

**AVAILABLE FOR LEASE**

**FREESTANDING CORNER  
BUILDING W/DRIVE-THRU**

**125  
N Broadway  
Escondido, CA 92025**



**UPG**  
**URBAN  
PROPERTY  
GROUP** est. 1989

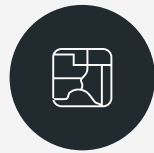
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# THE OFFERING

Urban Property Group is pleased to present a rare opportunity to lease a corner freestanding building at 125 N Broadway, Escondido, CA. The property is situated in the core of Escondido, a city with a rich past bringing charm and stability to the community. The city features a thriving downtown area and integrated with Escondido's treasured heritage is a progressive future, bright and brimming with promise.



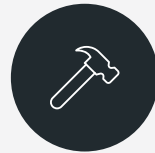
Zoning

S-P: Specific Plan Area



Use

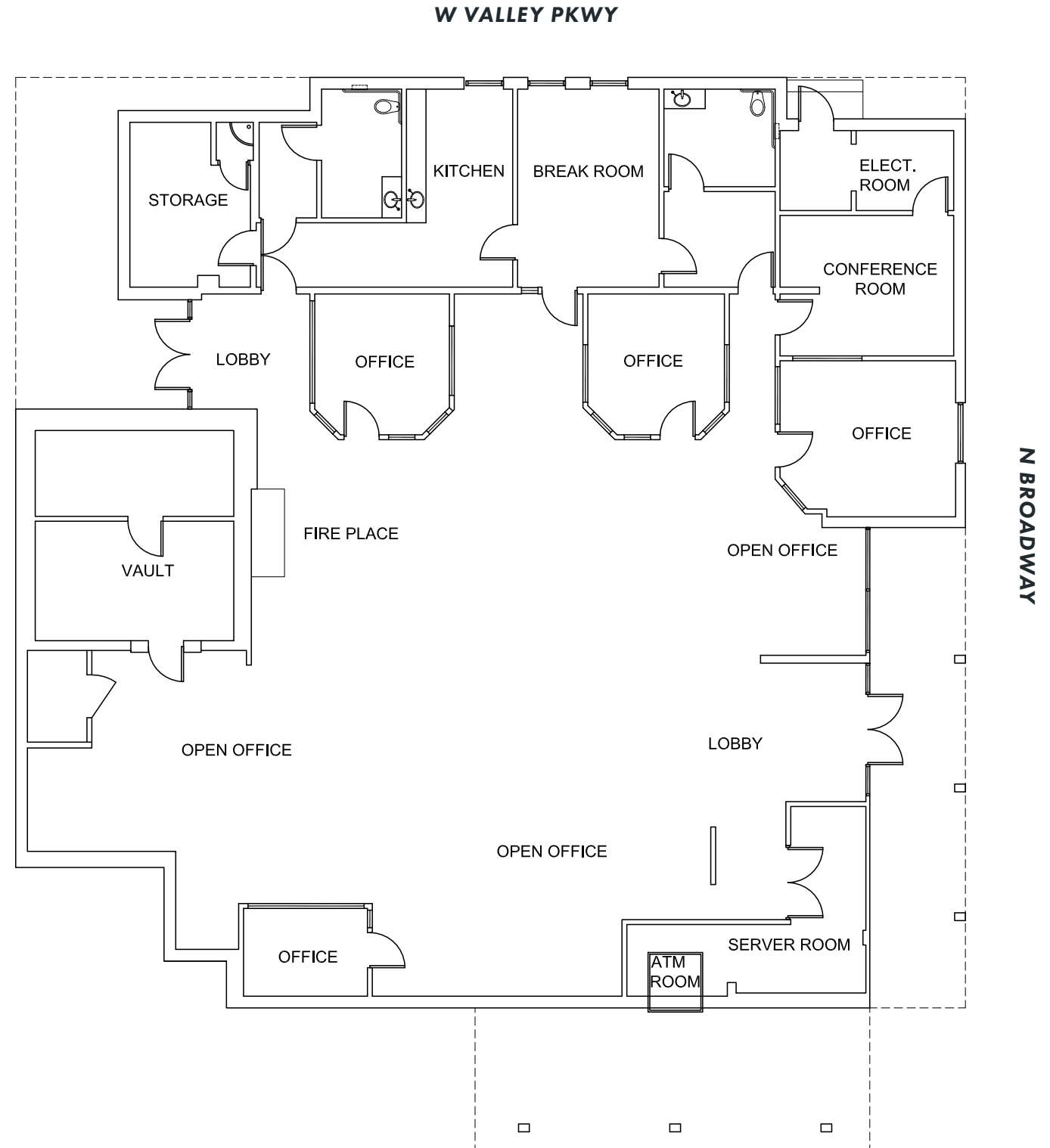
Retail/Office/Bank



Year Built

1990

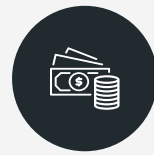
- Fantastic drive-thru opportunity on busy corner, over 30,000 vehicles per day
- Full building signage, signalized intersection, and two vehicle entrances
- On-site parking with approximately 18 spaces
- Located on one of Escondido's busiest thoroughfares, directly across the street from City Hall
- One block from Grand Avenue, filled with eclectic shops, galleries, restaurants, and more
- Access via Interstate 15 and Highway 78
- Close proximity to Palomar Medical center, Children's Museum, & Center for the Arts
- Nearby new developments including Palomar Heights - a 13.8 acre urban infill site
- Pride of ownership



# THE PROPERTY

## Prime Downtown Location

125 N Broadway is ideal for a tenant to capitalize on Escondido’s growth and the epicenter of the downtown location. Located just 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 culture, delicious culinary experiences, and a charming historic downtown.



