

OFFERING SUMMARY

RARE FREESTANDING OWNER/USER OPPORTUNITY

228 N. BROADWAY • ESCONDIDO CA 92025



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HIGHLIGHTS



PRIME LOCATION: Directly across from City Hall



FREESTANDING BUILDING: ± 2,158 SF
Professionally Measured March 2026



PARKING: Dedicated rear parking lot



FLEXIBLE SPACE: Ideal for office, medical, or retail



NEW ROOF: Installed in 2020



ACCESSIBILITY: Easily accessible to/from I-15 and CA-78



PROXIMITY TO ATTRACTIONS: Walking distance to Grand Avenue (Downtown Escondido) Grape Day Park, restaurants, shopping, and more!



WALK SCORE: 97, indicating it is a "Walker's Paradise"



ASKING PRICE: ~~\$1,250,000~~ \$1,199,999

Situated just off Downtown Escondido's Grand Avenue corridor, 228 N Broadway offers the opportunity to acquire a freestanding commercial building in one of North County's most established and active urban locations. The property benefits from excellent visibility, convenient access, and immediate proximity to the restaurants, retail, and community amenities that define the Downtown Escondido experience.

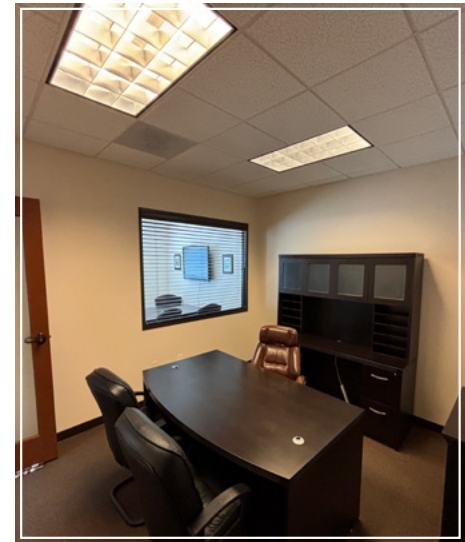
The building features a highly functional layout suitable for a variety of professional, medical, retail, and service-oriented users. Well-maintained interior improvements and recent upgrades provide a clean, move-in ready environment, allowing an owner-user to establish an immediate presence without the time and cost typically associated with repositioning older buildings.

For business owners, the location offers an ideal balance of accessibility, identity, and long-term functionality. Just steps from Grand Avenue, the surrounding area provides convenient access to dining, shopping, and neighborhood services, along with cultural amenities including the California Center for the Arts and Grape Day Park, creating an appealing environment for both employees and clients.

