



SALES PRICE: \$999,000



FOR SALE
202-204
S JUNIPER
STREET

ESCONDIDO, CA 92025

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HIGHLIGHTS

- › Approximately 3,104 SF single story freestanding medical/office building
- › Located at a signalized intersection
- › Functional layout with interior plumbing
- › Exterior building signage available
- › Located adjacent to “The Ivy” mixed-use residential development: 100+ multi-family units
- › Two blocks away from Palomar Heights Re-Development project: 510 multi-family units & retail space
- › Located in the medical hub of Downtown Escondido
- › **SALES PRICE: \$999,000**



DEMOGRAPHICS



2024 Total Population

1 Mile - 31,387
3 Miles - 145,173
5 Miles - 203,510



Traffic Counts - ADT

E 2nd Ave - 15,900
S Juniper St - 9,700
E Grand Ave - 13,700



2024 Households

1 Mile - 9,400
3 Miles - 46,214
5 Miles - 66,322

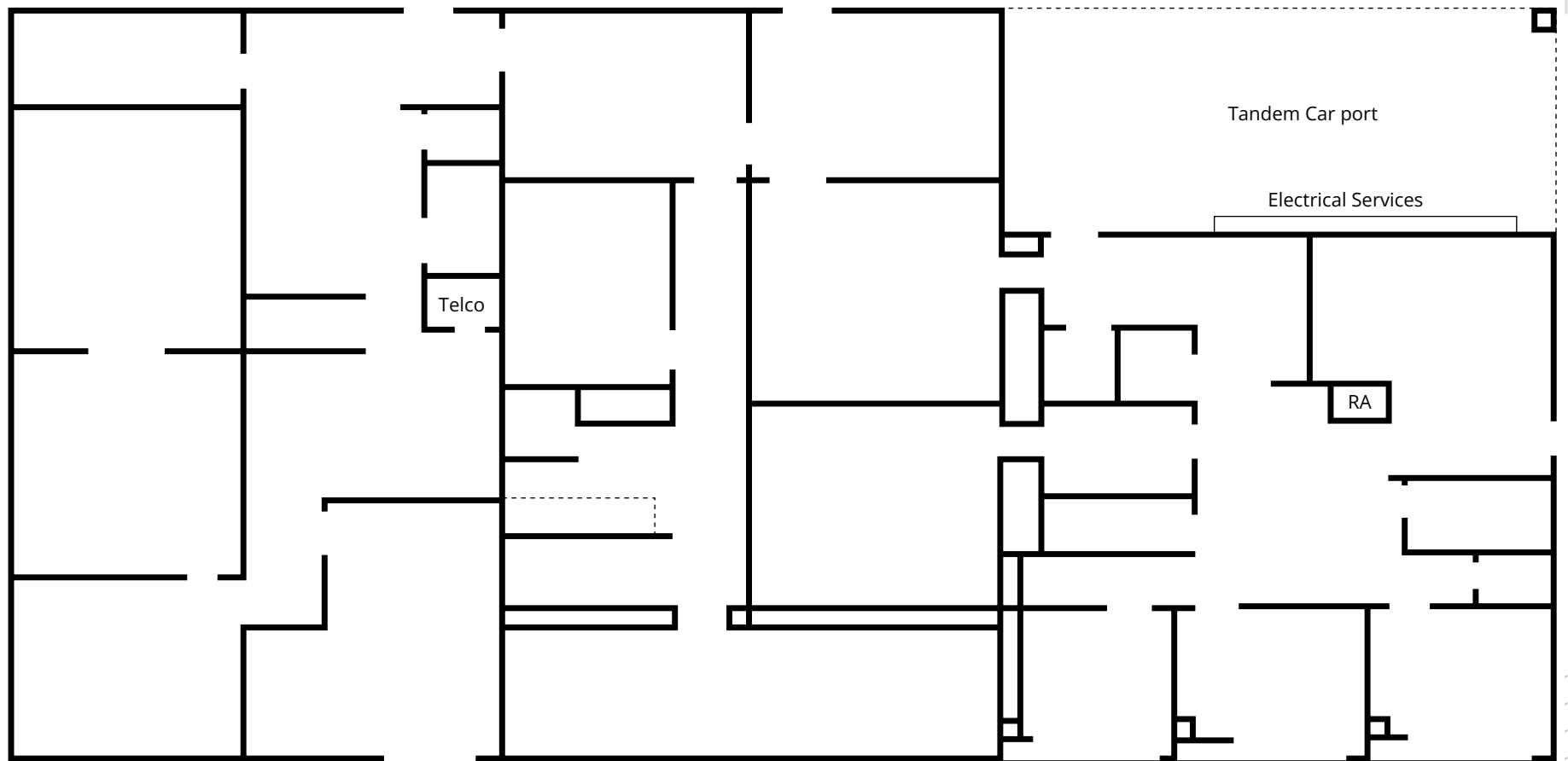


2024 Avg Household Income

1 Mile - \$77,387
3 Miles - \$103,412
5 Miles - \$118,041



FLOOR PLAN



Property Photos



Property Photos





Palomar Heights:

- › 510-Unit Development Site
 - › 162 Townhomes
 - › 258 Apartments
 - › 90 Senior Living Apartments
 - › 6,000 SF Retail Space
- [Click For More Info](#)

PALOMAR HEIGHTS

The Ivy: |

- › Multi-Family Development
 - › 100+ Residential Units
 - › High-End Amenities
- [Click For More Info](#)

THE IVY

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CONTACT US

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