

OFFICE BUILDING

1760 S ESCONDIDO BLVD

ESCONDIDO, CA 92025

SUBJECT PROPERTY



FOR SALE

±3,357 SF SINGLE TENANT OFFICE BUILDING

EXCLUSIVELY LISTED BY



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INVESTMENT SUMMARY



\$1,200,000
LIST PRICE



±3,357 SF
RBA



±0.19 AC
LOT SIZE

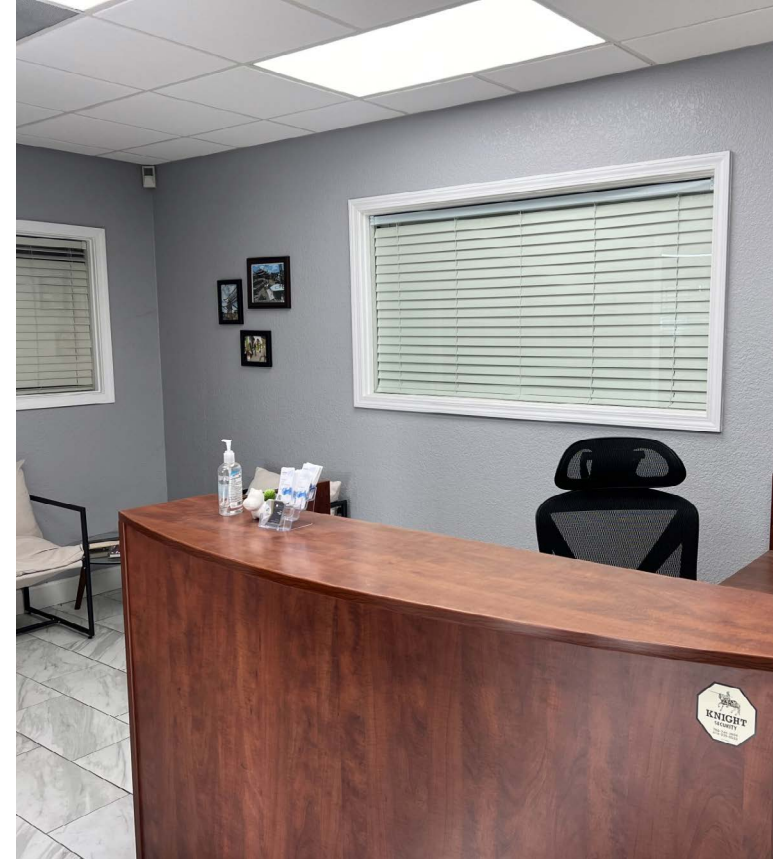


1985
YEAR BUILT

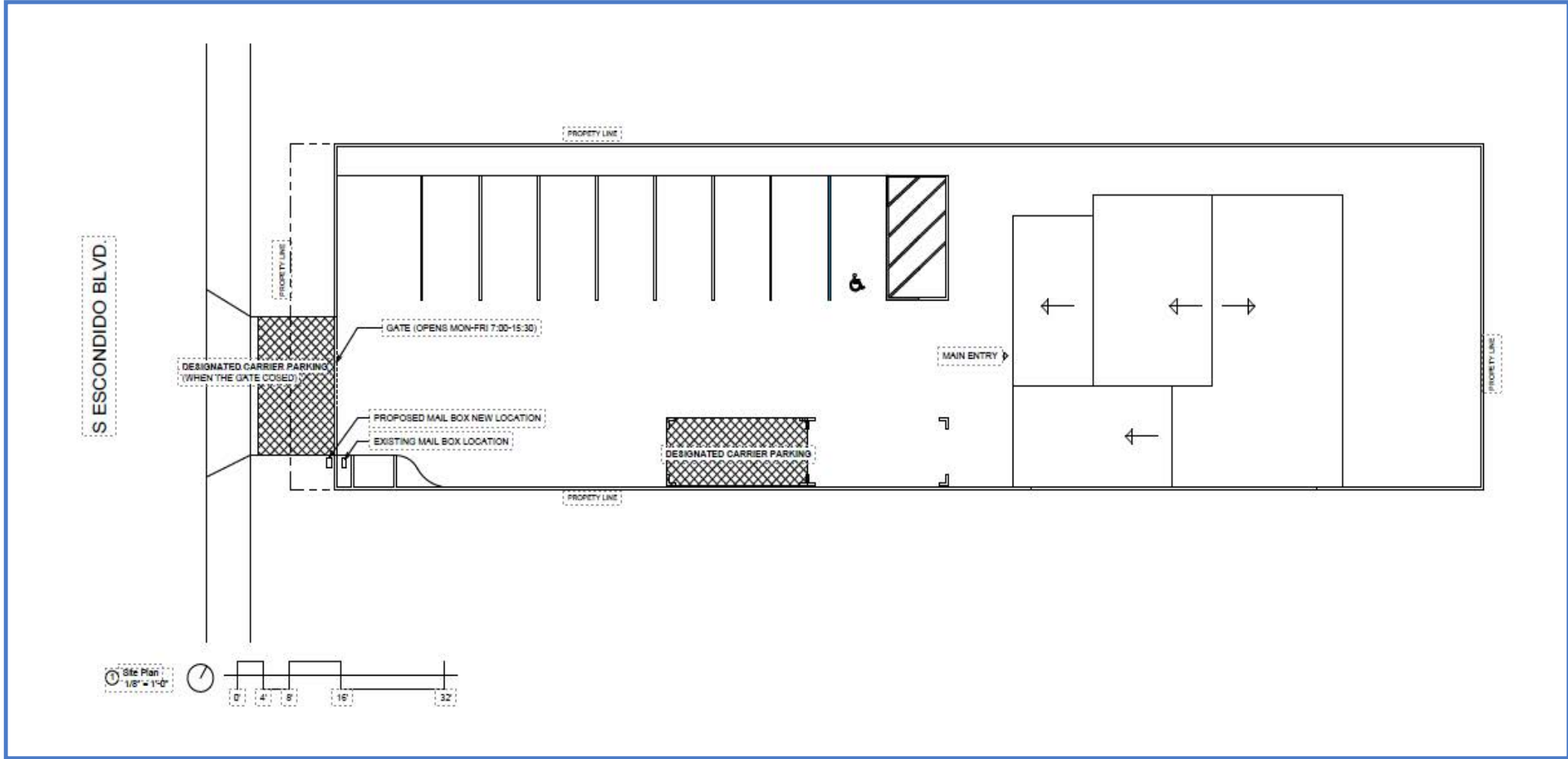


Zoning	CG, Escondido
Type	Single Tenant Office
Parking Ratio	3.33/1,000 SF
Sprinklers	ESFR