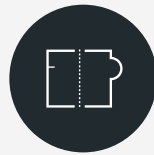
Asking Rate

\$2.50 psf, NNN



Building Size

±6,000 SF



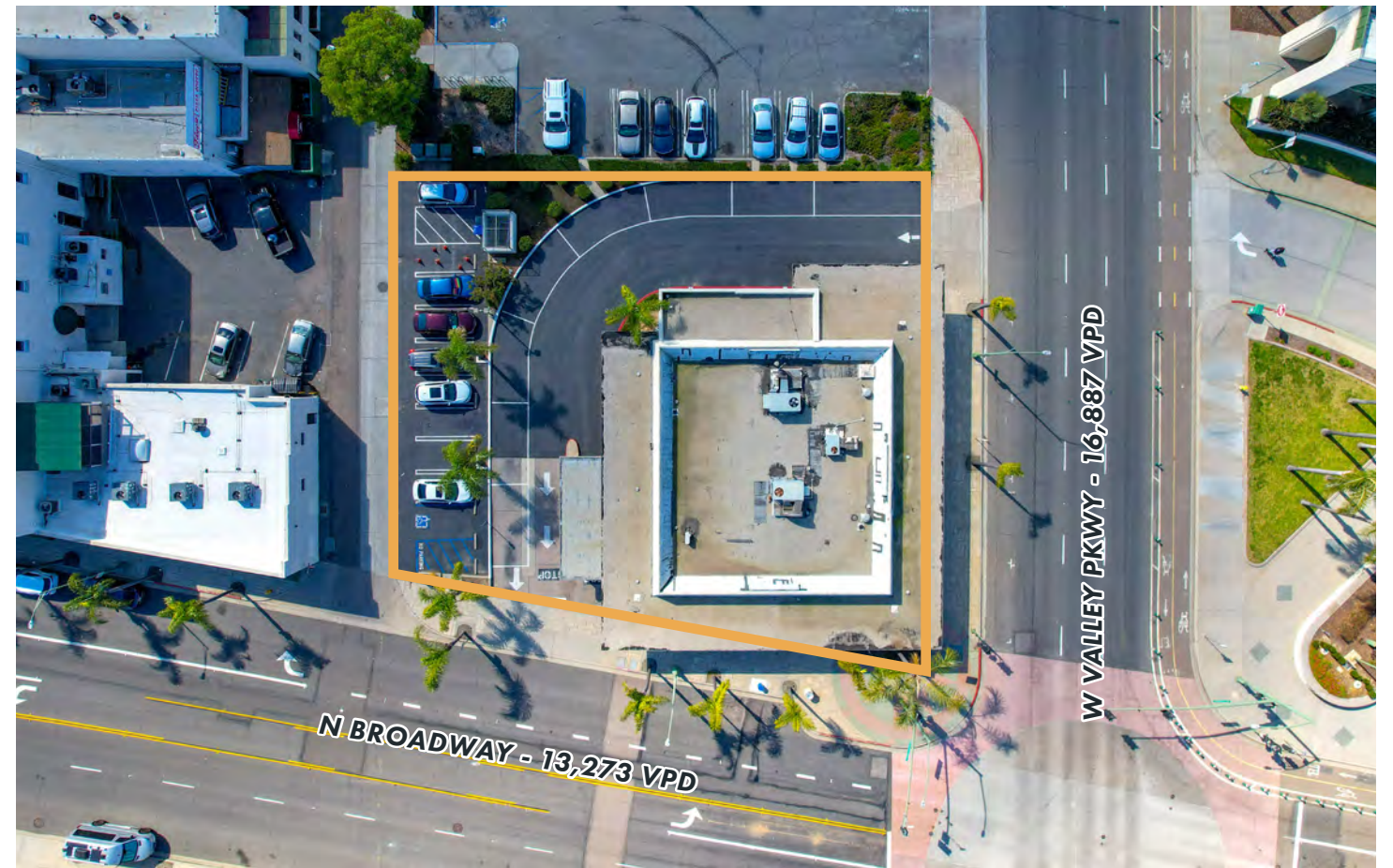
Land Size

±16,510 SF

<b>ADDRESS</b>	125 N Broadway, Escondido, CA 92025
<b>YEAR BUILT</b>	1990
<b>PARCEL NUMBER</b>	229-421-08
<b>PARKING</b>	~18 spaces

§ 33-393. Permitted uses.  
 The permitted uses within the S-P zone shall be fully defined through adoption of a specific plan. General direction for permitted uses shall be established by the existing general plan designations; the general plan/zoning "compatibility matrix" shall be used as a guide to determine these uses through listing of zones found to be normally "compatible" with the existing general plan designation. In addition, where the S-P zone implements the "specific planning area" general plan overlay designation, permitted land uses shall be established in accordance with the policy direction provided in the land use element text for that particular "SPA." (Zoning Code, Ch. 104, § 1043.4; Ord. No. 92-15, § 9, 3-25-92)

Tenant to verify use with the City.





CIVIC CENTER PLAZA

REGAL CINEMAS Smart & Final.

