

251 EAST 4TH AVE.
251 East 4th Ave. | Escondido, CA



FORMER OPTOMETRY OFFICE!



THE SPACE

Location	251 East 4th Ave. Escondido, CA 92025
County	San Diego
Square Feet	2,044
Rent PSF (Monthly)	\$1.50
Lease Type	NNN

Notes Former Optometry Office - High End Improvements!

HIGHLIGHTS

- Classy Medical/Office! Former Optometrist!
- Freestanding Building!
- Private Parking!
- Over \$100,000 in newer improvements!
- Corner location - High visibility!
- Turn-key Optometry office!
- \$1.50/sf, NNN (Approx. \$.20/sf)
- 2,044 square feet available!



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
32,288	141,284	199,216



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$87,446	\$110,186	\$125,862



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,911	45,434	65,565

PROPERTY FEATURES

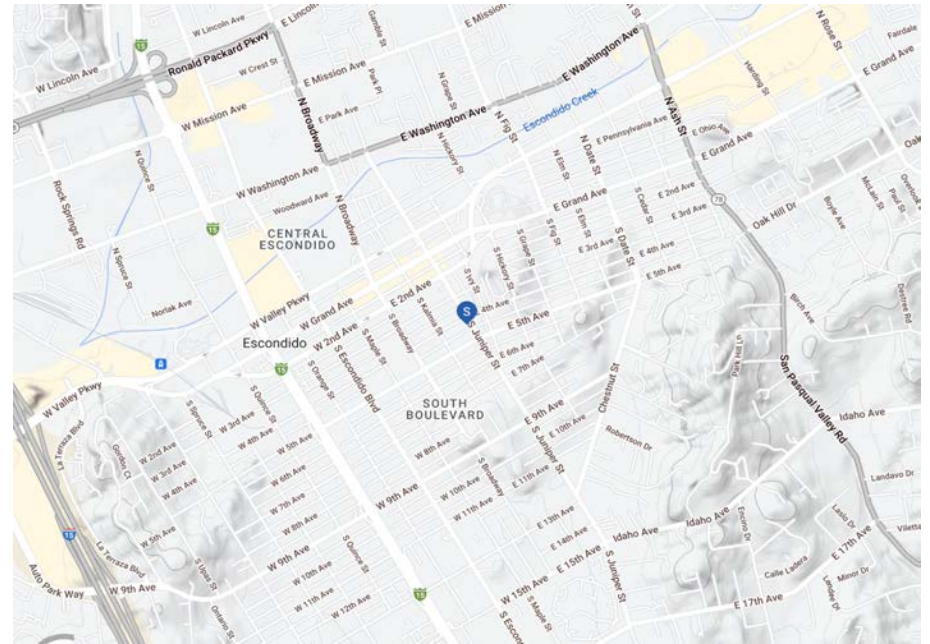
TOTAL TENANTS	4
BUILDING SF	2,044
LAND SF	13,180
YEAR BUILT	1960's
YEAR RENOVATED	2020
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1