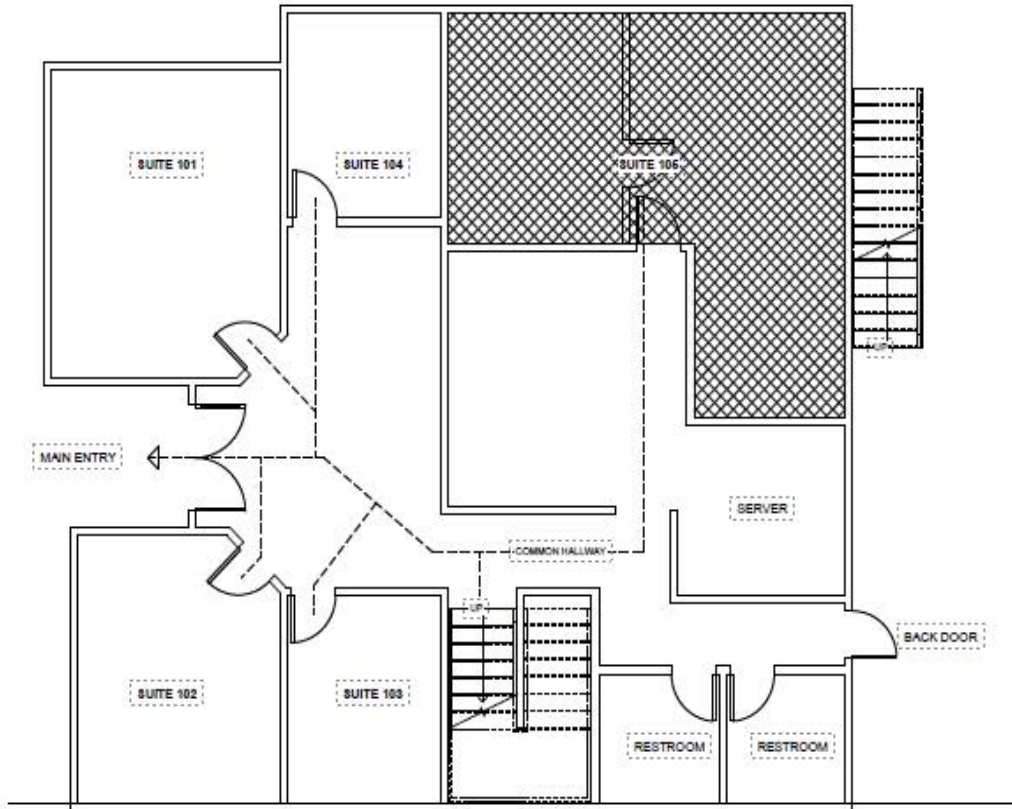
INTERIOR PHOTOS



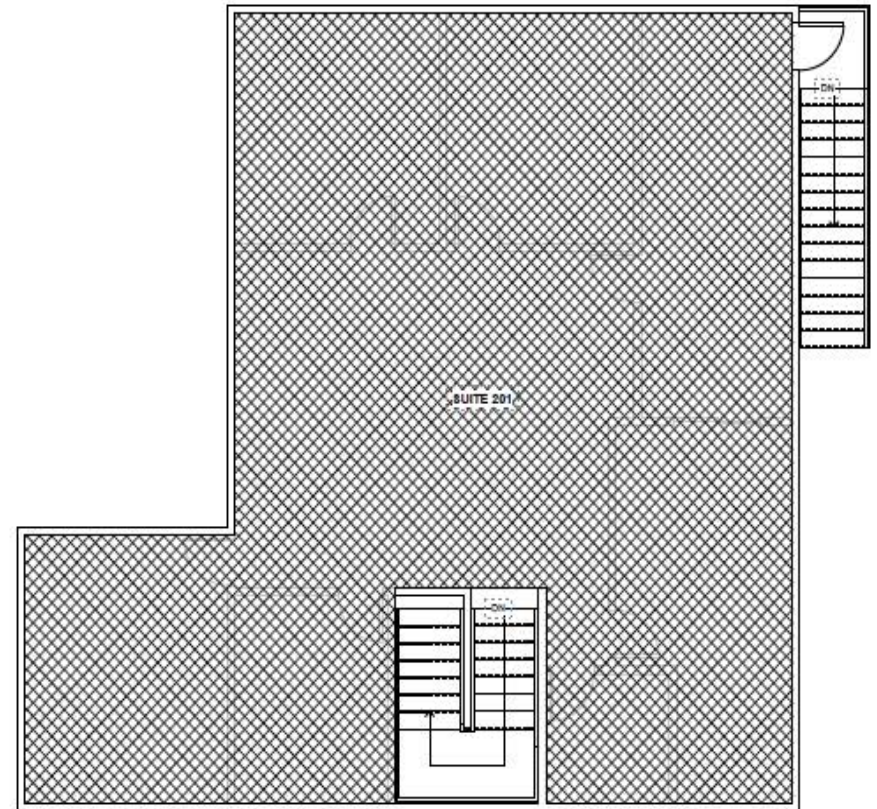
SITE PLAN



SITE PLAN



1 First Floor
1/4" = 1'-0"



2 Second Floor
1/4" = 1'-0"



LOWE'S
CARMAX

PANDA EXPRESS
CHINESE KITCHEN

O'Reilly
AUTO PARTS

VONS

PANDA EXPRESS
CHINESE KITCHEN

SHELL

FERRARA PLAZA

Ralphs CVS pharmacy

Little Caesars

O'Reilly
AUTO PARTS

± 169,000 VPD



COSTCO WHOLESALE

Guitar Center

Starbucks

Walmart Supercenter

crumbl cookies

KOHL'S

rubio's

McDonald's

TACO BELL

Michaels

BARNES & NOBLE

PLAZA CIVIC CENTER

PET SMART dd's DISCOUNTS

Smart & Final.

REGAL 99¢ only STORES.

UNITED STATES POSTAL SERVICE

Starbucks

COLD STONE CREAMERY

PLAZA LAS PALMAS

BOOT BARN petco

CHUCK E. CHEESE. jiffy lube. McDonald's

PACIFIC SALES
KITCHEN & HOME

Staples

HomeGoods

BevMo!

ALDI

Pollo Loco

FedEx Office

THE HOME DEPOT

Albertsons

WELLS FARGO

CVS pharmacy

Wendy's

MATTRESS FIRM

SPROUTS
FARMERS MARKET

SUBJECT PROPERTY



± 241,000 VPD

JIMBO'S

LESLIE'S SUBWAY

CVS pharmacy

BURGER KING

Starbucks

ESCONDIDO PROMENADE

target

TJ-maxx

ups

MEN'S WEARHOUSE

five BELOW

ULTA BEAUTY

VANS "OFF THE WALL"

carter's

GameStop

BOB'S DISCOUNT FURNITURE

ROSS DRESS FOR LESS

GNC LIVE WELL

planet fitness

DICK'S SPORTING GOODS

SALLY BEAUTY

cricket wireless

menchie's

BRIGANTINE SEAFOOD & OYSTER BAR

PANDA EXPRESS CHINESE KITCHEN

VONS

FELICITA TOWN CENTER

RITE AID

Firestone

Major Market

WELLS FARGO

BETTER BUZZ

H&R BLOCK

TRADER JOE'S

NORTH COUNTY MALL

JCPenney

24 HOUR FITNESS

target

sears HOME SERVICES

macy's

OLD NAVY

Apple Store

AREA OVERVIEW



ESCONDIDO, CA

Escondido, California, located in the scenic North County region of San Diego, is a thriving community known for its rich cultural heritage, vibrant economy, and strategic location. With its proximity to major highways like I-15 and State Route 78, Escondido offers excellent connectivity to the greater San Diego area, Orange County, and Riverside County, making it an attractive hub for businesses. The city boasts