



355 W GRAND AVE

ESCONDIDO, CA 92025

MEDICAL & PROFESSIONAL OFFICE BUILDING



FOR LEASE: 2,043 -11,476 SF
ENTIRE 2ND & 3RD FLOOR AVAILABLE

JAMES BENGALA

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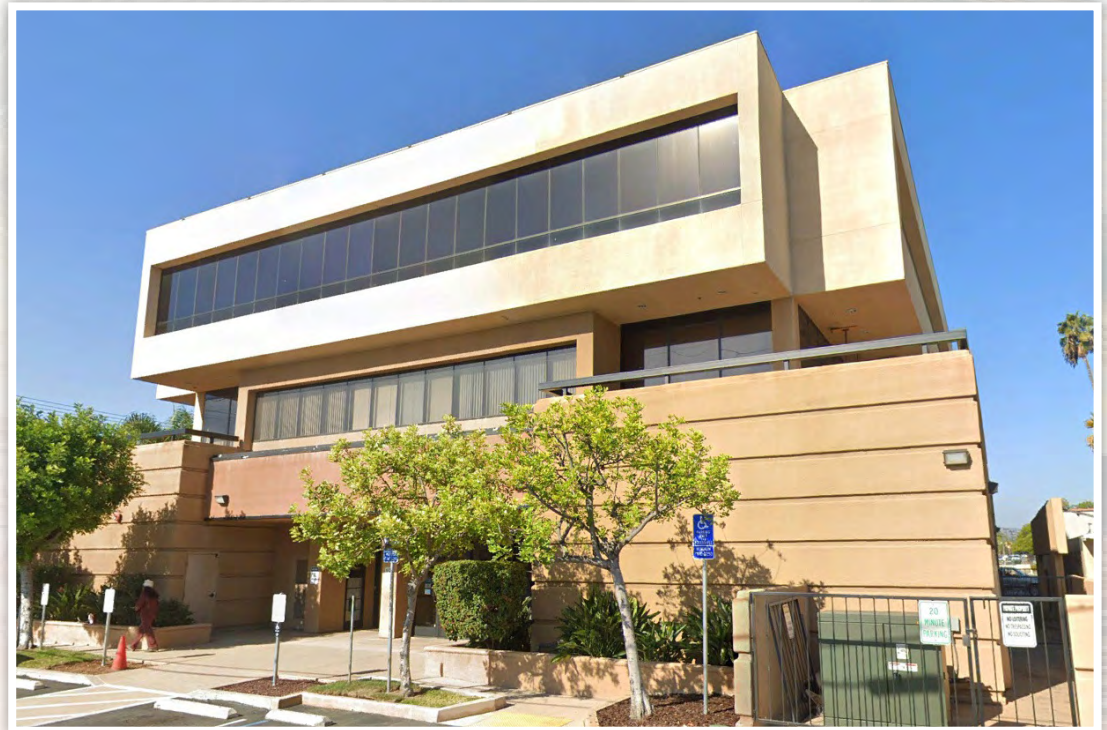
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES


**URBAN WEST
VENTURES**

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 Suite 4 – 3,069 Sq Ft Suite 5 – 3,399 Sq Ft > 3rd 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: \$1.75/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

