

FOR SALE:
140 North Escondido Blvd. Escondido, CA 92025



SPIRE

Executive Summary



140 N Escondido Blvd, Escondido CA 92025

140 North Escondido Boulevard is a two-story, 10,310 SF creative office property situated in a premier Downtown Escondido location, directly adjacent to City Hall, the Civic Center, the California Center for the Arts, and the main retail corridor of Grand Avenue. Positioned on the prime corner of N Escondido Blvd and W Valley Parkway, the property benefits from exceptional visibility and accessibility.

The building showcases a distinct mid-century architectural design and features a rare pull-through driveway providing multiple points of ingress and egress, along with 32 dedicated on-site parking stalls—an exceptional amenity for downtown Escondido.

Asking Price: \$3.8M

Current ownership has invested significant capital to transform the interior into a world-class creative office environment. The space offers impressive ceiling heights, abundant natural light, and full-glass offices with steel framing. Every design element has been meticulously curated, down to the fixtures and furniture, all of which may be included in the sale.

Additional amenities include an open event space, multiple conference rooms, a dedicated podcast room, privacy call booths, beautifully remodeled restrooms with shower, multiple kitchen areas, and several thoughtfully designed lounge and collaboration nooks. The property features multiple access points on both the upper and lower levels, allowing for flexible use and efficient circulation.

This offering represents a rare opportunity for an owner-user to immediately occupy and operate within a high-end, fully built-out creative office space in one of Escondido’s most desirable downtown locations.



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Property Summary



Owner-User opportunity ready for immediate occupancy



10,310 SF, 2-Level, single tenant office property

Situated on .87 acres



32 total parking spaces, 21 covered and 11 surface parking



Pull-through driveway that connects N Escondido and W Valley



Prominent elevated monument signage on the corner of W Valley and N Escondido

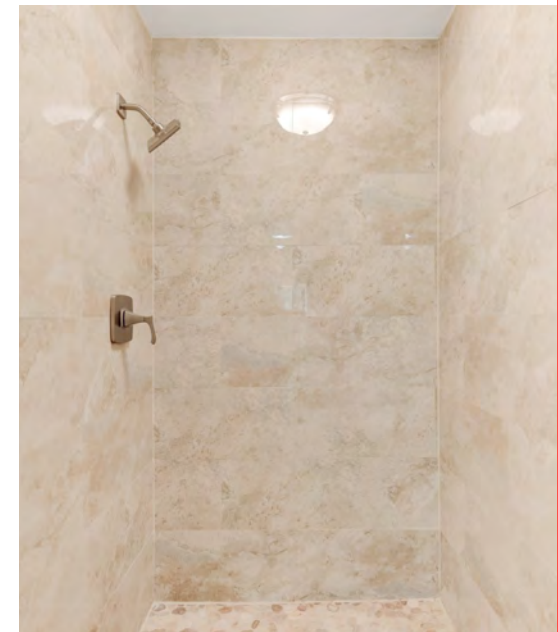
Downtown Specific Plan - Multiple Office, Medical, Retail uses



High-end creative office improvements
Distinct Mid-century Modern design
Built 1968, fully renovated 2019