a diverse population and a growing economy supported by industries such as healthcare, education, and tourism. Additionally, Escondido's strong sense of community and amenities like the California Center for the Arts, scenic parks, and wineries enhance the quality of life for employees and clients alike. Owning an office building in Escondido presents an advantageous opportunity for investors to capitalize on the area's steady economic growth, affordable real estate compared to nearby markets, and access to a skilled workforce in a desirable Southern California location.

The economy of Escondido, California is multifaceted, driven by a mix of industries that contribute to its growth and resilience. Key sectors include healthcare, education, retail, tourism, and agriculture, with Palomar Health, the Escondido Union School District, and Stone Brewing among the city's prominent employers. The city's vibrant downtown area and its popular attractions, such as the San Diego Zoo Safari Park and local wineries, draw both residents and tourists, boosting retail and hospitality businesses. Escondido also benefits from its strategic location in North San Diego County, providing easy access to regional markets and a strong transportation infrastructure. The city's agricultural roots remain influential, with nearby avocado and citrus groves contributing to the local economy. Additionally, Escondido has been fostering business growth through initiatives supporting small businesses and technology startups, further diversifying its economic base and positioning it as a key economic player in the region.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	19,956	115,067	188,943
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	6,032	36,191	61,922
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$104,086	\$97,001	\$105,939

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1760 S Escondido Blvd, Escondido, CA 92025** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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