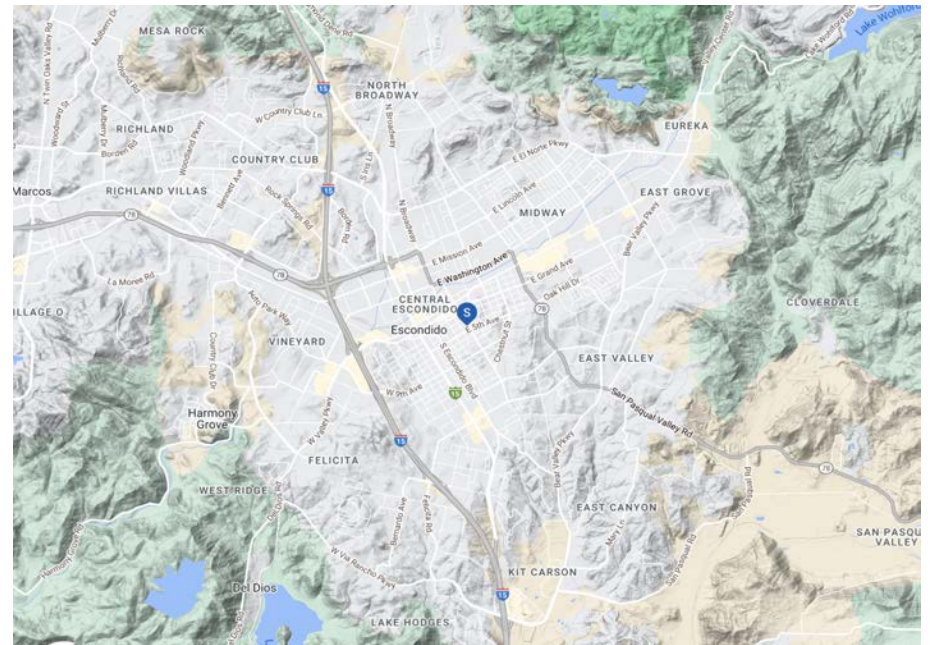
Heart of Escondido!

- Nestled in the heart of Escondido, CA, this corner freestanding office building offers an exceptional blend of prestige and convenience. Situated on a prominent corner, the building enjoys high visibility and easy access, making it ideal for businesses seeking to establish a strong presence in the area. The surrounding neighborhood is a mix of vibrant commercial activity and serene residential streets, with nearby amenities including cafes, restaurants, and retail shops, all within walking distance.
- The building itself exudes class and sophistication, with large windows that invite abundant natural light, and meticulously maintained landscaping. Ample parking is available, catering to both employees and visitors. Conveniently located near major highways and public transportation, this office space is perfect for businesses looking to attract both local and regional clients. Whether you're a growing startup or an established company, this prime location in Escondido provides the perfect setting to elevate your brand.

