

FOR LEASE: 2ND FLOOR 8,160 SF OFFICE

200 East Washington Avenue | Escondido, CA



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THE SPACE

Location	200 East Washington Avenue Escondido, CA 92025
County	San Diego
Cross Street	E Washington & N Juniper St

HIGHLIGHTS

- Lease Rate: \$ 1.50/SF + utilities
- Second Floor 8,160 SF Office Space
- Freestanding Office Building
- Zoning is General Commercial (CG)
- Parking: 3.1 per 1,000 SF
- Built in 1992
- Excellent Visibility & Exposure on East Washington Avenue
- Conveniently Situated off CA-78 & Hwy 15



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
31,780	149,170	206,566

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,374	\$108,951	\$125,039

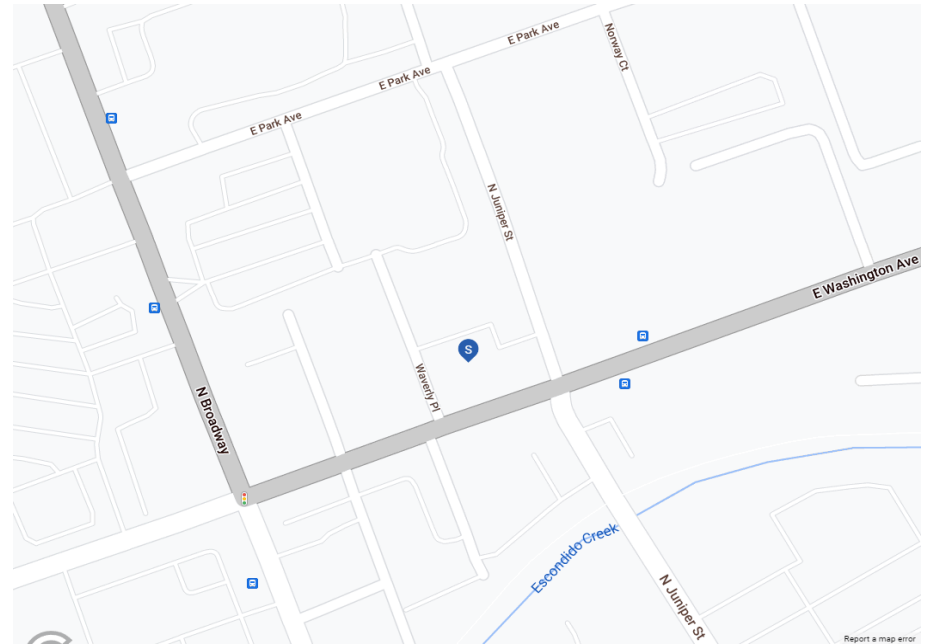
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,831	48,086	67,781