Interior Photos



Office Photos



Location



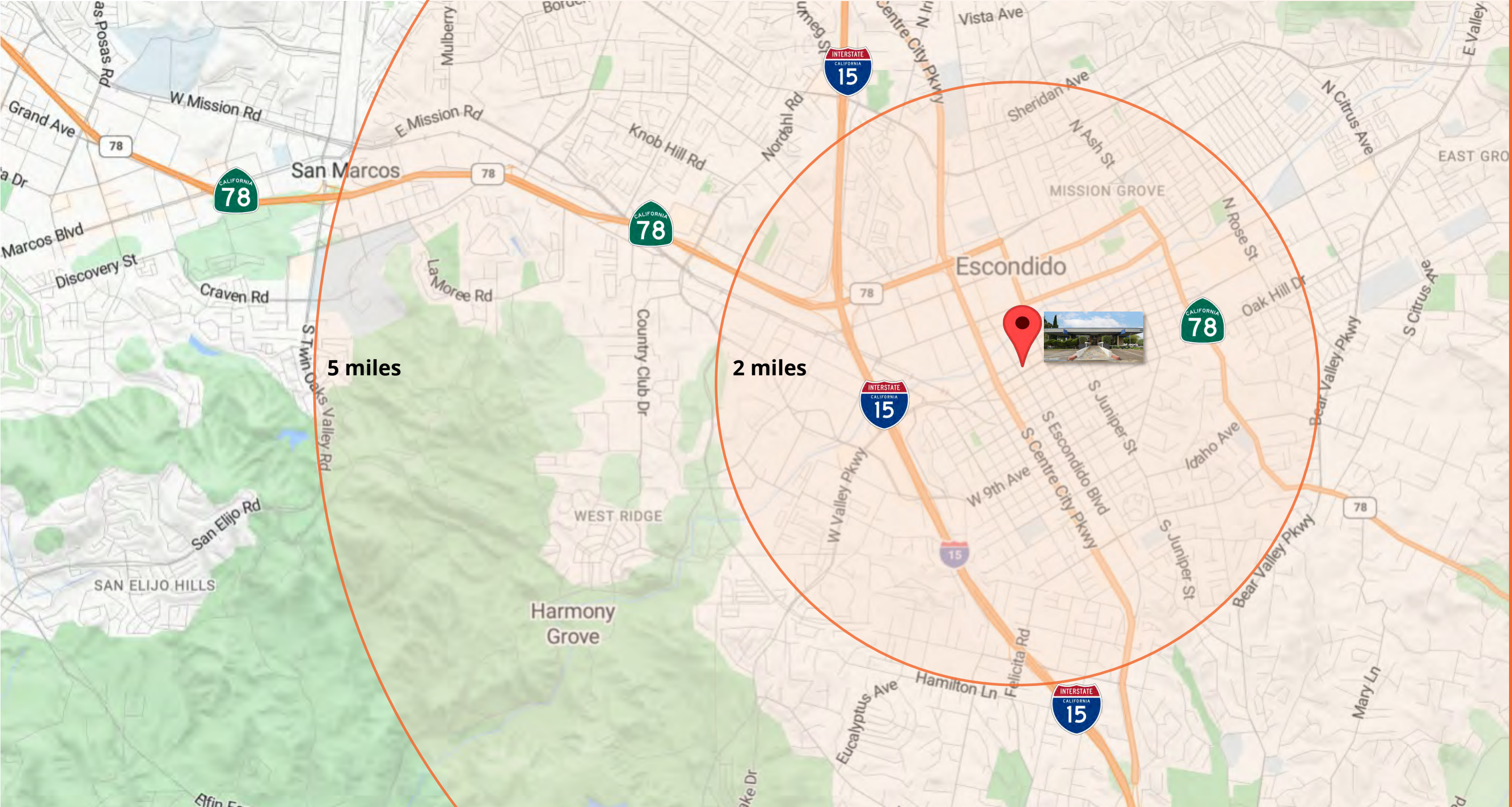
2024 Population

2 miles	5 miles	10 miles
