

PROFESSIONAL OFFICE
FOR SALE AND LEASE

312

S JUNIPER ST

ESCONDIDO, CA 92025

S Juniper St

E Grand Ave

SALE PRICE | \$1,899,000

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180
Carlsbad, CA 92008
760.929.9700 | Corporate Lic. 01096996

JACKSON RODEWALD
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PROPERTY OVERVIEW



Monument signage
availability



Close proximity to downtown
historic Escondido



Building is
approx. 8,004 SF



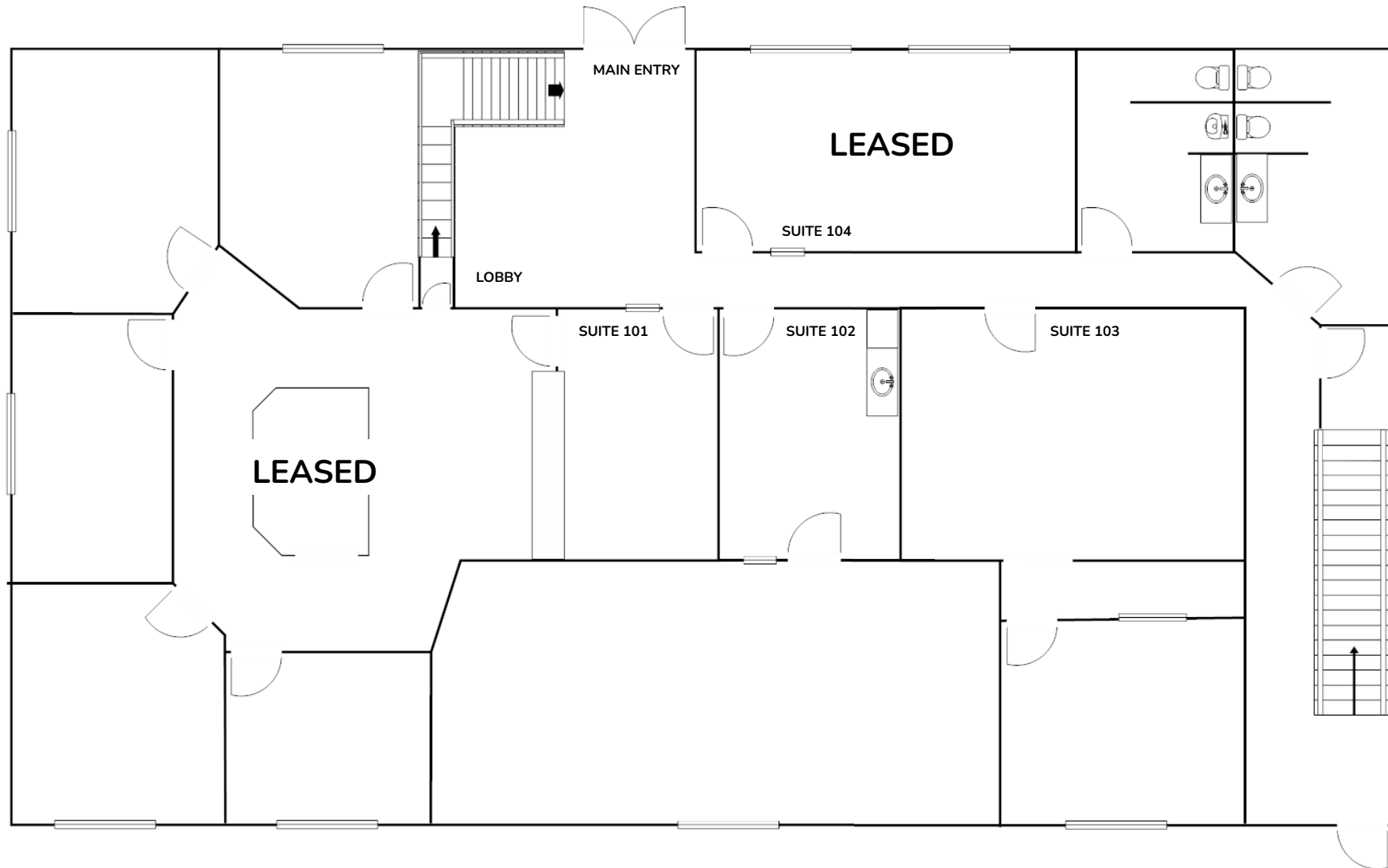
Total renovation
completed

LEASE RATE

Suite	SF Avail	Rent
102	869 SF	\$1.49 MG
103	641 SF	\$1.49 MG
201/202	2,457 SF	\$1.49 MG
204	968 SF	\$1.49 MG
203	529 SF	\$1.49 MG

