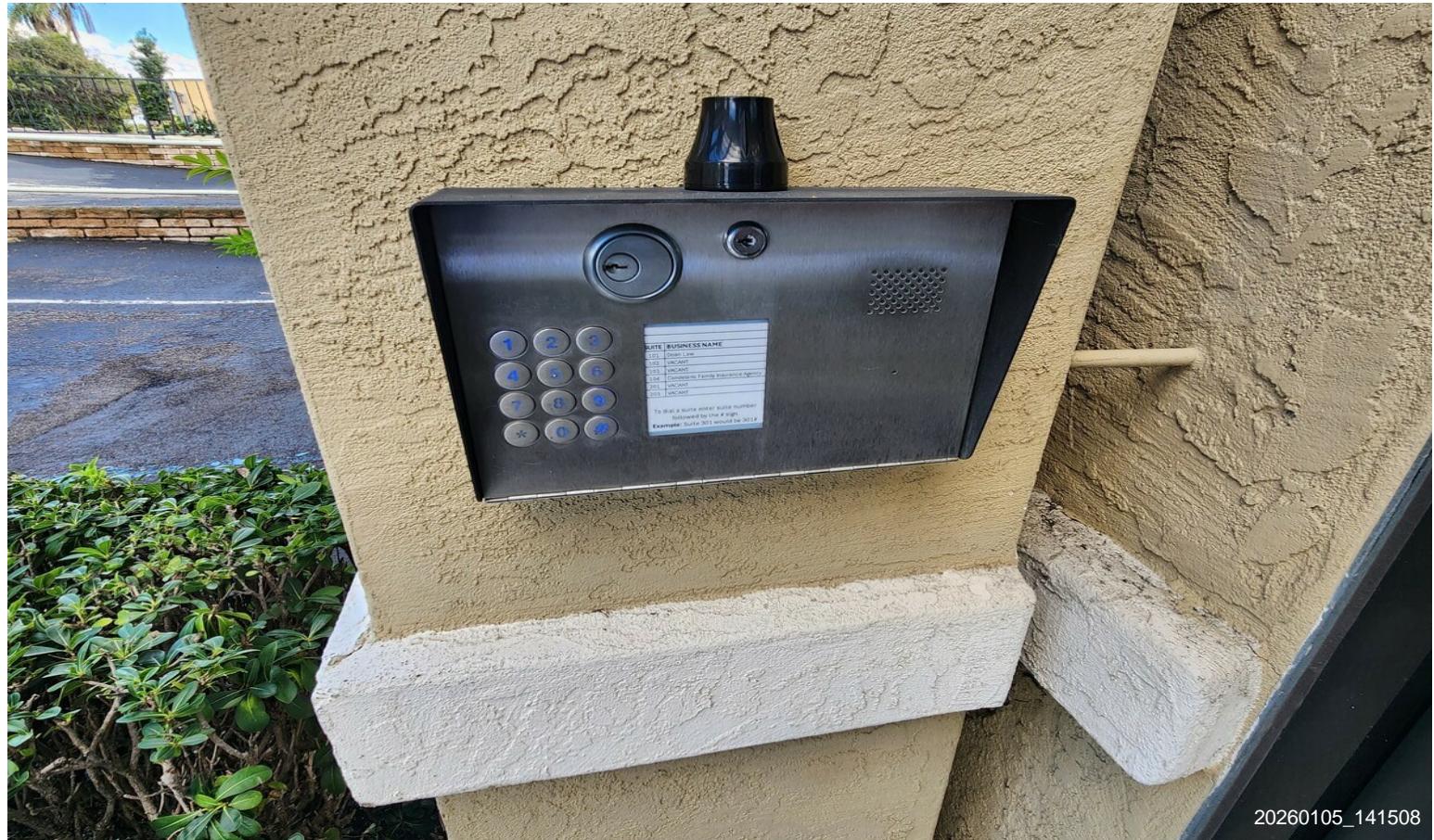
## Property