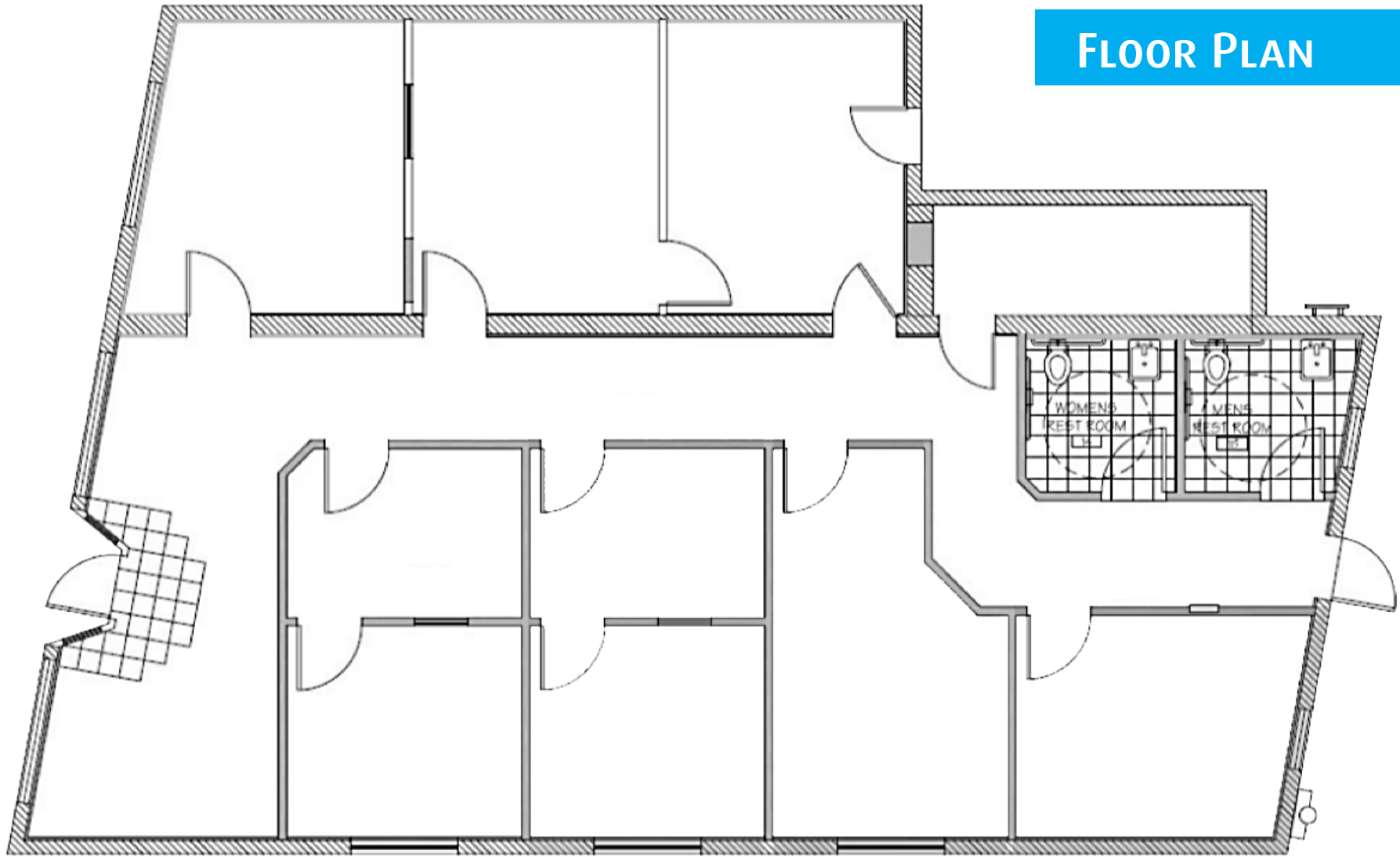
228 N Broadway presents an opportunity for an owner-user to control their real estate in a well-located, highly visible setting while benefiting from long-term stability and functionality within a proven commercial corridor.