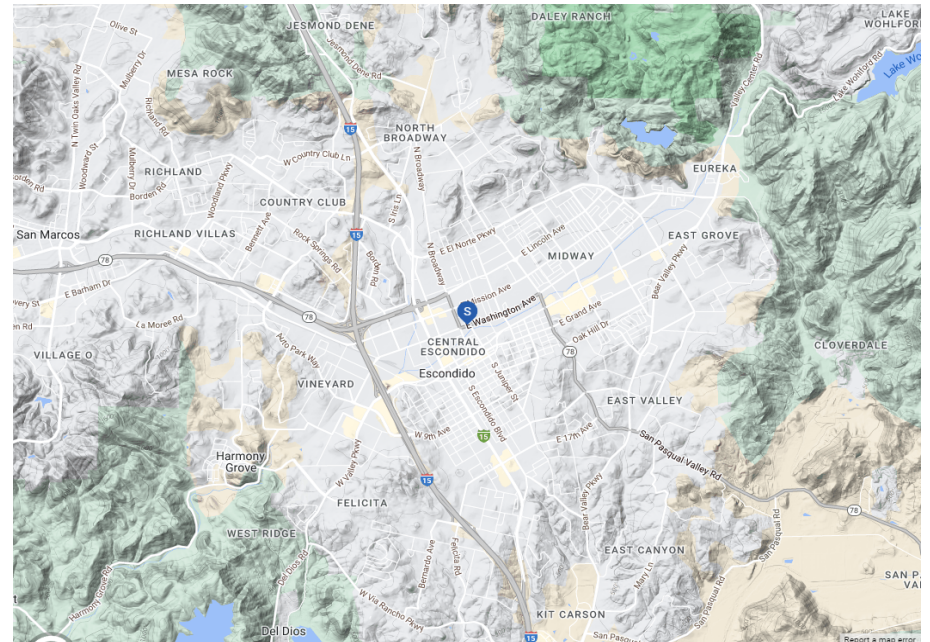
Escondido

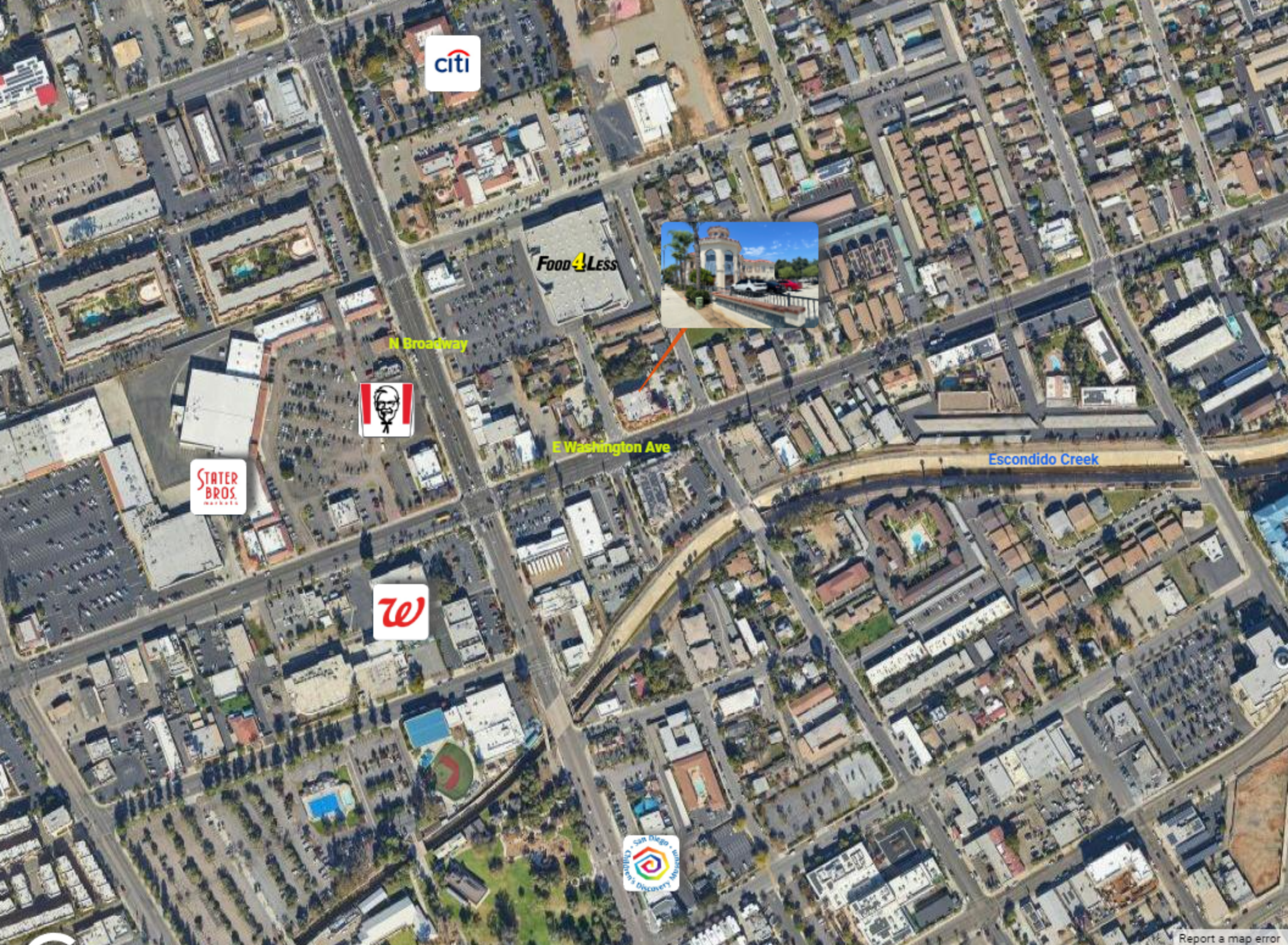
- The property is situated in the heart of Downtown Escondido, a vibrant and bustling area known for its diverse mix of retail shops, restaurants, and entertainment venues. Examples of popular attractions nearby include the California Center for the Arts, Escondido and the Grand Tea Room.
- The neighborhood boasts a high pedestrian count due to its central location, making it an ideal spot for businesses seeking foot traffic. The property's proximity to major roadways like Interstate 15 enhances accessibility for commuters and visitors.
- Downtown Escondido is undergoing revitalization efforts, with new developments and renovations adding to the area's appeal. The presence of local events, such as the weekly farmers' market and art festivals, contributes to a lively and engaging atmosphere.
- Surrounding the property are a mix of local businesses, art galleries, and boutique shops, creating a unique and eclectic environment. The area's historic architecture and cultural landmarks add character and charm to the neighborhood.
- The community surrounding the property is known for its strong sense of local pride and support for small businesses. With a mix of residential and commercial properties in the vicinity, the area offers a dynamic and thriving environment for tenants.