Photos



## Property Photos

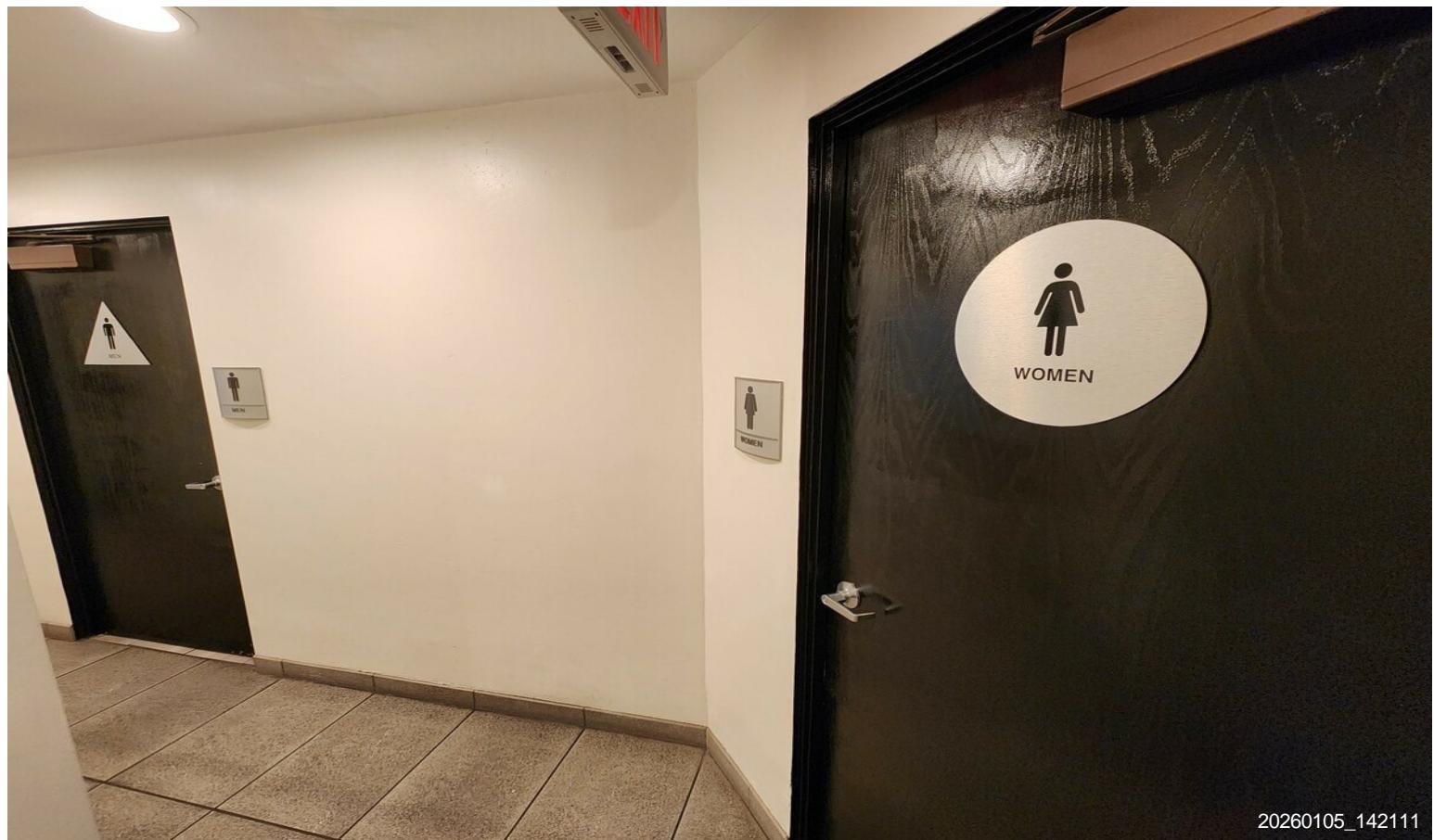
