



# 607 W 9TH AVE, ESCONDIDO, CA

*Multi-tenant Retail Center with 10K SF Available for Owner User*

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TENANT

**CuppaPug**



*Exclusively Listed by*

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# EXECUTIVE SUMMARY



# OWNER-USER MULTITENANT RETAIL BUILDING LOCATED IN ESCONDIDO, CA

*Kidder Mathews as exclusive agent to the Owner is pleased to present for sale 607 W 9th Ave, Escondido, CA 92025.*

This 14,016 SF building is situated on a 27,443 square foot lot on the corner of 9th Ave and S Quince Street in Escondido, California. The property was constructed in 1953 and fully renovated in 2019 including a major power upgrade required for Family Dollar. Family Dollar filed for bankruptcy and the building was leased to Cuppa Pug leaving 10,000 SF available for an Owner/ User to occupy.

Escondido is the largest city in North County San Diego, home to a sprawling landscape, a diverse population, and a

rapidly growing downtown that serves as the city's lifestyle hub. Located 30 miles northeast of downtown San Diego and 20 minutes from the coast, Escondido is home to major attractions, beautiful wineries, craft breweries, unique arts and theatre, delicious culinary experiences. Escondido is one of the oldest cities in San Diego County and was established in 1888. In the most recent census, Escondido recorded a population of 151,014 in 2020.



ADDRESS	607 W 9th Avenue Escondido, CA 92025
BUILDING AREA	±14,016 SF
LAND AREA	±0.63 ac
YEAR BUILT/RENOVATED	1953 / 2019
PARCEL NO.	236-032-05-00
ZONING	S-P Specific Plan Area SPA 15: South Centre City Specific Plan
SALE PRICE	\$3,200,000



# PROPERTY SUMMARY

## PROPERTY SUMMARY

# PROPERTY INFORMATION

LOCATION	SWC of W 9th Ave and S Quince St
TRAFFIC COUNTS	±16,000 VPD (W 9th Ave and S Quince St)
YEAR BUILT / RENOVATED	1953 / 2019
APN	236-032-05-00
FRONTAGE	219' (W 9th Ave), 140' (S Quince St)
PARKING	35 surface spaces (3.36 / 1,000 SF)
ACCESS	One (1) Ingress/Egress (W 9th Ave) One (1) Ingress/Egress (W Quince St)
ZONING	S-P Specific Plan Area SPA 15: South Centre City Specific Plan









## PROPERTY SUMMARY

SUBJECT  
PROPERTY

*607 W 9th Ave offers a unique opportunity to invest in a well-located, income-producing property within a thriving community. Its versatile zoning and proximity to key amenities make it an attractive option for a range of commercial uses.*



**15,943+ VEHICLES**  
Average Daily Traffic



## PROPERTY SUMMARY





## CUPPA PUG TENANT PROFILE

CuppaPug in Escondido, California, is a delightful destination for pug enthusiasts and dog lovers alike. At CuppaPug, guests can enjoy an hour-long session with the pugs, engaging in activities like cuddling, playing, and even assisting with their training.



## RENT ROLL

Tenant	SF	RENTAL RATES			RENTAL RATES				Recovery Type	Notes
		Lease Start	Lease End	Increase	Monthly	Price/SF	Annually	Price/SF		
CuppaPug	4,071 SF	8/2024	9/30/2029	3.5%	\$7,449.93	\$1.83 NNN	\$89,399.16	\$21.96	Absolute NNN	One 5-yr option. Lease is personally guaranteed.





# LOCATION OVERVIEW



# *ESCONDIDO'S* MARKET IS RIPE FOR CHANGE

*Escondido remains a dynamic city, blending its rich history with modern amenities and opportunities.*

Escondido, located in San Diego County, California, has a rich history dating back to the early 19th century. Initially inhabited by the Native American tribe called the Luiseño, the area was later settled by Spanish missionaries in the late 1700s. The name "Escondido" comes from the Spanish word for "hidden" or "hidden treasure," possibly referring to the hidden water sources in the region. In the late 1800s, the city began to develop as a center for agriculture, particularly citrus and avocados, thanks to the completion of the Escondido Canal, which provided irrigation to the area. The arrival of the California Southern Railroad in 1888 spurred further growth, attracting more settlers and businesses. Escondido was officially incorporated as a city in 1888. Over the years, the city continued to thrive, with industries diversifying and the population steadily increasing.