STARBUCKS COFFEE UNITED STATES POSTAL SERVICE PETSMART dds DISCOUNTS

CALIFORNIA CENTER FOR THE ARTS

CITY HALL

GRAPE DAY PARK

SAN DIEGO CHILDREN'S DISCOVERY MUSEUM

SYNERGY CENTRE CO-WORKS

SAN DIEGO COUNTY CREDIT UNION

ESCONDIDO FAMILY HEALTH CENTER

125 N Broadway

W VALLEY PKWY - 16,887 VPD

N BROADWAY - 13,273 VPD

# IN THE PATH OF DEVELOPMENT



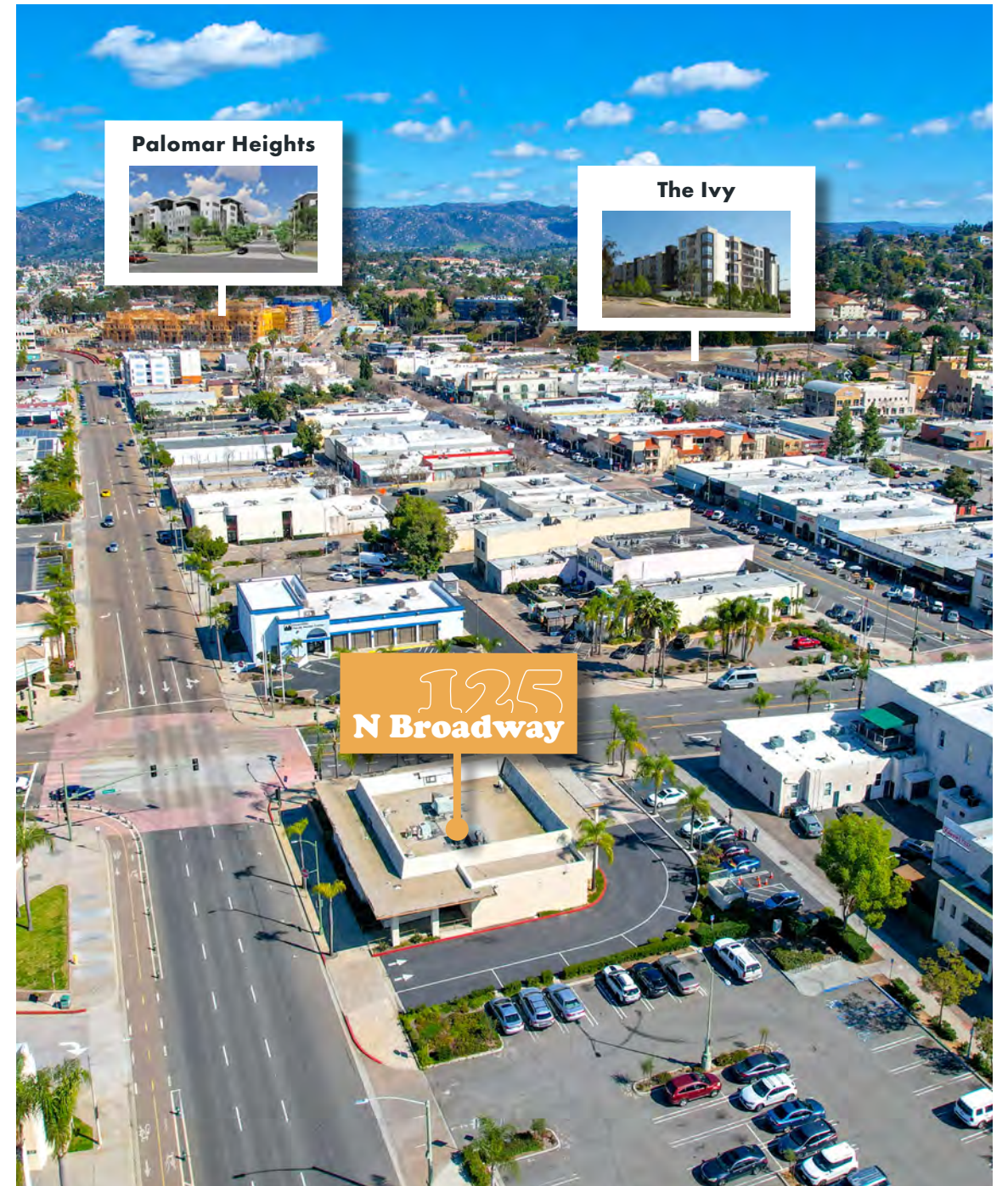
## Palomar Heights

Palomar Heights will include 162 townhomes, 258 market rate apartments, 90 senior apartments and over 6,000 square feet of retail offerings. The project is designed to attract a wide range of residents, including young single professionals, growing families and senior residents. Shared amenities will bring the community together, and a corner commercial node, or “Icon Building,” will draw residents and shoppers from Downtown Escondido into the community.



## The Ivy

The Ivy is a mixed-use residential project located in the downtown core of Escondido, California, within walking distance to shops, restaurants, bars, and transit. Plans for the 187,808-square-foot, mixed-use building includes 127 apartments, underground parking, common recreational areas with a swimming pool, and other amenities, such as a rooftop gathering spot.





## THE LOCATION

Escondido may mean “hidden” but it’s no secret there’s a lot going on here! Located just 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 and a charming historic downtown.

### Your Neighbors

- Palomar Health
- San Diego Children’s Museum
- Home Depot
- Albertsons
- Wells Fargo
- Bank of America
- Starbucks
- Target
- Burger Bench
- Sprouts
- IHOP
- Trader Joe’s
- Brigantine
- Stone Brewing
- Forgotten Barrel Winery
- Vintana Wine + Dine
- Better Buzz
- VCA Animal Hospital
- Dixieline
- Swami’s Cafe
- The Habit Burger Grill
- Pho Saigon
- Epiphany Prep Charter School