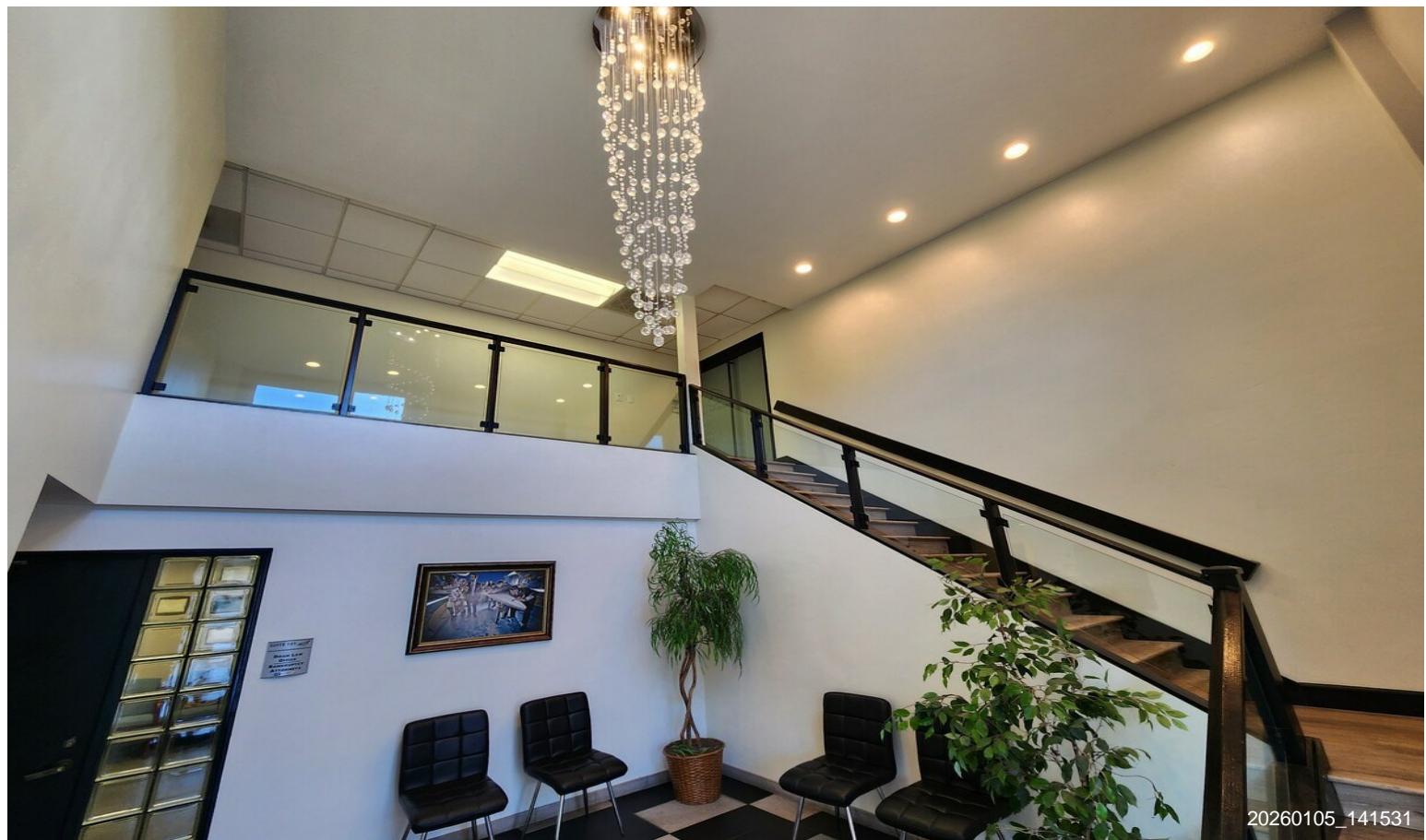