FLOOR PLAN

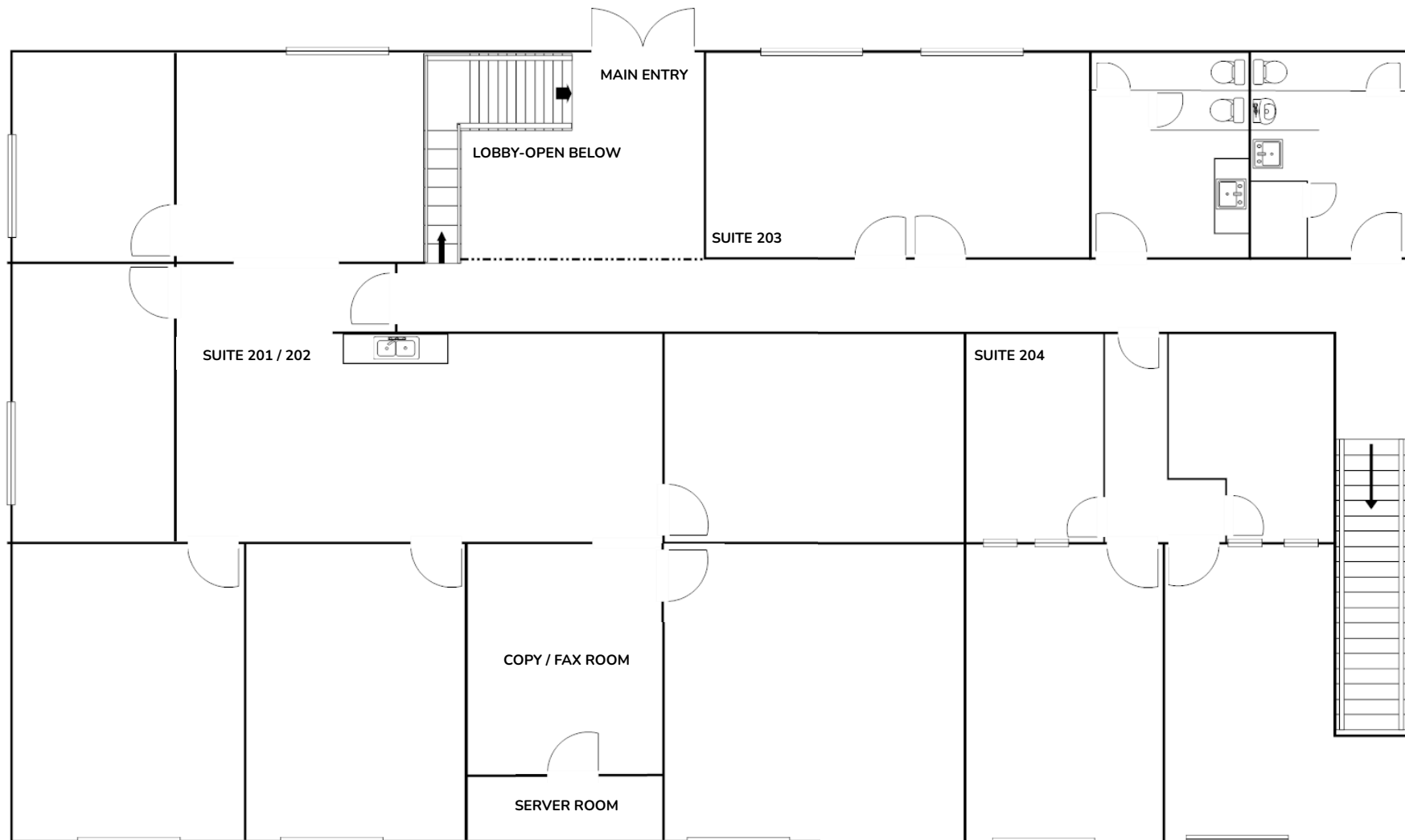
1st floor



*FLOORPLAN NOT TO SCALE. TENANT TO VERIFY.

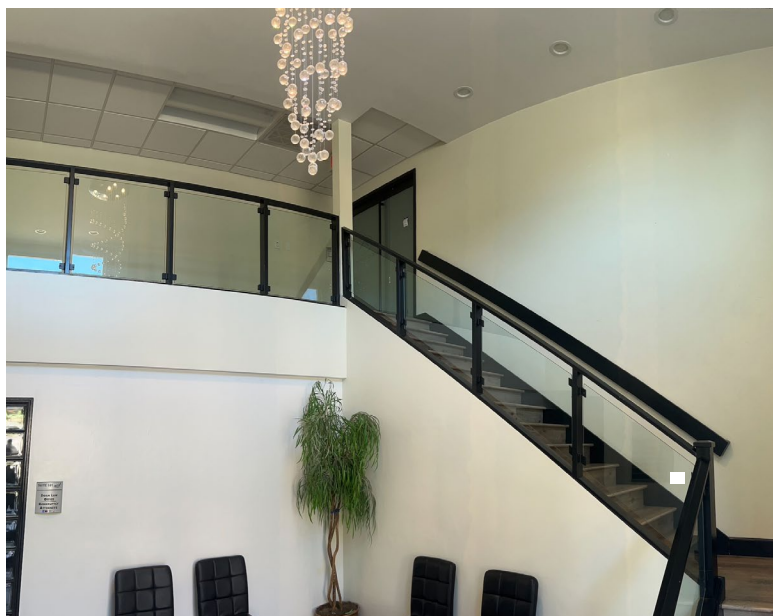
FLOOR PLAN

2nd floor



*FLOORPLAN NOT TO SCALE. TENANT TO VERIFY.

PROPERTY PHOTOS



DEMOGRAPHICS

Traffic Counts
8,358 ADT

*S Juniper St

Population
194,901

*5-Mile Radius

Households
64,555

*5-Mile Radius

Median household income
\$102,913

*5-Mile Radius

Median age
37.2

*5-Mile Radius



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