Locator Map



Regional Map



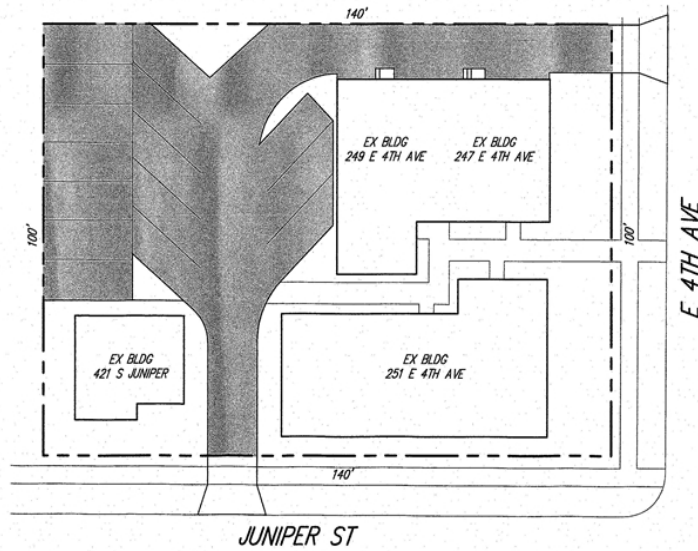


VOLUNTARY UPGRADES - BARRIER REMOVAL
FOR
251 E 4TH AVE

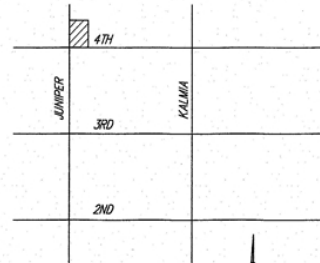
WORK TO BE DONE

1. ACCESSIBLE TOILET (CHANGE TWO EXISTING RESTROOMS TO UNISEX ADA COMPLIANT RESTROOM), CALIFORNIA TITLE 24, SECTION 11B-202.4 EXCEPTIONS.
2. ACCESSIBLE HANDRAIL, REMOVE INTERIOR HANDRAIL AND REPLACE WITH ACCESSIBLE HANDRAIL, CALIFORNIA TITLE 24, SECTION 11B-202.4 EXCEPTIONS.
3. PATH OF TRAVEL, CALIFORNIA TITLE 24, SECTION 11B-202.E EXCEPTIONS.
4. ADD OR UPGRADE ACCESSIBLE SIGNAGE, CALIFORNIA TITLE 24, SECTION 11B-202.E EXCEPTIONS.
5. ADD WHEELCHAIR ACCESSIBLE COUNTER TOP NEAR RECEPTION AREA, CALIFORNIA TITLE 24, SECTION 11B-202.E EXCEPTIONS.

ALL WORK SHALL COMPLY WITH THE 2016 CBC, CPC, CMC, CEC AND CALGREEN CODE AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CBC.



SITE PLAN



VICINITY MAP
NOT TO SCALE



OWNER

DOOYLE DANNENBERG
PROFESSIONAL COMPLEX, LLC

City of Escondido
PLAN APPROVAL
OR BUILDING PERMIT ISSUANCE

251 E FOURTH AVE
ESCONDIDO, CA 92025
APN: 230-182-01

Approval of these plans shall not be construed to be an approval of the City of Escondido.

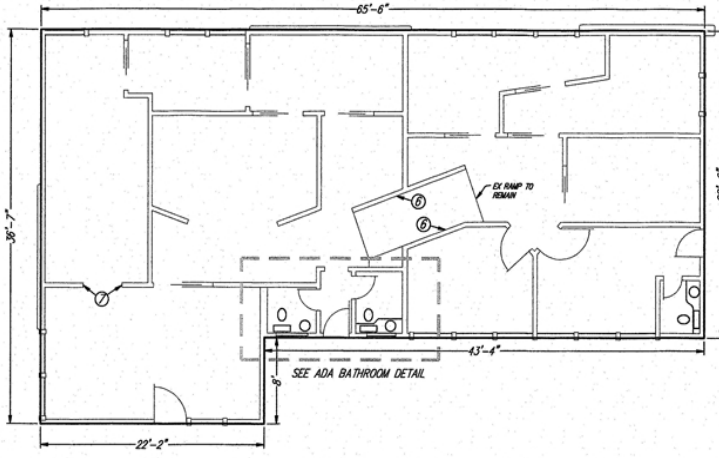
CITY APPROVALS

Building Division: *Dave* Date: 10/29/18
 Planning Division: *DP* Date: 10/29/18
 Fire Dept: _____ Date: _____
 Engineering Dept: _____ Date: _____
 Public Works Dept: _____ Date: _____
 Public Safety: _____ Date: _____

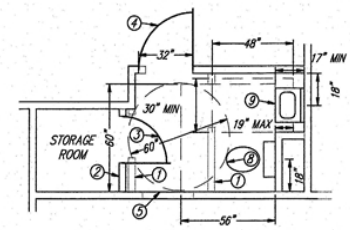
PROJECT LOCATION

CONSTRUCTION NOTES

1. REMOVE EXISTING WALL AND DOORS
2. NEW PARTITION WALL
3. NEW 28" DOOR
4. NEW 34" DOOR w/ LEVER HARDWARE
5. DRYWALL OVER EXISTING EXTERIOR DOOR
6. REPLACE EXISTING HANDRAIL WITH ADA COMPLIANT HANDRAIL
7. NEW ADA ACCESSIBLE TRANSACTION COUNTER 36" WIDE, 34" MAX FINISH HEIGHT, WIDEN EXISTING TRANSACTION COUNTER BY 2"
8. NEW TOILET
9. NEW SINK



FLOOR PLAN
1/8" = 1'



ADA BATHROOM DETAIL
1/4" = 1'