Locator Map



Regional Map





Food 4 Less



N Broadway



E Washington Ave

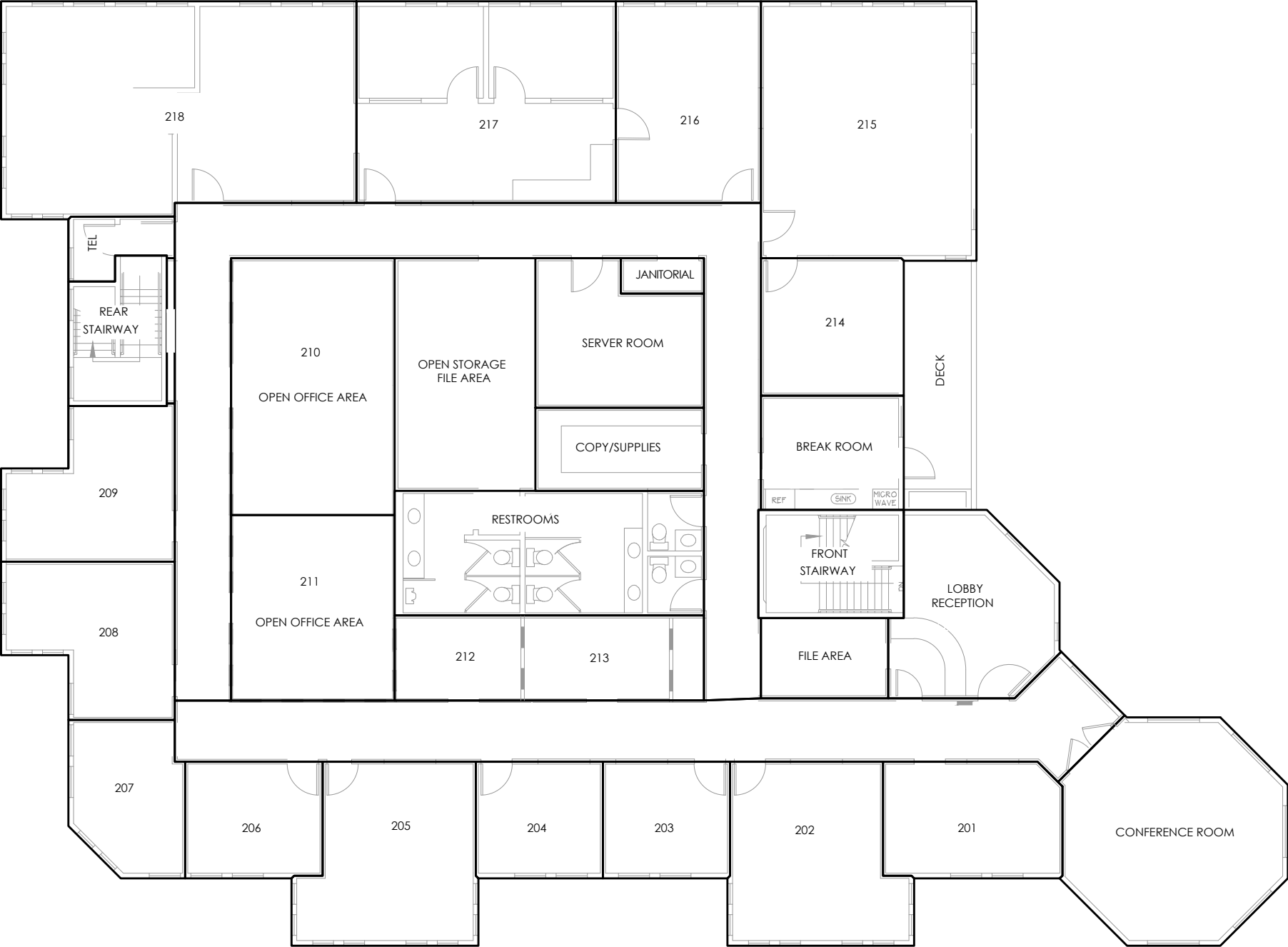
Escondido Creek

STATER
BROS.
MARKETS



Report a map error

FLOOR PLAN 2ND FLOOR







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,639	134,777	173,223
2010 Population	31,355	143,797	194,416
2024 Population	31,780	149,170	206,566
2029 Population	32,573	149,524	206,949
2024 African American	838	3,543	4,896
2024 American Indian	838	2,785	3,331
2024 Asian	1,635	11,677	18,116
2024 Hispanic	22,597	80,845	96,814
2024 Other Race	14,071	45,612	52,500
2024 White	9,022	59,214	92,686
2024 Multiracial	5,303	25,935	34,462
2024-2029: Population: Growth Rate	2.45 %	0.25 %	0.20 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,677	4,776	5,836
\$15,000-\$24,999	725	2,854	3,423
\$25,000-\$34,999	841	3,040	3,628
\$35,000-\$49,999	1,016	4,304	5,618
\$50,000-\$74,999	1,930	7,645	9,659
\$75,000-\$99,999	1,241	5,794	7,633
\$100,000-\$149,999	1,349	8,865	12,685
\$150,000-\$199,999	560	5,097	8,461
\$200,000 or greater	492	5,711	10,837
Median HH Income	\$56,349	\$79,967	\$92,511
Average HH Income	\$76,374	\$108,951	\$125,039

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,242	44,949	59,162
2010 Total Households	8,795	44,936	62,553
2024 Total Households	9,831	48,086	67,781
2029 Total Households	10,197	49,052	69,131
2024 Average Household Size	3.16	3.06	2.99
2000 Owner Occupied Housing	1,988	22,705	34,021
2000 Renter Occupied Housing	6,934	21,027	23,483
2024 Owner Occupied Housing	2,135	24,417	39,249
2024 Renter Occupied Housing	7,696	23,669	28,532
2024 Vacant Housing	517	1,911	2,847
2024 Total Housing	10,348	49,997	70,628
2029 Owner Occupied Housing	2,229	25,308	40,602
2029 Renter Occupied Housing	7,968	23,744	28,528
2029 Vacant Housing	486	1,838	2,742
2029 Total Housing	10,683	50,890	71,873
2024-2029: Households: Growth Rate	3.65 %	2.00 %	2.00 %

Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,647	11,298	14,657
2024 Population Age 35-39	2,429	10,714	14,311
2024 Population Age 40-44	2,234	10,488	14,371
2024 Population Age 45-49	1,884	8,820	12,156
2024 Population Age 50-54	1,810	8,976	12,541
2024 Population Age 55-59	1,553	8,364	11,784
2024 Population Age 60-64	1,427	8,405	12,128
2024 Population Age 65-69	1,072	7,281	10,752