FLOOR PLAN

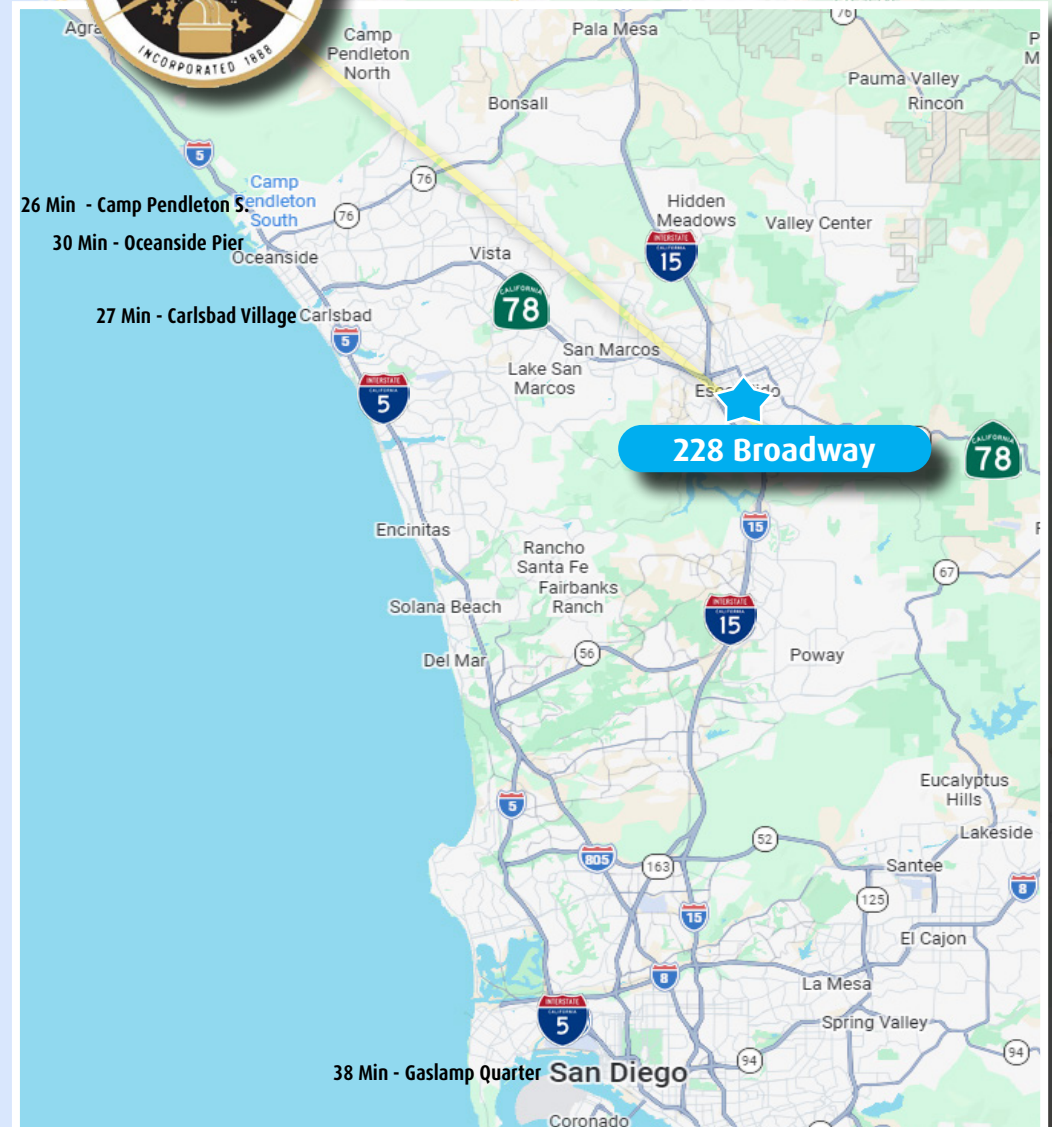


*Floor plan is for marketing purposes only and serves as a conceptual guide to the layout. No guarantee is made regarding the accuracy of room proportions or wall placements. Buyer to verify all field conditions and dimensions.

Escondido is a vibrant inland hub that offers the infrastructure and amenities of a major city while maintaining a distinct, historic charm. Located approximately 30 miles northeast of downtown San Diego and 100 miles southeast of Los Angeles, Escondido provides a strategic balance of a central North County location, established value in a high-growth corridor, and a robust professional environment. The city is a primary transit node for the region; Interstate 15 serves as the primary north-south corridor, while Highway 78 provides direct westward connectivity to the coast and Interstate 5. To the east, San Pasqual Valley Road offers access to the San Pasqual Valley, Safari Park, and surrounding backcountry areas, further enhancing regional accessibility. Positioned between the high-growth tech and life science hubs of the I-15 thoroughfare and the coastal markets to the west, Escondido benefits from its proximity to Southern California's major economic centers while preserving its unique character as a "hidden valley" of opportunity.



LOCATION OVERVIEW San Diego





\$91,967

*AVG. HOUSEHOLD INCOME

*census.gov



148,847

*POPULATION



37

*AVG. AGE



\$820,000

AVG. HOME VALUE

DEMOGRAPHICS

Escondido



AREA OVERVIEW



PALOMAR HEIGHTS PROJECT
510+/- Unit Housing/Mixed Use Development

228 N BROADWAY

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