



# 335 E PENNSYLVANIA AVENUE

ESCONDIDO, CA 92025

**AVAILABLE  
FOR LEASE**

**JOSH SIMMS**

DIRECTOR

619.500.7473

[josh.simms@cast-cap.com](mailto:josh.simms@cast-cap.com)

CA BRE Lic. #02080261

.....  
**CARRIE DUDA**

ASSOCIATE

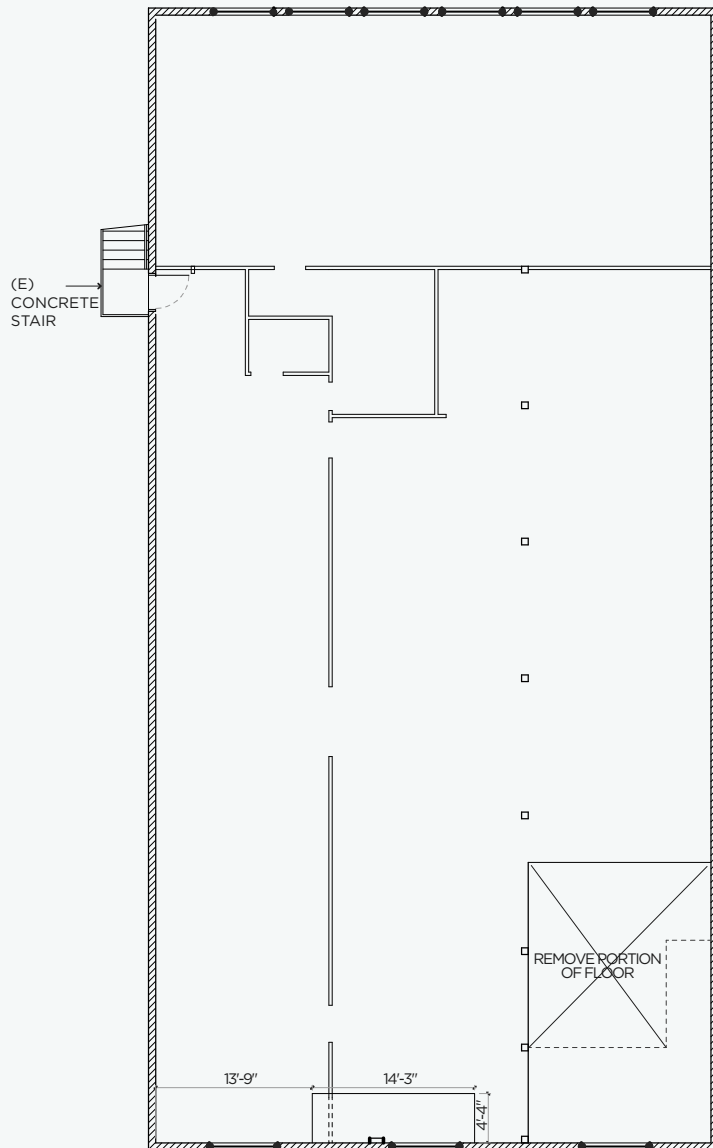
619.489.5373

[caroline.duda@cast-cap.com](mailto:caroline.duda@cast-cap.com)

CA RE Lic. #02199169

**CAST**  
CAPITAL PARTNERS

# AVAILABLE SPACE



## 2ND FLOOR - SUITE 3: $\pm 2,032$ SF

- \$1.75 SF/mo + NNN
- Available within 30 Days
- White box finish in a fully renovated commercial building
- Zoning: Downtown Specific Plan, Creekside Neighborhood District
  - Zoning Permits: Medical, dental, optical offices, clinics and laboratories, licensed alternative health-care establishments, and day spas.

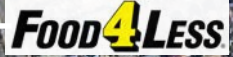


# SUBJECT PROPERTY



**335 E  
Pennsylvania  
Ave**

W VALLEY PARKWAY



**335 E Pennsylvania Ave**



W WASHINGTON AVE

CENTRE CITY PKWY

N BROADWAY

E WASHINGTON AVE

N JUNIPER ST

N HICKORY ST

Plaza Civic Center Shopping Mall



Grape Day Park



W VALLEY PKWY





FOR MORE  
INFORMATION,  
PLEASE CONTACT

**JOSH SIMMS**

DIRECTOR  
619.500.7473  
josh.simms@cast-cap.com  
CA RE Lic. #02080261

.....  
**CARRIE DUDA**

ASSOCIATE  
619.489.5373  
caroline.duda@cast-cap.com  
CA RE Lic. #02199169

**CAST**  
CAPITAL PARTNERS

5090 Shoreham Pl, Suite 100  
information@cast-cap.com  
619-935-5152

[www.Cast-Cap.com](http://www.Cast-Cap.com)

Copyright ©2023 CAST Capital Partners All rights reserved. The information contained herein was obtained from sources believed reliable; however, CAST Capital Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.