Ben Lund
BENJAMIN R. LUND, RCE 65122, EXP 9/30/19

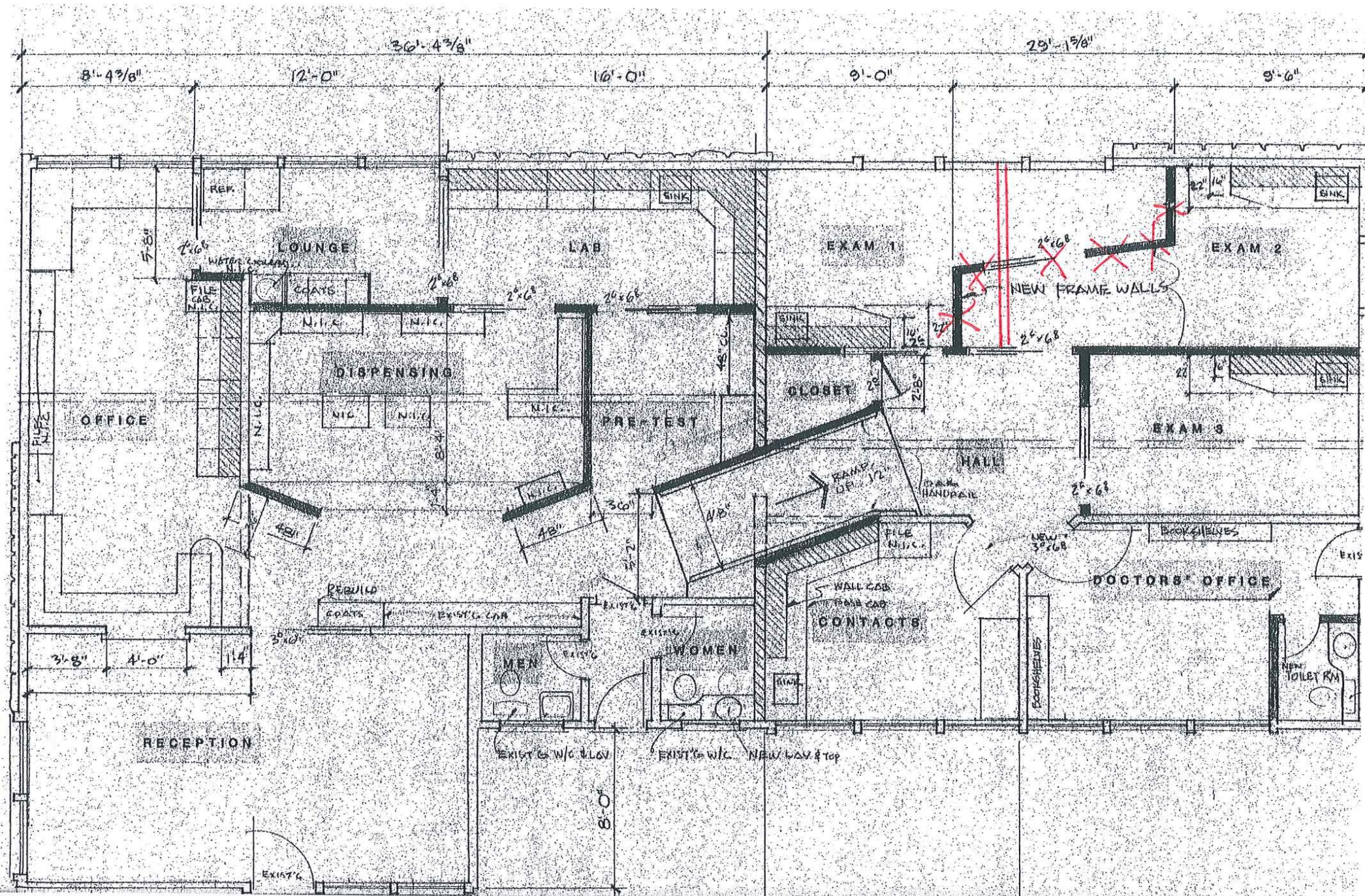


SHT 1 OF 2
OCTOBER 22, 2018