85,080	204,686	461,798



Average Household Income

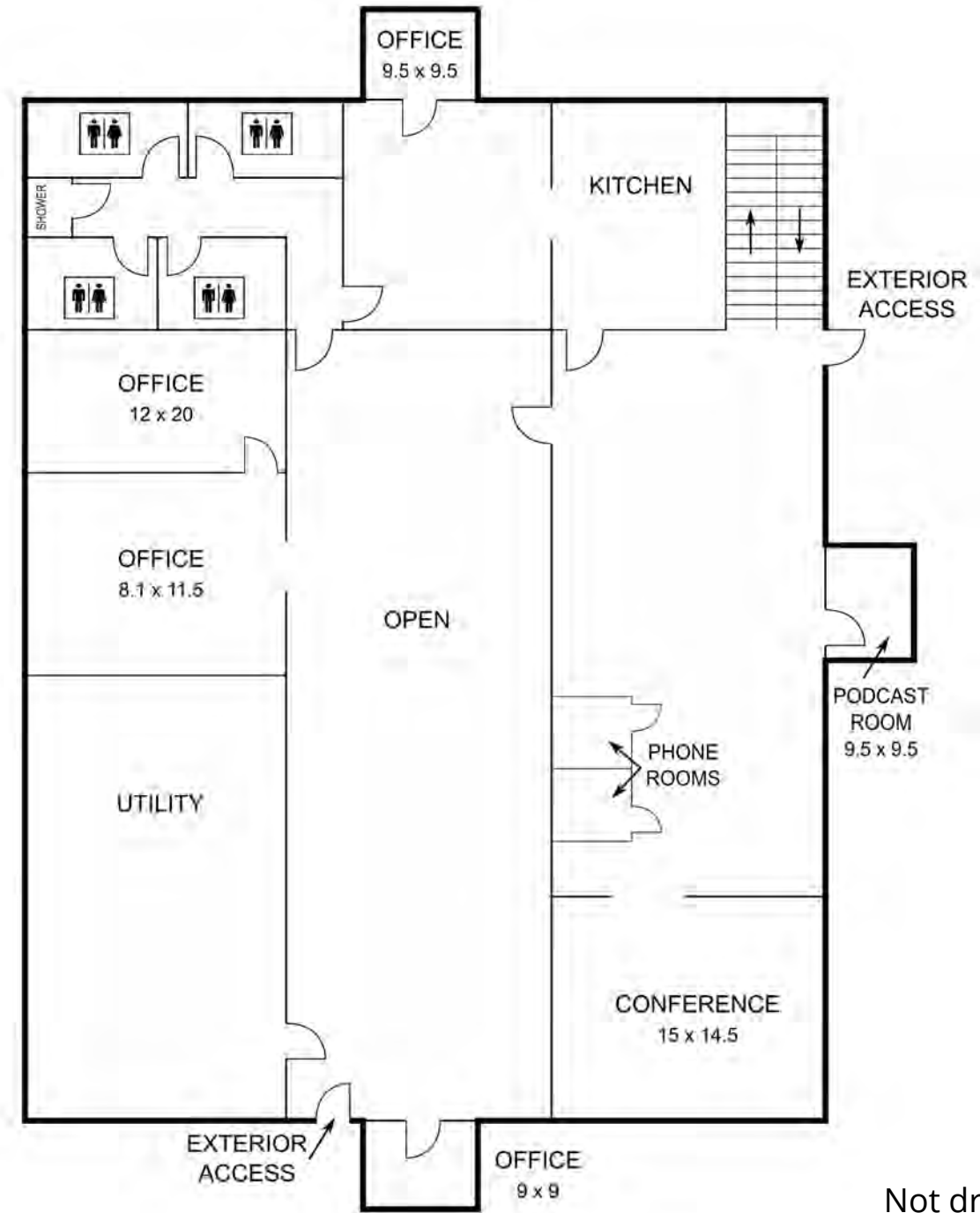
2 miles	5 miles	10 miles
\$84,252	\$107,363	\$132,503