2024 Population Age 70-74	766	5,431	8,358
2024 Population Age 75-79	530	3,979	6,225
2024 Population Age 80-84	350	2,472	3,811
2024 Population Age 85+	547	2,987	4,164
2024 Population Age 18+	23,556	115,053	160,956
2024 Median Age	33	37	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,363	\$78,340	\$85,048
Average Household Income 25-34	\$78,489	\$101,345	\$112,221
Median Household Income 35-44	\$63,706	\$100,698	\$113,531
Average Household Income 35-44	\$85,484	\$127,090	\$144,247
Median Household Income 45-54	\$64,212	\$102,165	\$117,213
Average Household Income 45-54	\$88,330	\$128,123	\$149,789
Median Household Income 55-64	\$57,183	\$91,706	\$108,683
Average Household Income 55-64	\$78,437	\$122,211	\$143,491
Median Household Income 65-74	\$39,190	\$67,800	\$79,077
Average Household Income 65-74	\$61,966	\$98,568	\$113,336
Average Household Income 75+	\$52,170	\$65,109	\$77,654

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	2,520	11,017	14,970
2029 Population Age 35-39	2,466	10,951	14,517
2029 Population Age 40-44	2,283	10,315	13,976
2029 Population Age 45-49	2,084	10,005	13,796
2029 Population Age 50-54	1,765	8,335	11,634
2029 Population Age 55-59	1,577	8,057	11,339
2029 Population Age 60-64	1,414	7,626	10,849
2029 Population Age 65-69	1,207	7,478	10,888
2029 Population Age 70-74	944	6,351	9,546
2029 Population Age 75-79	649	4,814	7,400
2029 Population Age 80-84	447	3,222	5,050
2029 Population Age 85+	522	3,139	4,565
2029 Population Age 18+	24,643	116,700	162,670
2029 Median Age	33	38	39

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,389	\$90,788	\$101,091
Average Household Income 25-34	\$92,328	\$119,954	\$133,511
Median Household Income 35-44	\$77,083	\$113,472	\$129,712
Average Household Income 35-44	\$103,887	\$148,540	\$166,030
Median Household Income 45-54	\$76,739	\$117,175	\$137,974
Average Household Income 45-54	\$106,002	\$152,869	\$175,505
Median Household Income 55-64	\$67,144	\$108,528	\$126,327
Average Household Income 55-64	\$95,069	\$145,030	\$166,861
Median Household Income 65-74	\$52,119	\$86,348	\$100,591
Average Household Income 65-74	\$78,558	\$122,274	\$138,858
Average Household Income 75+	\$64,389	\$85,498	\$101,479

For Lease: 2nd Floor 8,160 SF Office

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