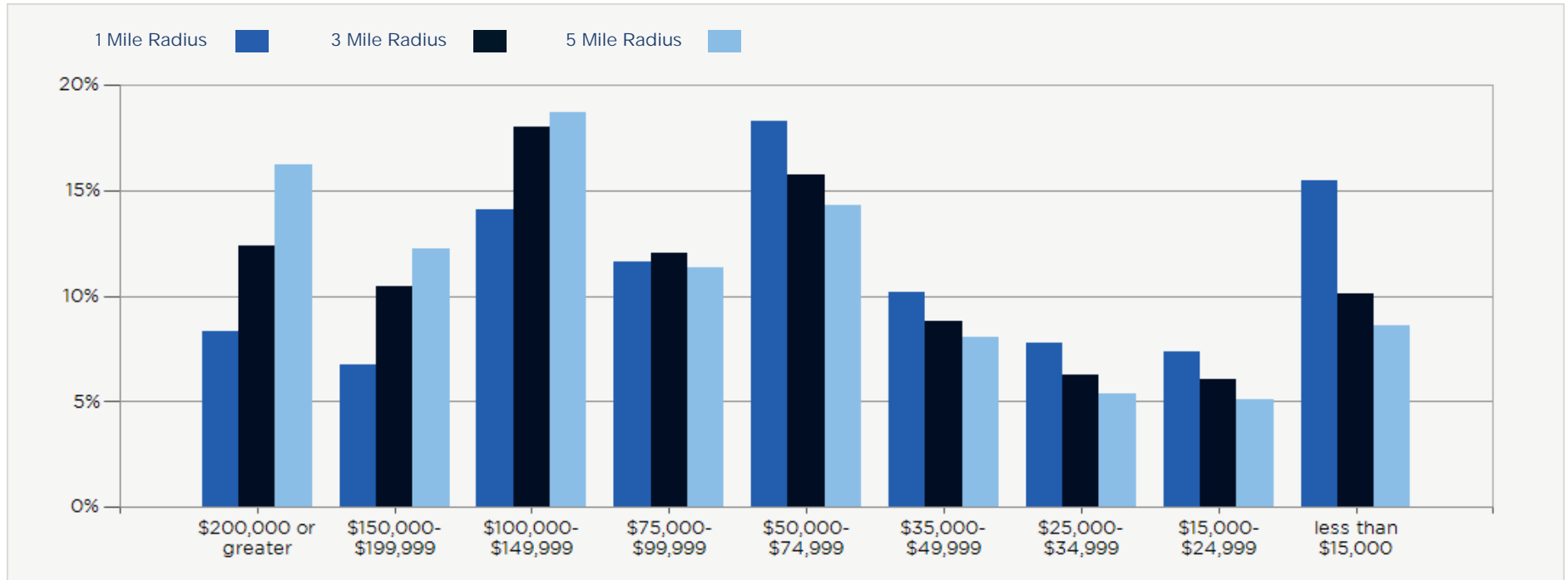


B/L 2886

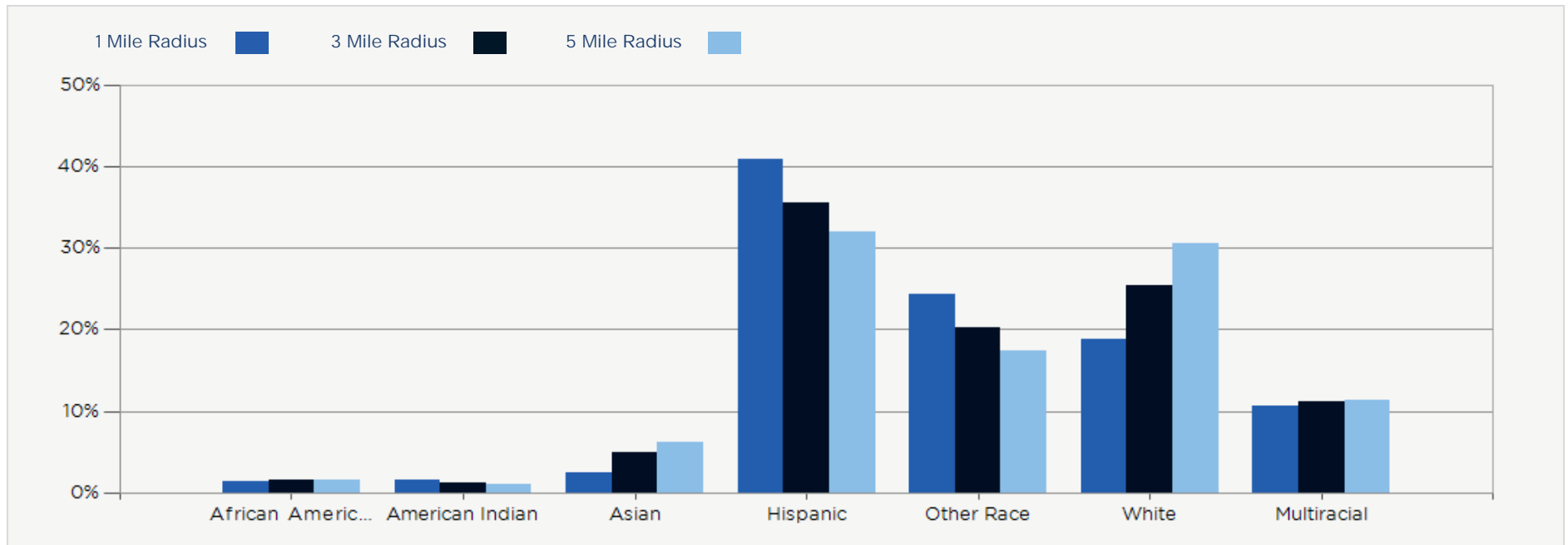




