

AVAILABLE FOR SALE

Escondido Commons



145-159 S Orange St & 410-420 W 2nd Ave,
Escondido, CA 92025

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ESCONDIDO COMMONS

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Escondido Commons Project Overview

CDC Commercial, Inc. is pleased to present this opportunity to acquire a 100% leased, multi-tenant retail shopping center located in the heart of downtown Escondido, CA.

The property totals approximately 8,388 square feet and is comprised primarily of smaller-format retail suites, most under 1,000 square feet. This unit size mix offers several advantages, including reduced exposure during tenant turnover and strong demand from local retail users seeking well-located, right-sized spaces—particularly in comparison to the larger-format retail options along Grand Avenue and in the surrounding market. The project offers a diverse tenant-mix including various salon, barber, and aesthetician services, restaurant/café, professional tax and legal services, an eco-friendly refillable containers store, and even a truck driving school.

The ownership has recently completed a series of capital improvements, including roof replacement, new paint, new signage program, replacement of multiple HVAC units, and various other upgrades addressing prior deferred maintenance. Vacancy has been stabilized, and the property has entered its next phase of value creation through marking rents to market.

Approximately five tenants remain at below market rental rates (mid-\$1's psf/mo MG), while recent leasing activity has achieved rents of \$2.50 psf/mo MG. Based on in-place income, the property is operating at an estimated **6.11% cap rate**. Short term Pro-forma returns project a **8% cap rate** by bringing the remaining below-market leases to current market rents, or replacing them with new tenants at higher rates. Significant additional upside exists through the conversion of leases to long-term NNN structures, supporting a **pro-forma capitalization rate in excess of 8-10%**.



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Escondido Commons Overview

PROPERTY ADDRESS:	145-159 S Orange St; and, 410-420 W 2nd Ave, Escondido, CA 92025
BUILDING AREA:	+/- 8,388 SF
BUILDING PRICE PSF:	\$298 PSF
LAND AREA:	+/- 20,567 SF
APN #:	233-041-18-00 233-041-12-00
YEAR BUILT:	1965, 1972
ZONING:	SPA: Downtown Specific Plan
PARKING:	+/- 32 Total Parking Stalls
OCCUPANCY:	100% Occupied
TENANTS / UNITS:	11 Tenants, 12 Total Units

**Contact Broker for Rent Roll and
Additional Financial Information.**



\$2,500,000

Existing CAP Rate:

6.11%

Pro-Forma CAP Rate:

8%+

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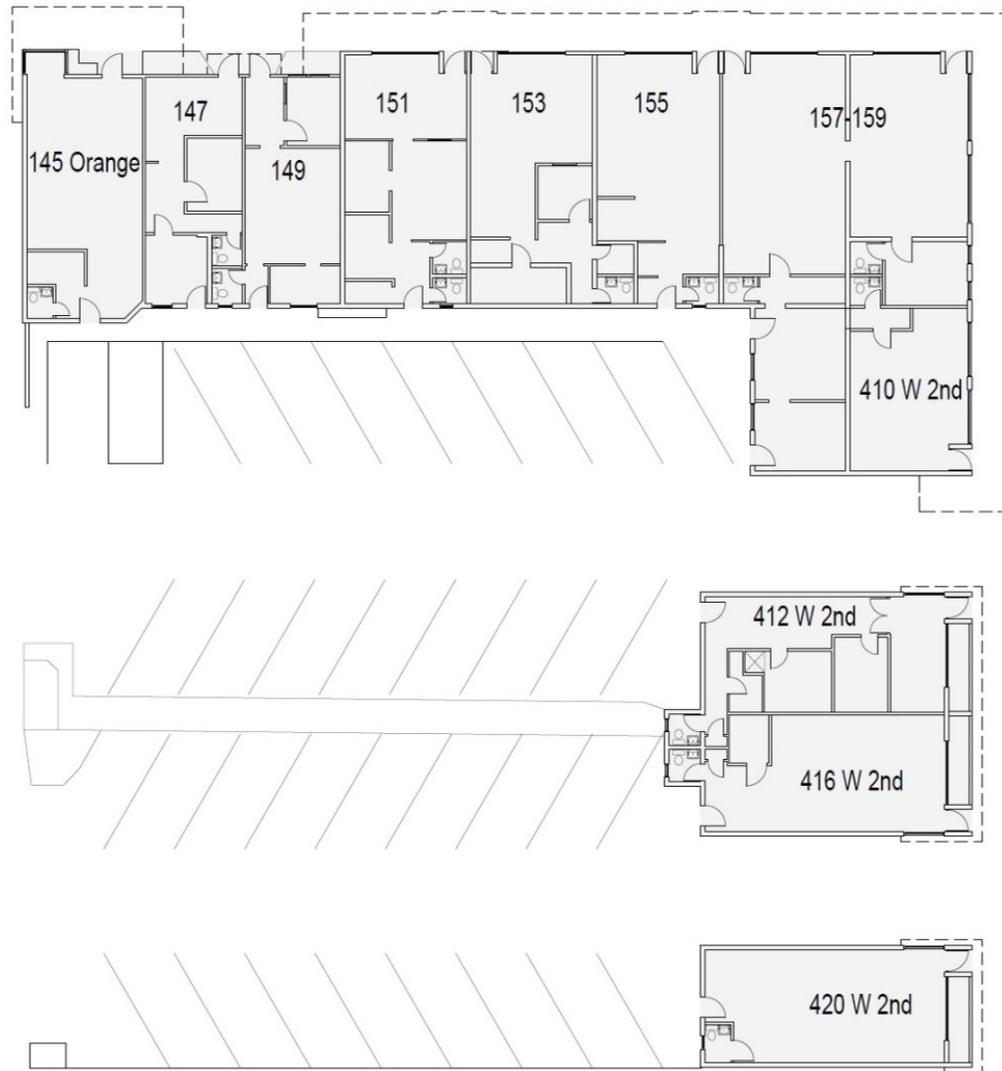
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Site Plan

S Orange St.