# DISCOVER ESCONDIDO

*More and more people are making Escondido their “City of Choice.”*



## Businesses

Escondido is home to a variety of businesses, ranging from small, locally-owned shops to large national chains including: Stone Brewery, Westfield North County, Vintana Wine + Dine, and Welk Resorts.

## Strong Work Force

The workforce in Escondido is skilled, diverse, and adaptable, with a range of industries and businesses operating in the city. It is home to healthcare providers including Palomar Medical Center and Graybill Medical Group along with tech companies that include ViaSat and Applied Membranes.

Population (2023)  
 Project Population (2028)  
 Total Employee Population  
 Total Households  
 Avg. Household Income  
 Consumer Spending

	2 Mile	5 Mile	10 Mile
Population (2023)	95,243	206,132	456,309
Project Population (2028)	94,022	203,712	452,181
Total Employee Population	43,707	77,211	189,873
Total Households	28,836	67,152	155,864
Avg. Household Income	\$79,048	\$101,684	\$125,270
Consumer Spending	\$908M	\$2.4B	\$6.4B



With its temperate year-round climate, varied terrain and abundance of outdoor activities, Escondido is the perfect launchpad for exploring North Inland’s vast open spaces. Escondido may mean “hidden” in Spanish, but it’s no secret there’s a lot going on here! Located just 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 culture, delicious culinary experiences, and a charming historic downtown.

The Escondido Transit Center provides multiple connections within San Diego County. The SPRINTER light rail train system connects Escondido and Oceanside along the Highway 78 corridor, with 15 stations on the 22-mile line. Express bus service runs to downtown San Diego and local bus service provides access throughout North Inland San Diego.

\*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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