Today, Escondido is known for its vibrant community, diverse culture, and beautiful surroundings. It boasts attractions such as

the San Diego Zoo Safari Park, the California Center for the Arts, and numerous wineries and breweries. Escondido remains a dynamic city, blending its rich history with modern amenities and opportunities. The city's downtown area is a hub of activity, with a variety of shops, restaurants, and businesses lining its streets. From boutique stores to charming cafes, there's something for everyone to enjoy while exploring the heart of Escondido.

In addition to its cultural and recreational offerings, Escondido also boasts a thriving craft beverage scene, with numerous wineries, breweries, and distilleries dotting the landscape. Visitors can enjoy tastings, tours, and special events at these establishments, experiencing the unique flavors of the region. Overall, Escondido's blend of commerce and entertainment creates a dynamic and inviting atmosphere, making it a destination worth exploring for both locals and tourists alike.

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	22,044	126,209	199,599
2029 PROJECTED	21,297	122,271	194,156
2020 CENSUS	22,758	131,322	204,612
2010 CENSUS	21,504	124,292	191,732



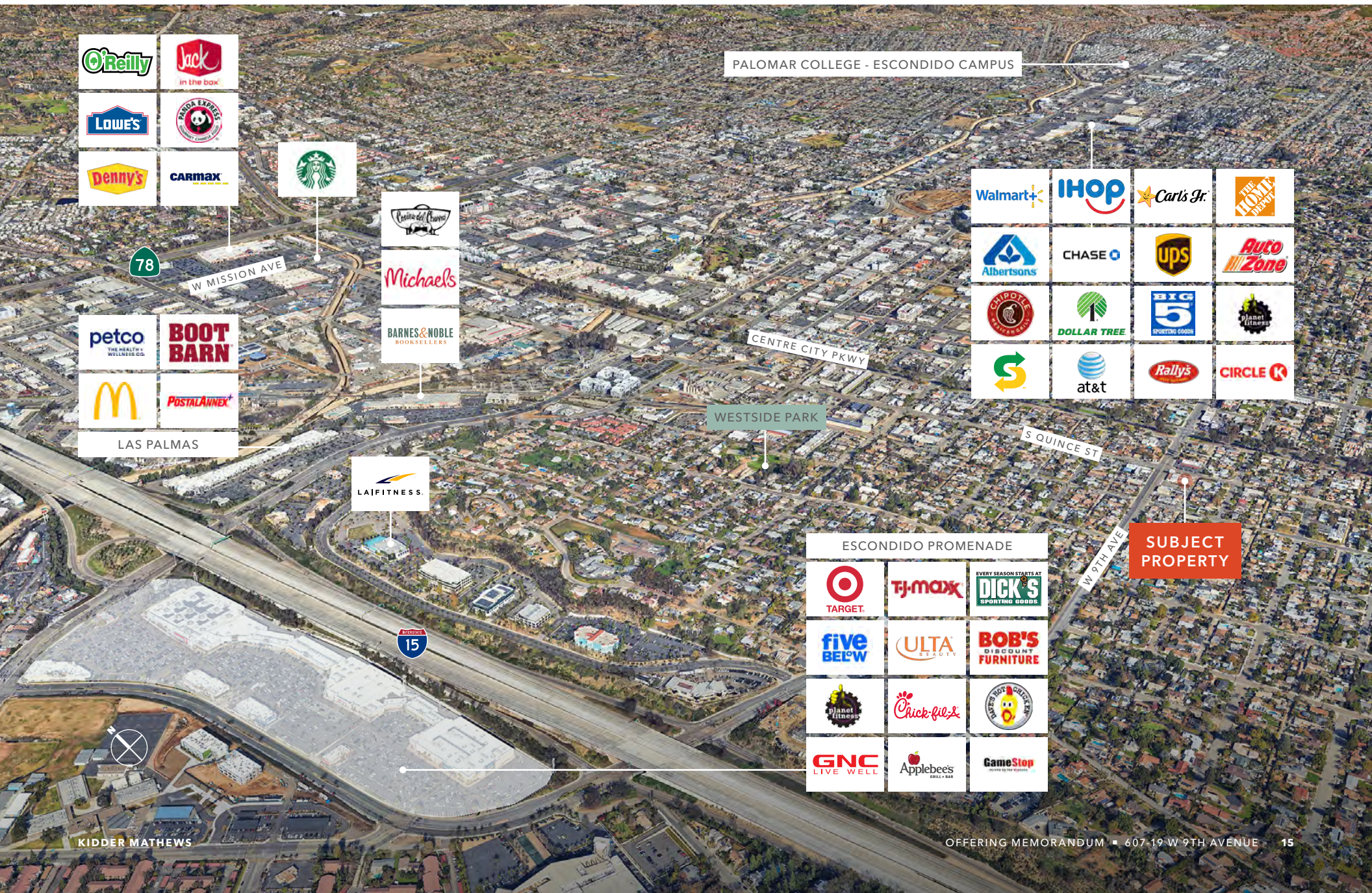
Household Income

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$87,175	\$89,416	\$102,130
2029 MEDIAN PROJECTED	\$91,080	\$92,716	\$106,012
2024 AVERAGE	\$109,205	\$109,745	\$127,111
2029 AVG PROJECTED	\$113,587	\$114,535	\$133,385

