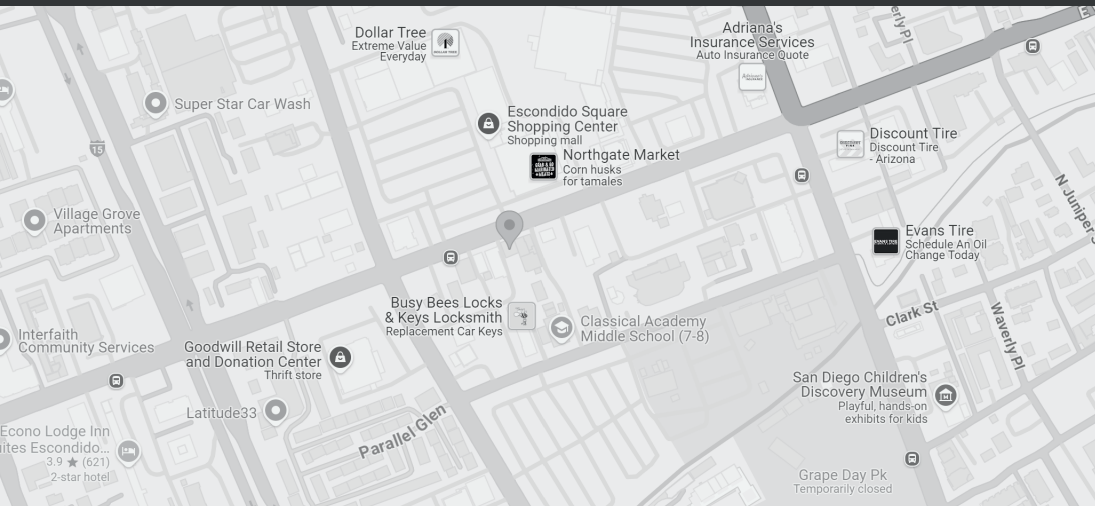


239

W. WASHINGTON AVE
ESCONDIDO, CA. 92025



INCREDIBLE CENTRAL LOCATION | RETAIL, OFFICE, OR FLEX SPACE



CONTACT

Krista Hubbard
760-975-7085

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Lic. #02023899



DIVINE FOG
REALTY COMPANY

PROPERTY HIGHLIGHTS

- Owner Use, Investment or Development
- New Roof
- Freshly Painted Interior
- Updated Bathrooms (4)
- Potential to be Divided Spaces
- Separate Entrances
- Fully Secured
- Good Visibility, Near Public Transit
- Ready for Immediate Use/Customization

Divine Fog Realty San Diego
350 W. 5th Avenue #101
Escondido, CA. 92025

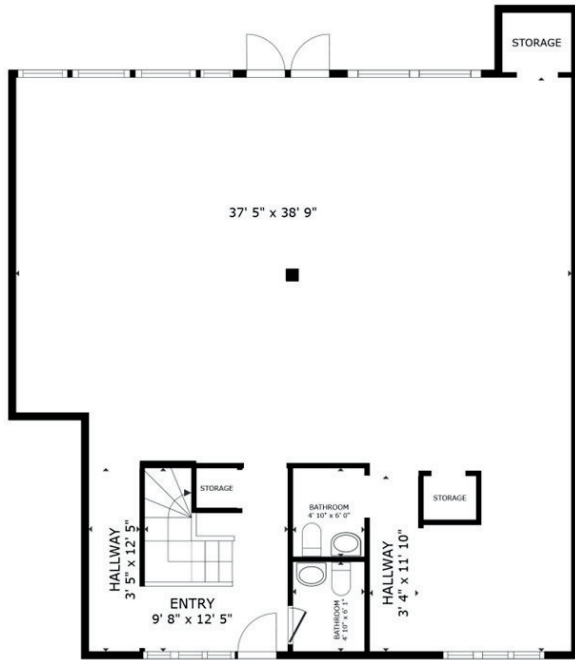
Incredible Opportunity For Owner Use, Investment, or Development. This Commercial Building in the Center of Escondido is Ideal For Retail, Office, or Flex Space. Upgraded Features Include New Roof, Freshly Painted Interior, And Updated Bathrooms. Versatile Layout With Potential To Be Divided Into Multiple Units With Separate Entrances And Private Bathroom - Ideal For Various Business Needs. Property is Fully Secured With Parking Located At The Rear. Positioned Directly Across From The Escondido Square Shopping Center Provides Excellent Visibility. With Easy Access To Both Highway 78 And Interstate 15, This Location Ensures Connectivity For Customers, Clients, And Employees Alike. Property Is Ready For Immediate Use Or Customization To Bring Your Vision To Life. Don't Miss The Chance To Establish Or Grow Your Business In This Highly Desirable Location



239

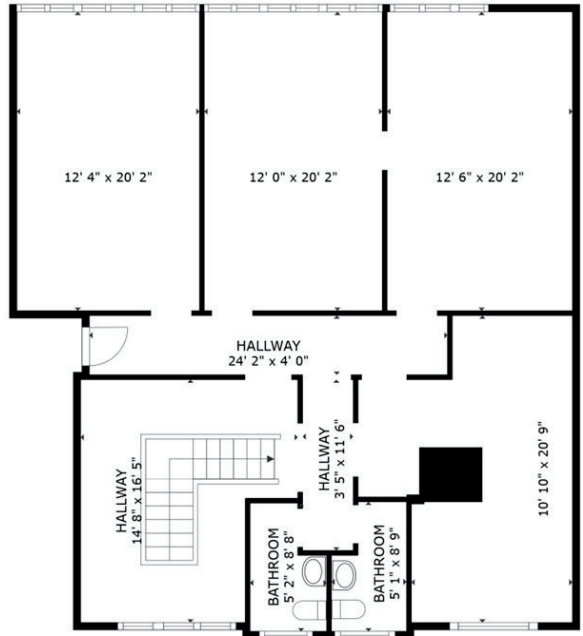
W. WASHINGTON AVE.
ESCONDIDO, CA. 92025

FLOOR PLANS



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 1,392 sq.ft. FLOOR 2 1,456 sq.ft.
TOTAL : 2,848 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,392 sq.ft. FLOOR 2 1,456 sq.ft.
TOTAL : 2,848 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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