W 2nd Avenue

Gross Leasable Area	
Suite	Size
145 S Orange St	717
147 S Orange St	559
149 S Orange St	553
151 S Orange St	709
153 S Orange St	768
155 S Orange St	650
157 S Orange St	1045
159 S Orange St	687
410 W 2nd Ave	479
412 W 2nd Ave	770
416 W 2nd Ave	731
420 W 2nd Ave	720
Total	8388



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W 2nd Ave.

416-420 W 2ND AVE

145-159 S ORANGEST &
410-412 W 2ND AVE

S. Orange St

W. Grand Ave

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Aerial Overview



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Escondido Aerial Overview



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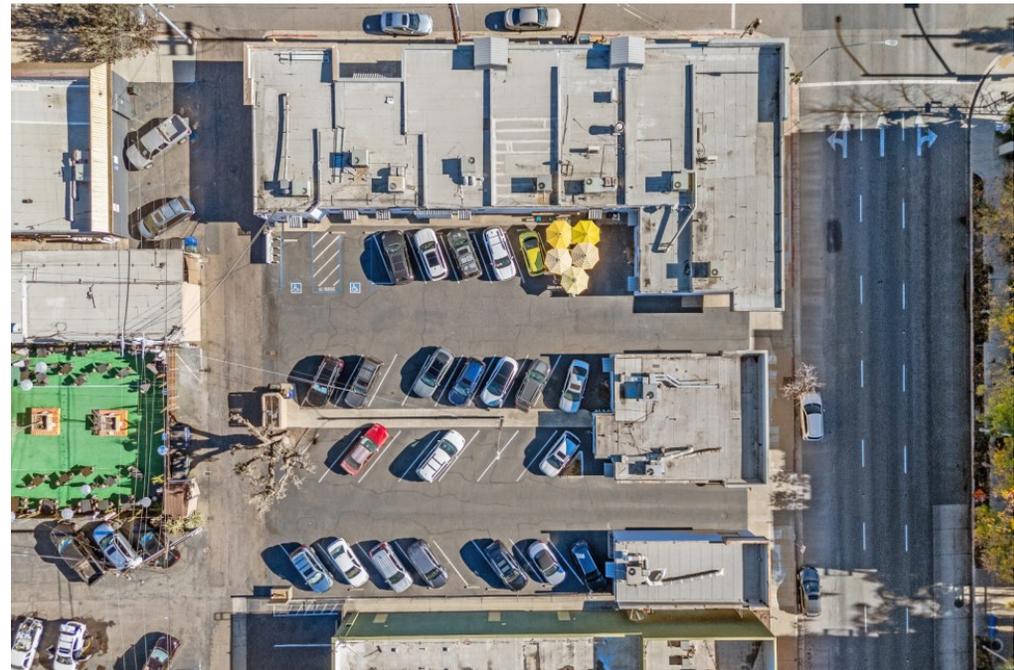
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Escondido Overview

City of Escondido

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. Enjoy our beautiful climate with year-round golfing, hiking, biking, fishing, and fantastic events!

Escondido is the heart of northern San Diego... rich in history and culture. The list of “must do’s” includes the California Center for the Arts, Escondido, a unique performing arts complex, museum, and conference center; the San Diego Zoo Safari Park, an expansive wildlife sanctuary; the amazing sculpture garden, Queen Califia’s Magical Circle, created by the late world-acclaimed artist Niki de Saint Phalle; Cruisin’ Grand Escondido, one of the greatest ongoing traditions in San Diego County; the San Diego Children’s Discovery Museum; and the Daley Ranch, a wilderness preserve with extensive hiking, biking and equestrian trails.

Embracing a farm-to-table experience, Escondido offers a variety of culinary experiences such as Vintana Wine + Dine, Burger Bench and Bellamy’s... as well as three weekly farmers’ markets. Many beautiful boutique wineries with spectacular views provide leisurely wine tasting afternoons, cool urban wineries, and the best of the craft beer culture meets culinary vision right here at the first home of Stone Brewing World Bistro and Gardens.

This wonderfully unique area also presents many other activities... enjoy a round of golf at one of five golf courses, fishing or picnicking at three lakes, cycling on Palomar Mountain, browsing through downtown art galleries or shopping at world-class retail stores and the largest auto park in Southern California. You can also play at one of several nearby casino resorts!



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Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Population:	85,233	211,342	479,814
2024 Population:	82,343	205,060	468,045
2029 Population Projection:	81,323	202,702	463,159
Median Age:	34.6	37.3	40
Households			
2024 Total Households:	25,820	66,015	157,677
2029 Household Projection:	25,449	65,134	155,800
Median Household Inc:	\$63,617	\$80,988	\$105,481
Avg Household Size:	3	3	2.9
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$565,170	\$682,476	\$799,770
Median Year Built:	1977	1980	1984

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