Floorplans

Downstairs

Ceiling Height: 8 feet

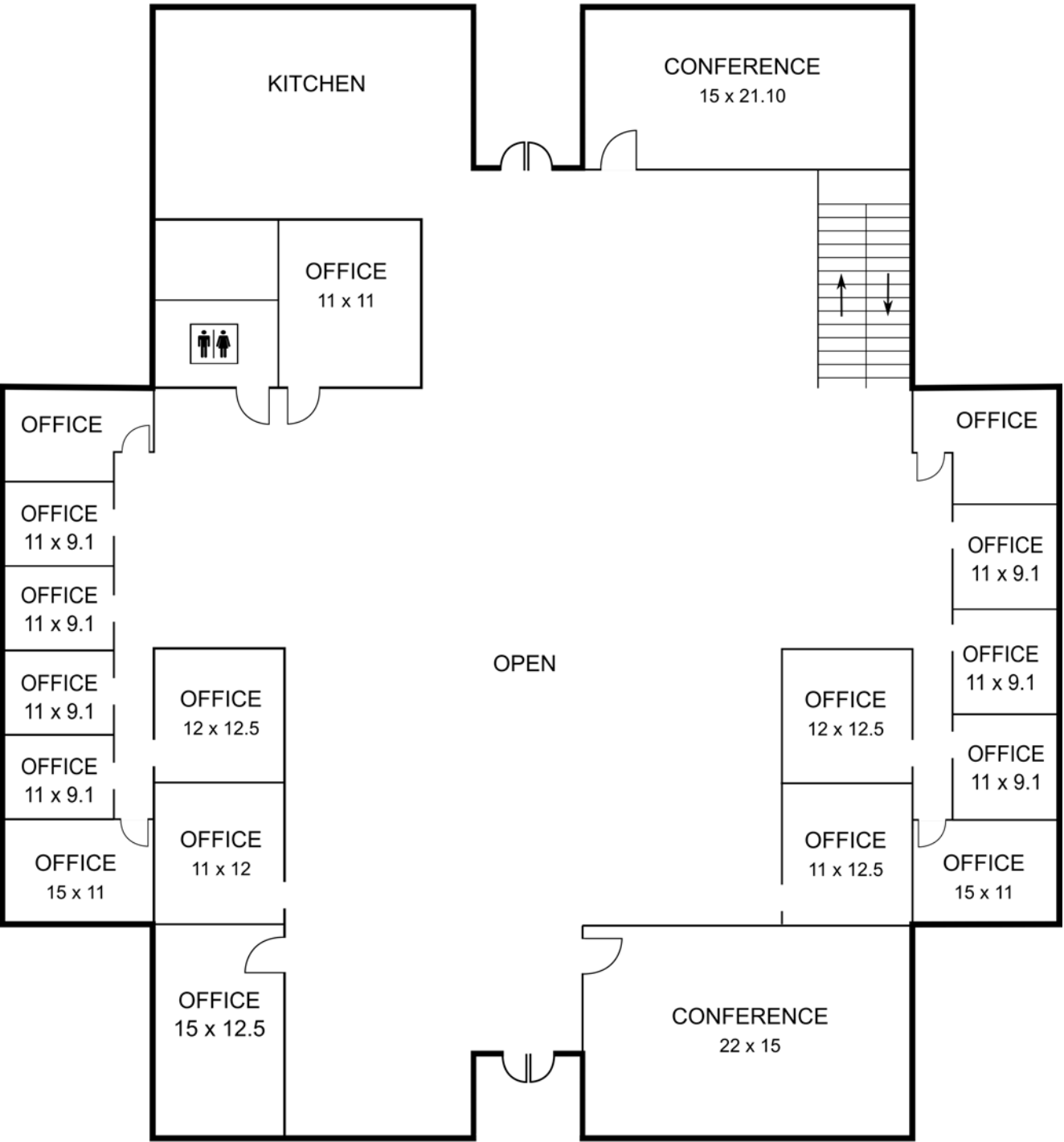


Not drawn to scale

Parking

Upstairs

Ceiling Height: 13.5 feet
14.9 feet in Center



Premier Downtown Location

Centrally located in downtown Escondido, 140 N Escondido Avenue is adjacent to major city government activities within **Escondido City Hall** and the **Civic Center**.

California Center for the Arts Escondido prioritizes the arts to bring people together and build strong vibrant communities.

North County Transit District offers comprehensive, integrated transit services throughout Escondido and across all of northern San Diego County.

Grand Avenue is the historic, economic, and cultural heart of downtown Escondido.

The entire downtown area features dozens of Escondido’s finest restaurants and cuisine.



Escondido Market

Escondido's downtown office combines strong regional connectivity with a vibrant urban core and sustained commercial momentum. Anchored by civic institutions, cultural amenities such as the California Center for the Arts, and a thriving Grand Avenue retail and dining corridor, Downtown Escondido continues to attract businesses seeking visibility, accessibility, and walkable amenities.

The city's strategic location with direct access to Interstate 15 and regional transportation links supports commuting throughout North San Diego County and beyond, while a diversified local economy—spanning professional services, healthcare, retail, and manufacturing—underpins steady office demand. Recent investments in downtown revitalization and a limited supply of modern office product enhance the appeal of premium creative workspaces, positioning 140 N Escondido Blvd as a flagship opportunity in one of the region's most dynamic urban submarkets.

SMALL BUSINESS SATURDAY

This year, Escondido's Shop Small efforts will run from Small Business Saturday through the end of the year! We're excited to bring back our popular Bingo Game, the Holiday Trolley, and Tree Lighting in Maple Street Plaza. Our theme this season celebrates our rich agricultural roots and citrus heritage. Special promotions will encourage shoppers to explore downtown all season long—and to come back in January for exclusive offers and continued savings! Jump start your holiday shopping by visiting your favorite downtown shops and discovering new ones while playing BINGO for a chance to WIN BIG!

<https://www.downtownescondido.com/events>



The Grand Avenue Festival is held annually each Spring and is over 30 years old. It's located on Grand Avenue between Escondido Blvd and Ivy Street in beautiful Historic Downtown Escondido. This year's festival will include Professional Live Music, a Beer & Wine Garden and Art in the Garden. Shop from hundreds of vendors including unique hand-crafted gifts, imports, and delicious international cuisine.