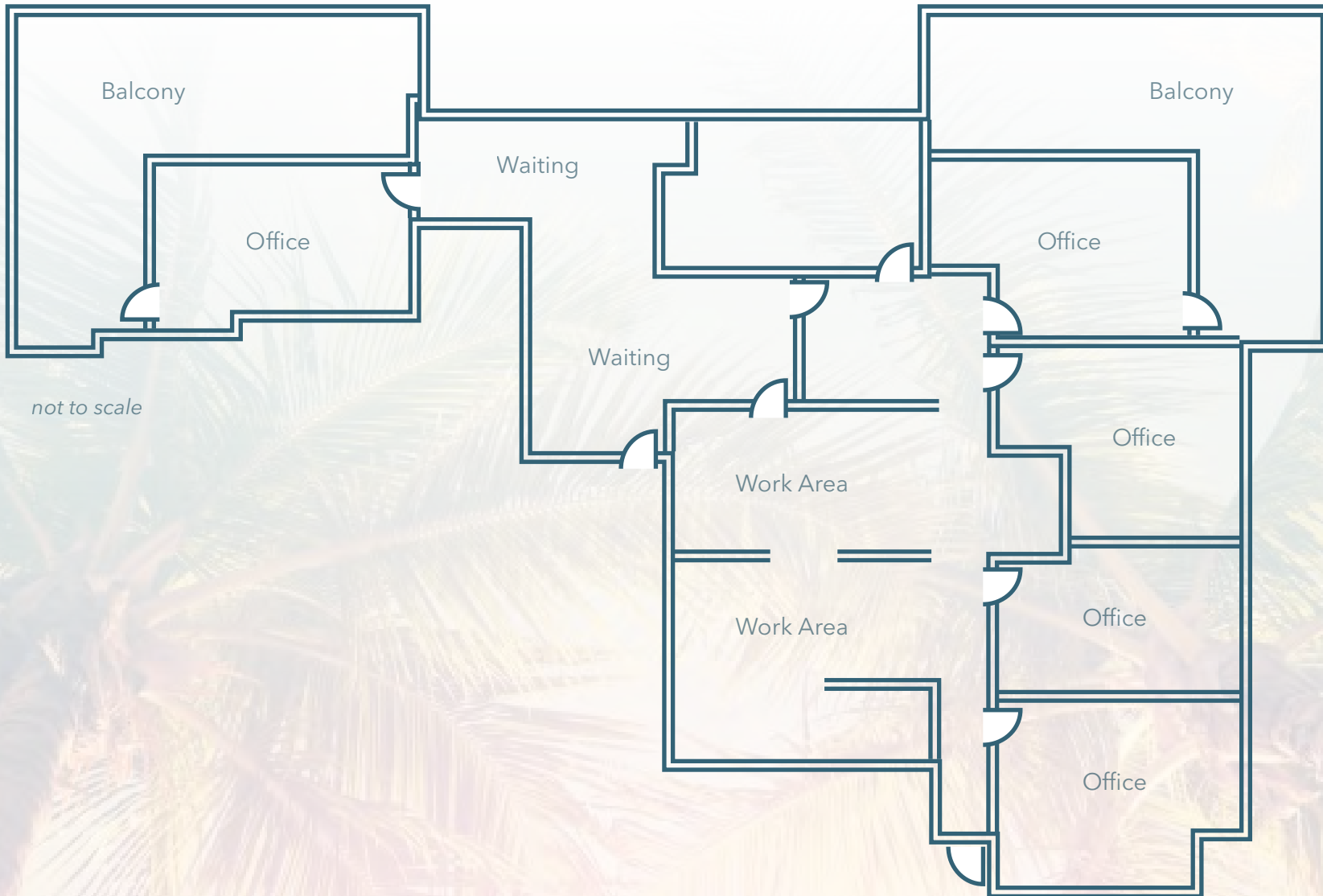
- » Ample Surface Parking
- » High Walk-Score to Restaurants/Cafes/Services/Retail
- » Highly Visible Stand-Alone Building on Grand Ave
- » Building Signage Available

