



355 W GRAND AVE

ESCONDIDO, CA 92025

MEDICAL & PROFESSIONAL OFFICE BUILDING



FOR LEASE: 2,043 – 5,028 SF
ENTIRE SECOND FLOOR AVAILABLE

JAMES BENGALA

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROJECT OVERVIEW

Address:	355 W Grand Ave, Escondido CA 92025
Submarket:	Escondido/I-15 Corridor
Site Area:	35,284 SF / 0.81 AC
Building FAR:	0.52
Year Built/Renov:	1965 / 1988
Building Rentable Square Footage:	First Floor - 7,000SF Second Floor - 5,028 SF Third Floor - 6,468 SF Total - 18,496 SF
Available:	Suite 2 – 2,985 Sq Ft Suite 3 – 2,043 Sq Ft > 2nd Floor
Zoning:	S-P: Specific Plan Area
Construction:	Metal
Parking Ratio:	4.00/1,000
Parking Spaces:	85 Surface
Walk Score:	Walker's Paradise (94)
Lease Rate:	Professional: \$1.95/SF + Utilities Medical: \$1.95/SF + NNN





LOCATION HIGHLIGHTS

- » Wide Variety of Professional & Medical Uses Allowed
- » Flexible Floorplans/Configurations Available
- » Existing Plumbing Improvements Throughout Building
- » Convenient Accessibility to I-15 & CA-78
- » Palomar Medical Center less than a 5-Mile Drive

AMENITIES

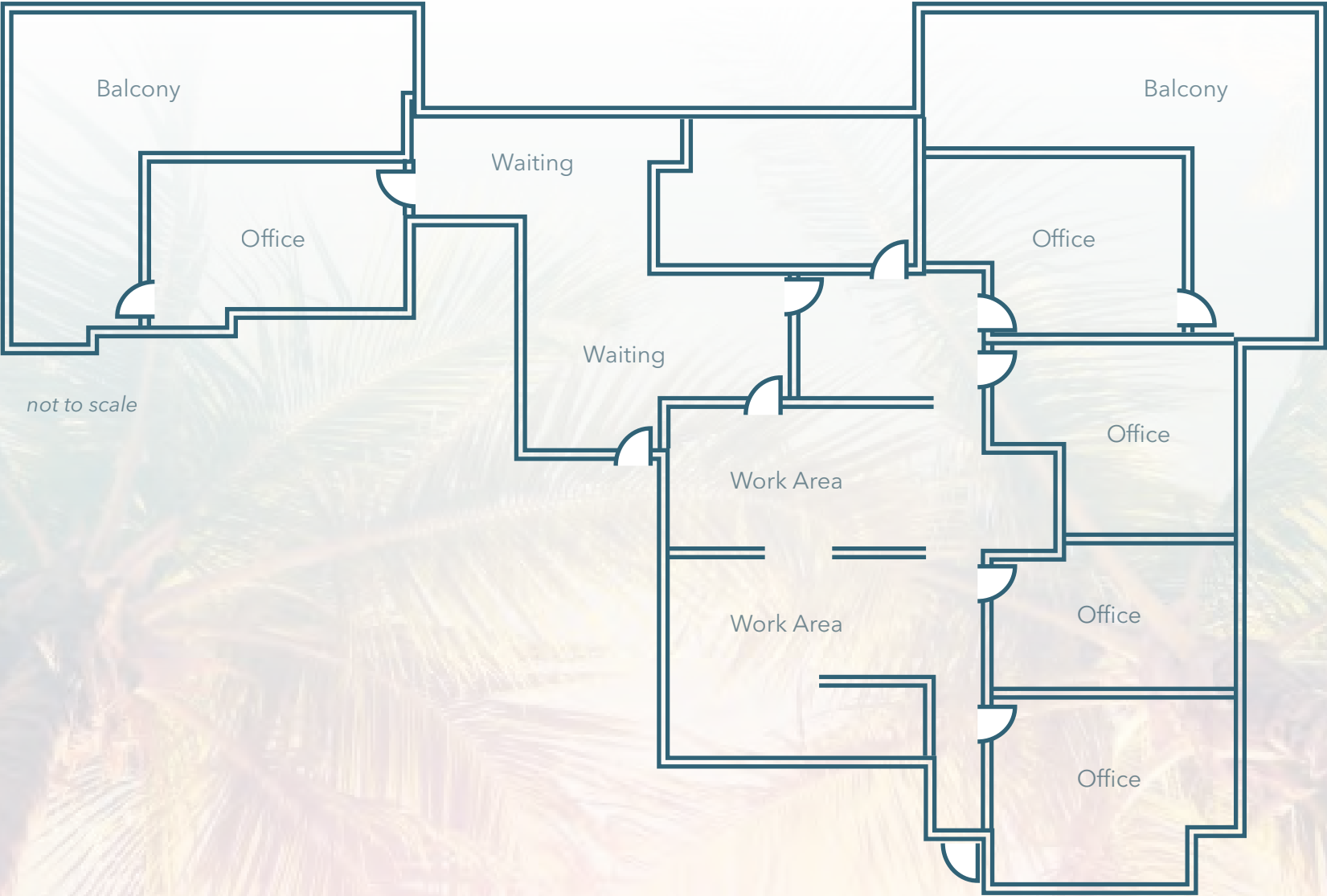
- » Ample Surface Parking
- » High Walk-Score to Restaurants/Cafes/Services/Retail
- » Highly Visible Stand-Alone Building on Grand Ave
- » Building Signage Available