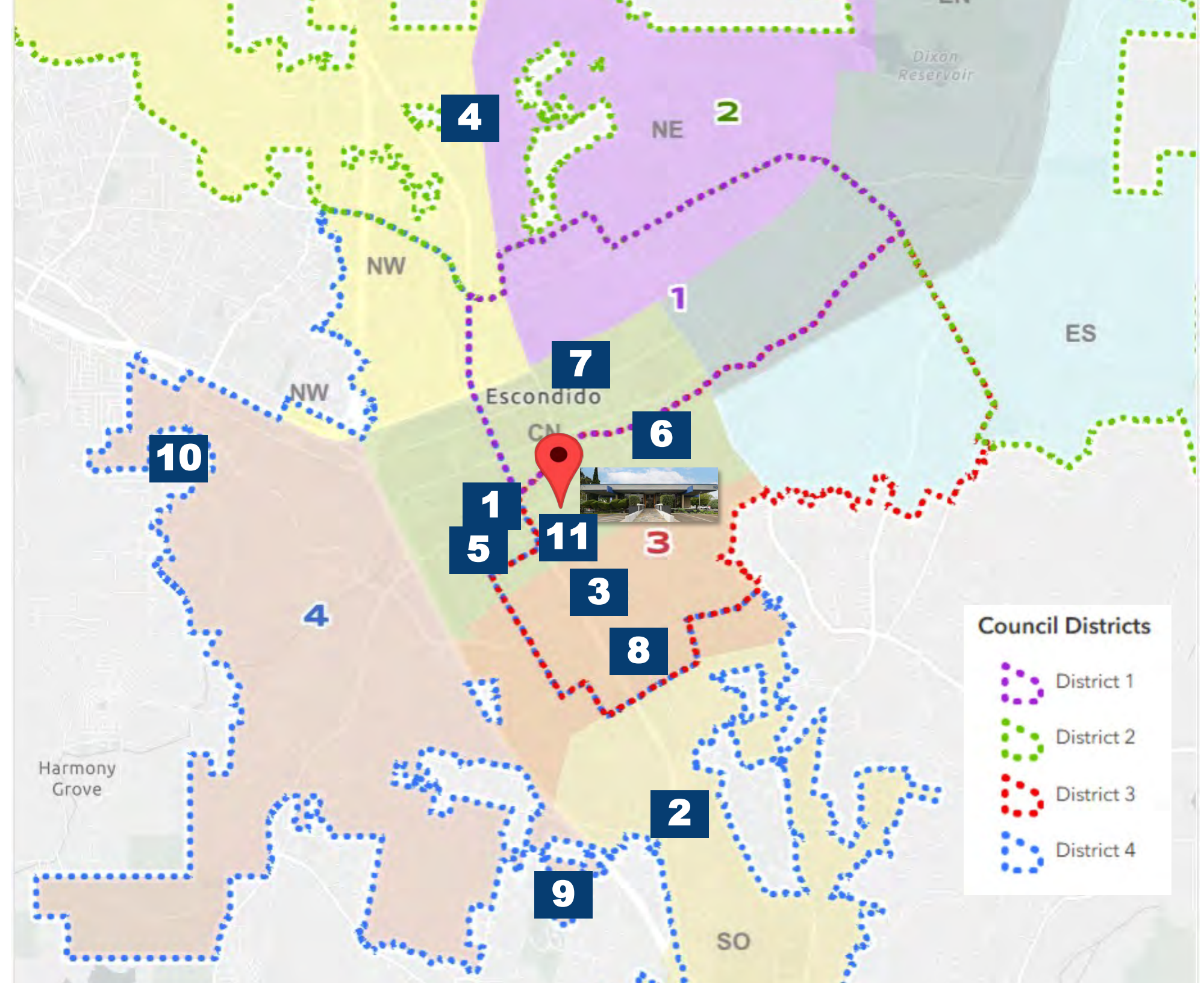


Art in the Garden at the Grand Avenue Festival, is a juried art show bringing many talented Southern California artists to Heritage Garden in the North East Corner of Juniper Street and Grand Avenue in Downtown Escondido to show and sell their work. Shop directly from the artists, hear about their inspiration and how their art created. Enjoy live music and awesome festival food.