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# Property Photos



## Property Photos

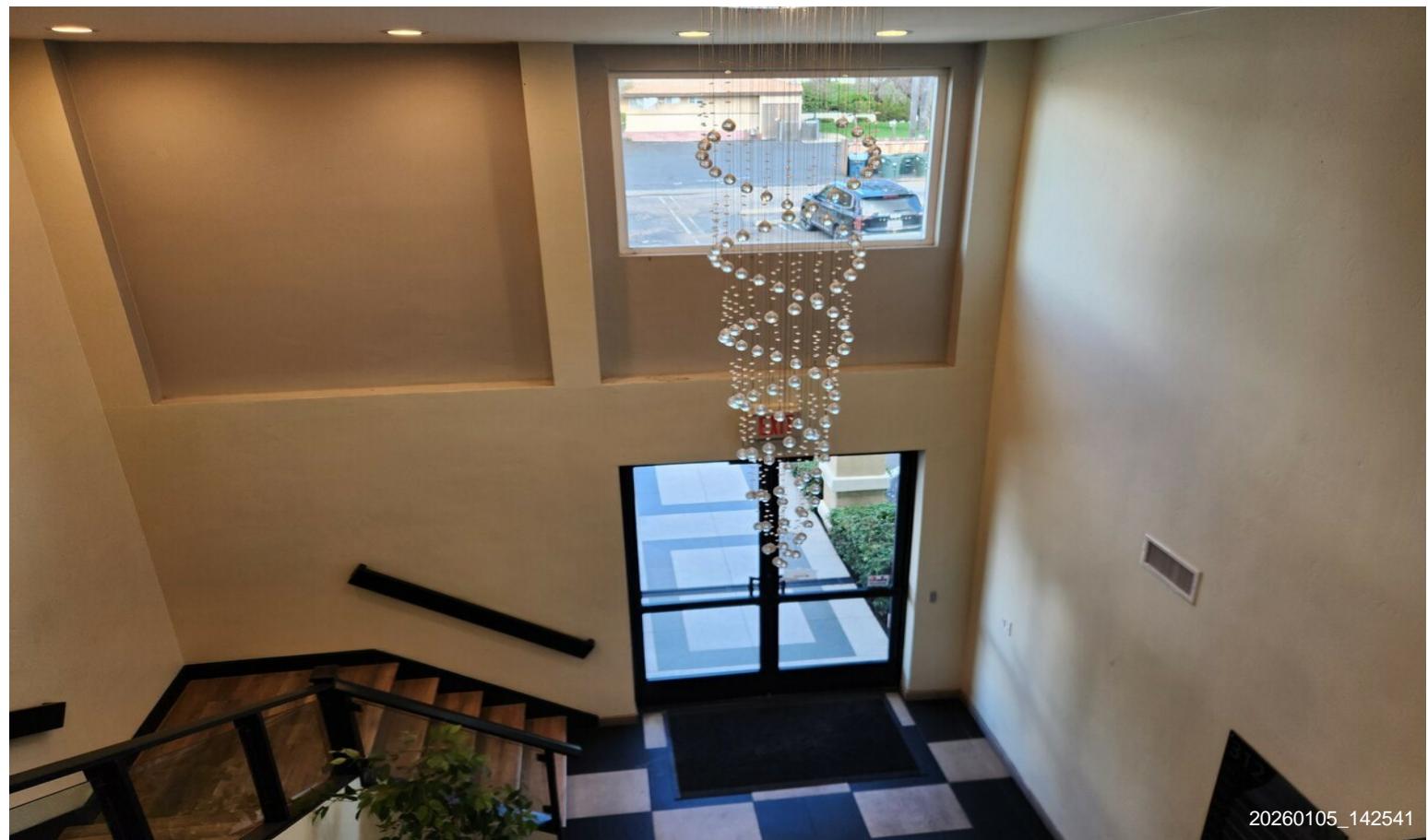


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## Property Photos



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# Property Photos



# Property Photos



Building Photo