SUITE 2 FLOOR PLAN

2,985 Sq Ft

MEDICAL LEASE RATE:
\$1.95/SF + NNN

PROFESSIONAL LEASE RATE
\$1.95/SF + UTILITIES

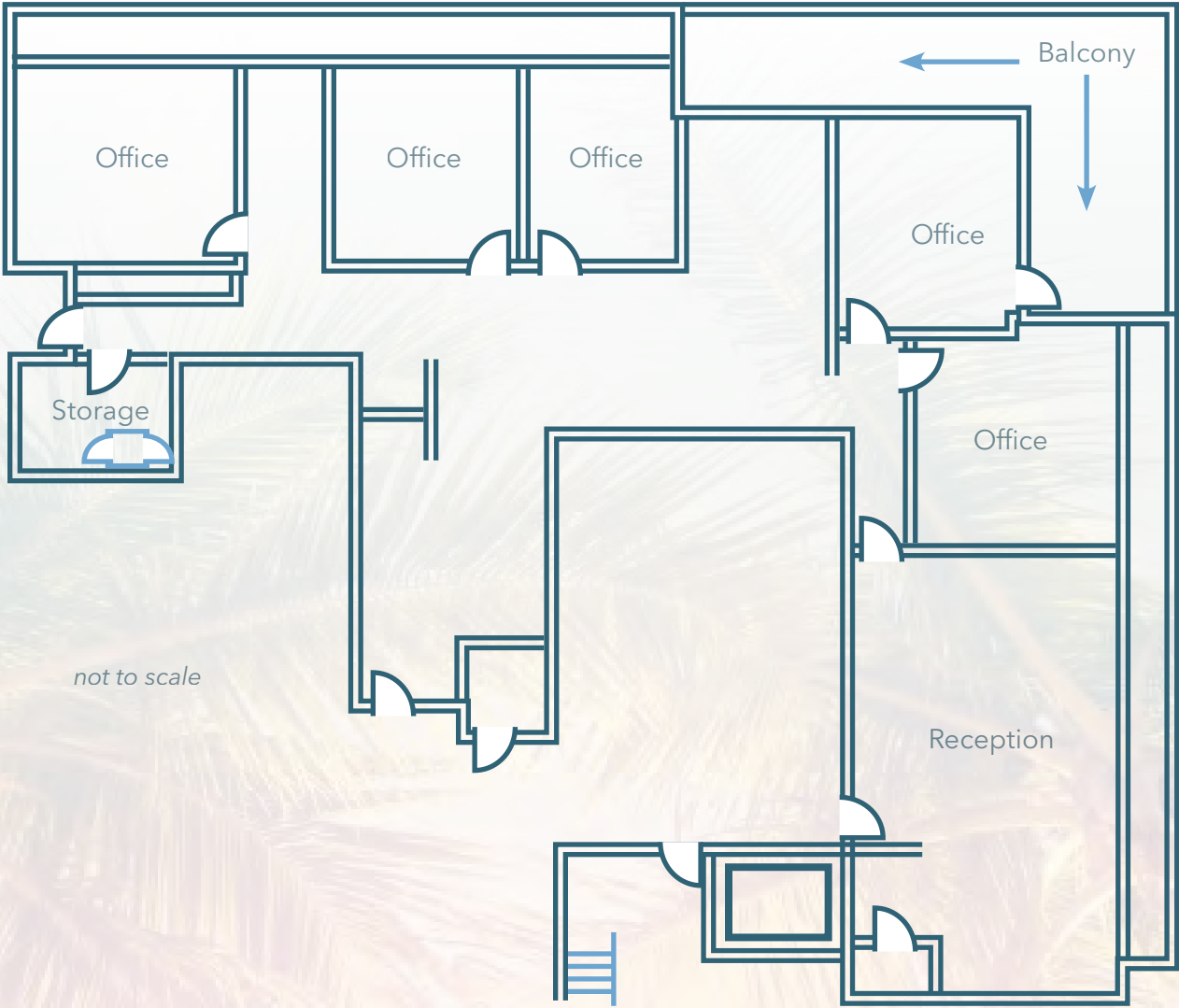


SUITE 3 FLOOR PLAN

2,043 Sq Ft

MEDICAL LEASE RATE:
\$1.95/SF + NNN

PROFESSIONAL LEASE RATE
\$1.95/SF + UTILITIES





- VONS
- Harvest House
- Enchiladas
- SUBWAY
- Jack in the Box
- 7-Eleven
- 76
- Wendy's
- Killer Pizza from Mars

- Walmart
- COSTCO WHOLESALE
- Freddy's
- McDonald's
- TACO BELL
- Starbucks
- Joey's MEX
- crumbl
- HOOTERS
- rubio's
- Guitar Center
- Felix's

- VONS
- ROSS DRESS FOR LESS
- DOLLAR TREE
- DO
- CHASE
- CVS pharmacy
- IHOP
- Starbucks

- Walmart
- Home Depot
- Albertsons
- GROCERY OUTLET
- VALLEY SUPERMARKET
- BIG LOTS
- ROSS DRESS FOR LESS
- Starbucks
- Cart's Jr.
- IHOP
- Farmer Boy's
- ALDI
- Pizza Hut
- McDonald's
- TACO BELL

PALOMAR HEALTH
MEDICAL GROUP
Reimagining Healthcare

- REGAL
- Smart&Final
- COLD STONE CREAMERY
- Shakey's
- Starbucks
- JILBERTO'S TACO SHOP
- Chin's Gourmet

- IN-N-OUT BURGER
- Chick-fil-A
- Chick-fil-A
- Starbucks
- BURGER KING
- TARGET
- Holiday Inn
- Applebee's
- Panera

Ali Baba
Mediterranean Cuisine

TJ TACOS

355 W GRAND AVE
ESCONDIDO, CA 92027





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