Escondido Development Pipeline

- 1** **32 UNITS** mixed use development, apartment complex with grand floor office space.
- 2** **44 UNITS** in Canterbury Gardens Apartments.
- 3** **4-STORY, 21 UNITS** mixed use apartment building, ground up.
- 4** **102 CONDOMINIUM** project on 7.7 acres of land, North Iris Condominiums.
- 5** **94 UNITS** Master Plan, townhome project, West Valley Pkwy.
- 6** **136 UNITS** and various on-site amenities, under review, East Valley Pkwy.
- 7** **GRAPE DAY PARK MASTER PLAN** includes amenities that help foster an active, well used space and shall evaluate opportunities for expansion north of Woodward Avenue in order to accommodate access from areas north of Washington Avenue.
- 8** **20 APARTMENT UNITS**, multi family dwellings, Orange Place.
- 9** **65 SINGLE-FAMILY HOME** development on 44 acres, Oak Creek.
- 10** **SOLARIS BUSINESS PARK**, light-industrial and medical office complex across 45 acres, under review.
- 11** **33 UNITS** Escondido Blvd, Major Plot Plan Permit for construction, under review.



Source: <https://www.escondido.gov/246/Active-Development-Projects>



EXPLORE *Escondido*

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means "hidden" in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, this award-winning city is a diverse, vibrant community.



Wineries and Fine Dining

Tour some of Escondido's award-winning wineries in San Pasqual Valley. Or celebrate in one of the city's fine dining restaurants.



Escondido Street Festival Grand Avenue Festival

Bring the family to shop from hundreds of vendors including unique hand-crafted gifts and imports, and international cuisine. There is free professional live music, a beer & wine garden, community stage, Kids Zone, and Art in the Garden.

San Diego Zoo Safari Park

is one of the largest tourist attractions in San Diego County. The park houses wild and endangered animals from Africa, Asia, Europe, North and South America, and Australia. Including the largest collection of hoofed mammals in the world.



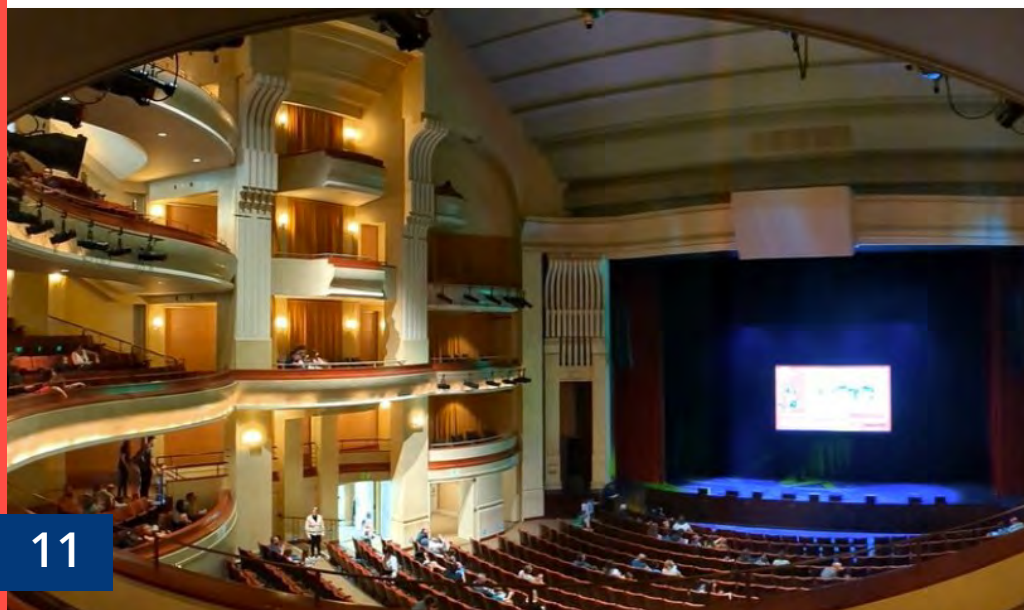
Cruisin' Grand

is Hot Rod Heaven! And honored to be called one of the best cruises in the country. With vintage, muscle, and hot rods cruising Escondido's Grand Avenue on Friday nights, just like they did 50 years ago!



Escondido Chocolate Festival

Bring your sweetheart or just your "sweet tooth" to beautiful Grand Avenue in Downtown Escondido. Stroll in and out of nearly 20 designated restaurants, shops and spa tasting locations while sampling chocolate paired with fine wines & craft beer.



California Center for the Arts, Escondido

With a mission of bringing people together to discover, create and celebrate both the visual and performing arts, the California Center for the Arts, Escondido is the cultural center of North San Diego County.

SPIRE

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