SUITE 2 FLOOR PLAN

2,985 Sq Ft

**MEDICAL LEASE RATE:
\$1.95/SF + NNN**

**PROFESSIONAL LEASE RATE:
\$1.75/SF + UTILITIES**



SUITE 3 FLOOR PLAN

2,043 Sq Ft

**MEDICAL LEASE RATE:
\$1.95/SF + NNN**

**PROFESSIONAL LEASE RATE:
\$1.75/SF + UTILITIES**

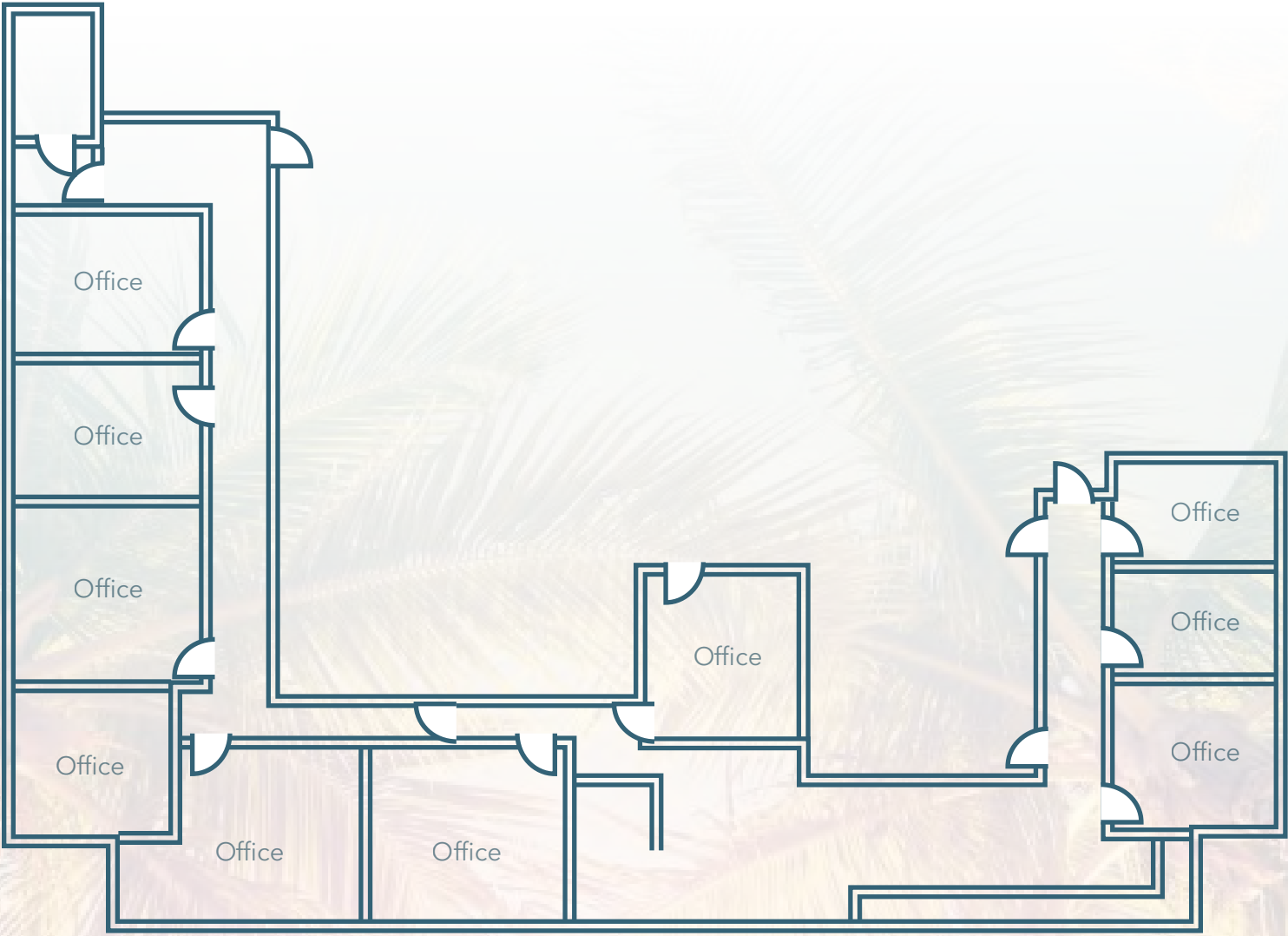


SUITE 4 FLOOR PLAN

3,069 Sq Ft

**MEDICAL LEASE RATE:
\$1.95/SF + NNN**

**PROFESSIONAL LEASE RATE:
\$1.75/SF + UTILITIES**



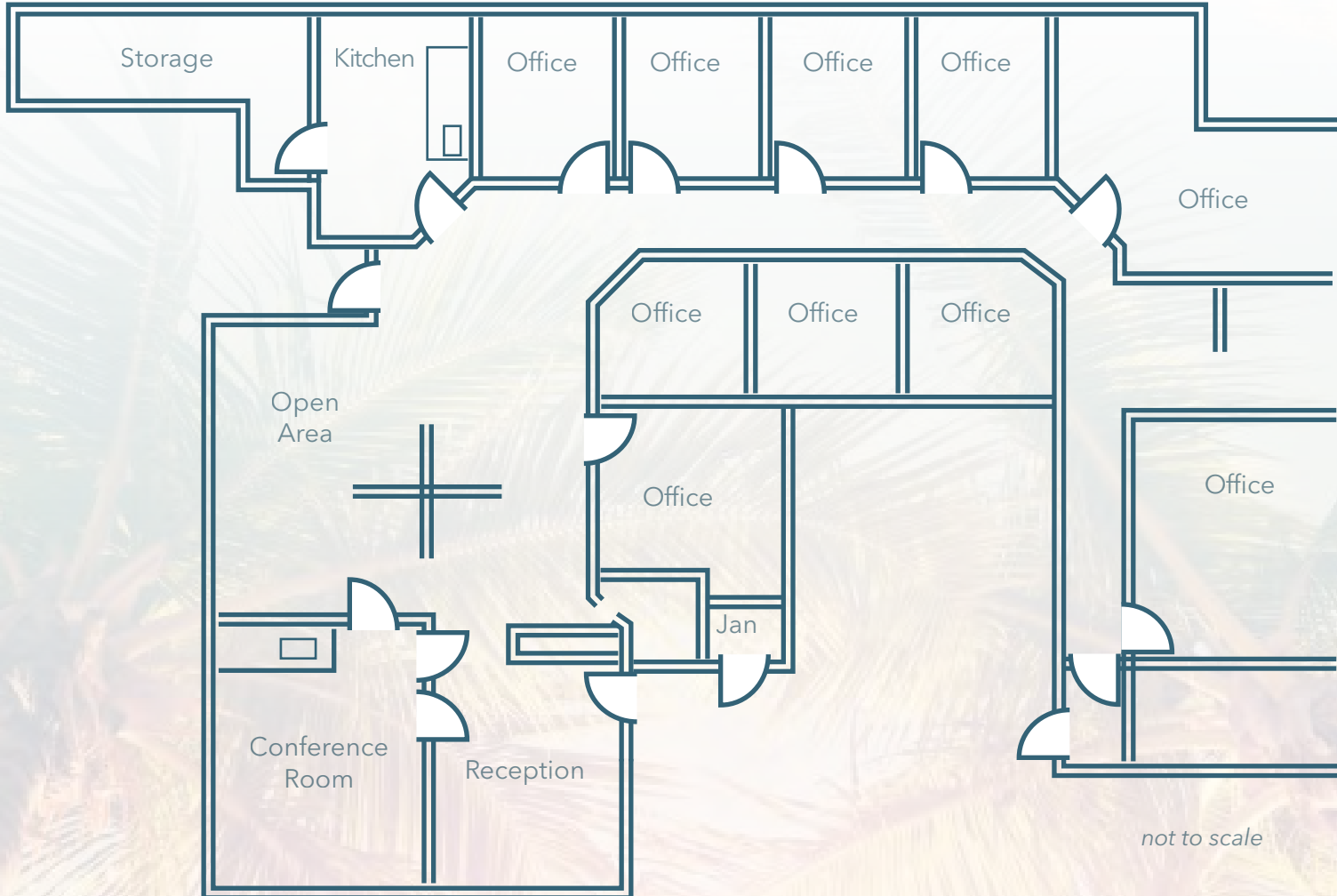
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SUITE 5 FLOOR PLAN

3,399 Sq Ft

**MEDICAL LEASE RATE:
\$1.95/SF + NNN**

**PROFESSIONAL LEASE RATE:
\$1.75/SF + UTILITIES**





VONS

HARVEST HOUSE

Enchanted Forest

SUBWAY

Jack In the Box

7 ELEVEN

76

Wendy's

KILLER PIZZA FROM MARS

Walmart

COSTCO WHOLESALE

Freddy's STEAKBURGERS

McDonald's

TACO BELL

Starbucks

Jockey Mikes SUBS

crumbl cookies

HOOTERS

rubio's

Guitar Center

Felix's

VONS

ROSS DRESS FOR LESS

DOLLAR TREE

DQ

CHASE

Pollo Loco

CVS pharmacy

IHOP

Starbucks

Walmart

THE HOME DEPOT

Albertsons

GROCERY OUTLET Bargain Market

VALLEY SUPERMARKETS

BIG LOTS!

ROSS DRESS FOR LESS

Starbucks COFFEE

Carl's Jr.

IHOP

Panera Bread

ALDI

Pizza Hut

McDonald's

TACO BELL

PALOMAR HEALTH
MEDICAL GROUP
Reimagining Healthcare

REGAL

Smart & Final

COLD STONE CREAMERY

Shakey's PIZZA PARLO

Starbucks

JILBERTO'S TACO SHOP

Chin's Gourmet

IN-N-OUT BURGER

Chick-fil-A

James Boy's DUCK LEG

Canes CHICKEN FINGERS

Starbucks

BURGER KING

TARGET

Holiday Inn

Applebees

Panera BREAD

Ali Baba
Mediterranean Cuisine

TJ TACOS

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