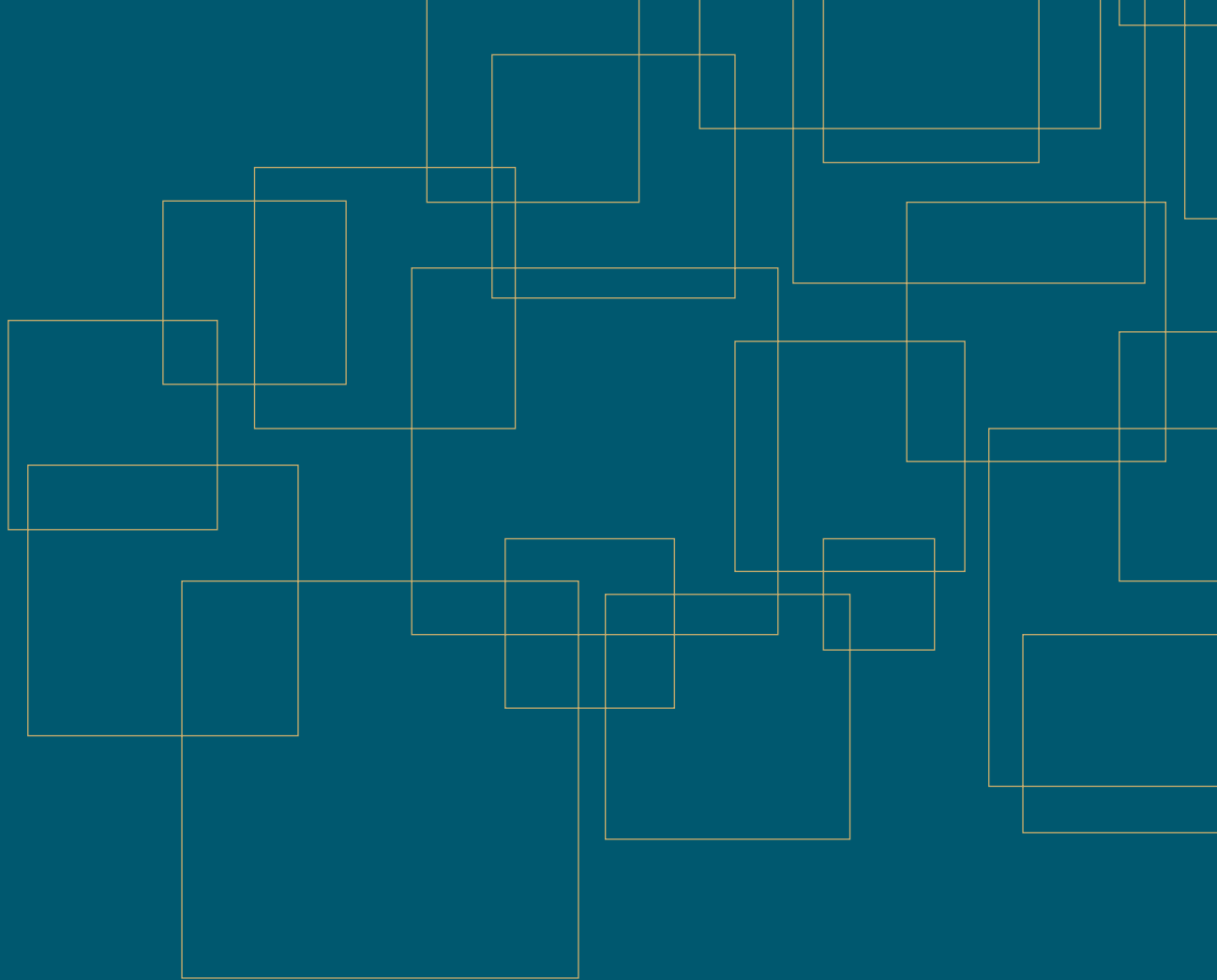




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