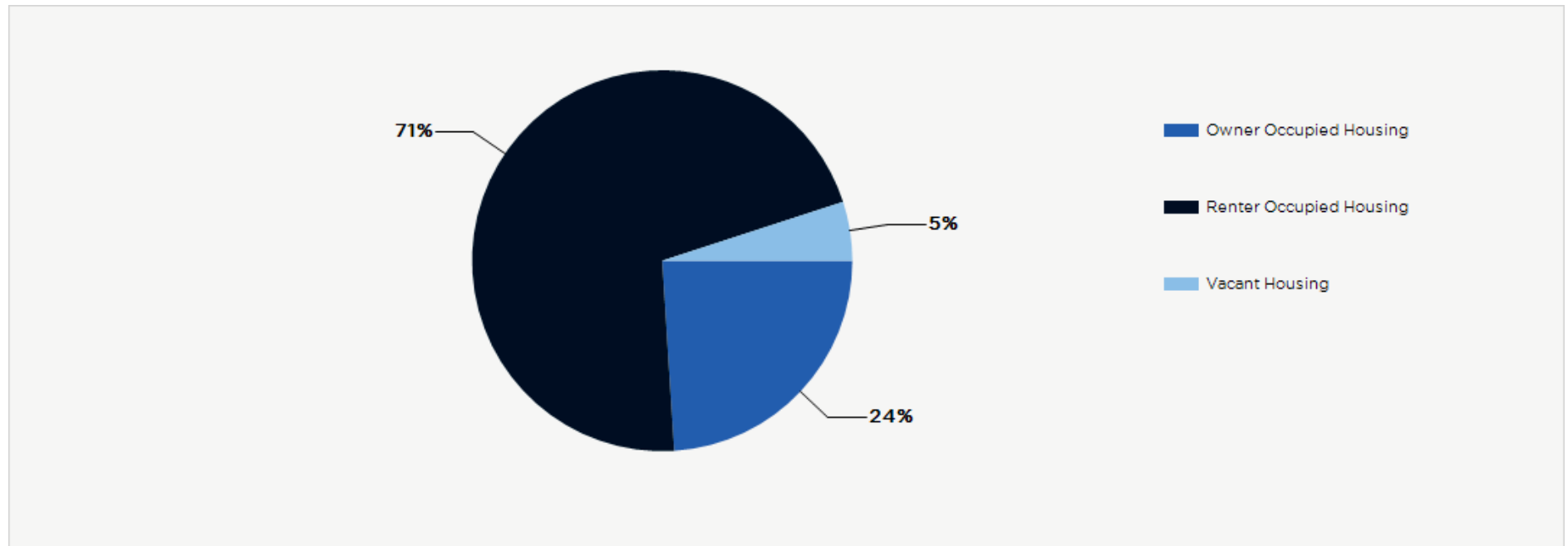
2024 Household Income



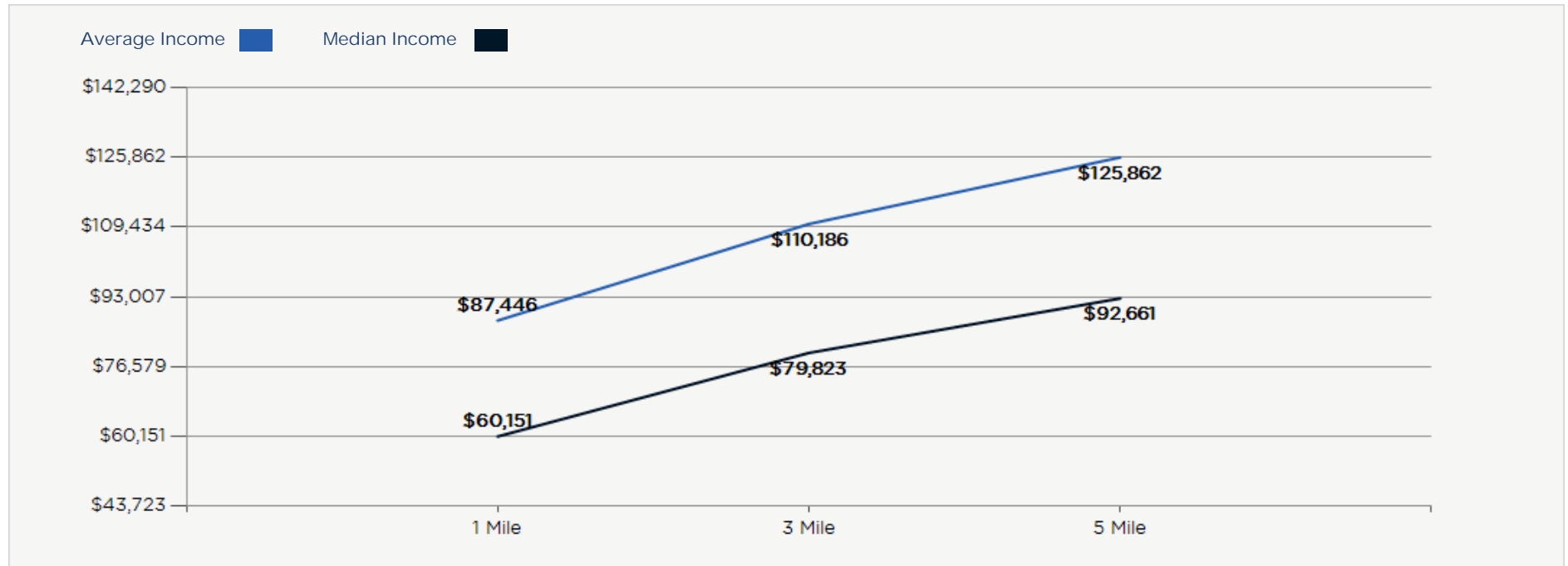
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median





Exclusively Marketed by:

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