

# Office Suites For Lease - Medical

625-643 E Grand Ave.  
Escondido, CA



For more information, please contact:



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# Property Highlights

- Close to Downtown, Restaurants, and Shopping
- Medical Build-Outs Available
- Across from Upcoming 510 Unit Mixed-Use Residential Project
- Ample Parking
- Zoning: [Specific Plan: EVP](#)
- Parking: ~80 Total Parking Stalls  
4.74:1000 SF Parking Ratio

**Contact Broker for additional information.**



**\$1.75 MG**

**Available Now:**

Suite 643 - 1,440 sf

**Available April '24:**

Suite 625 - 6,459 sf

Suite 631 - 4,512 sf

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V8

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# Suite 625



## Suite 625 - 6,459 sf

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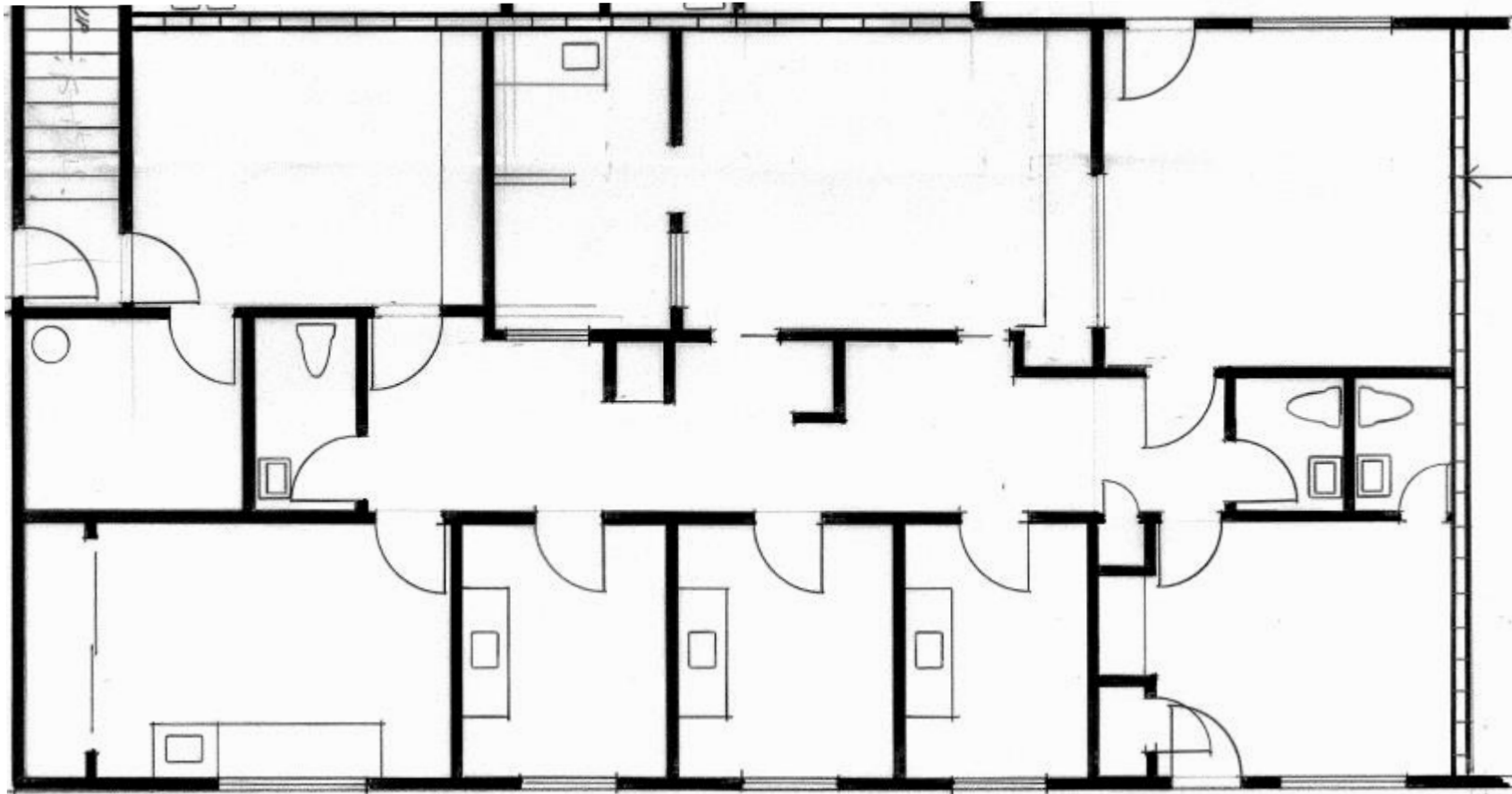
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# Suite 631



## Suite 631 - 4,512 sf

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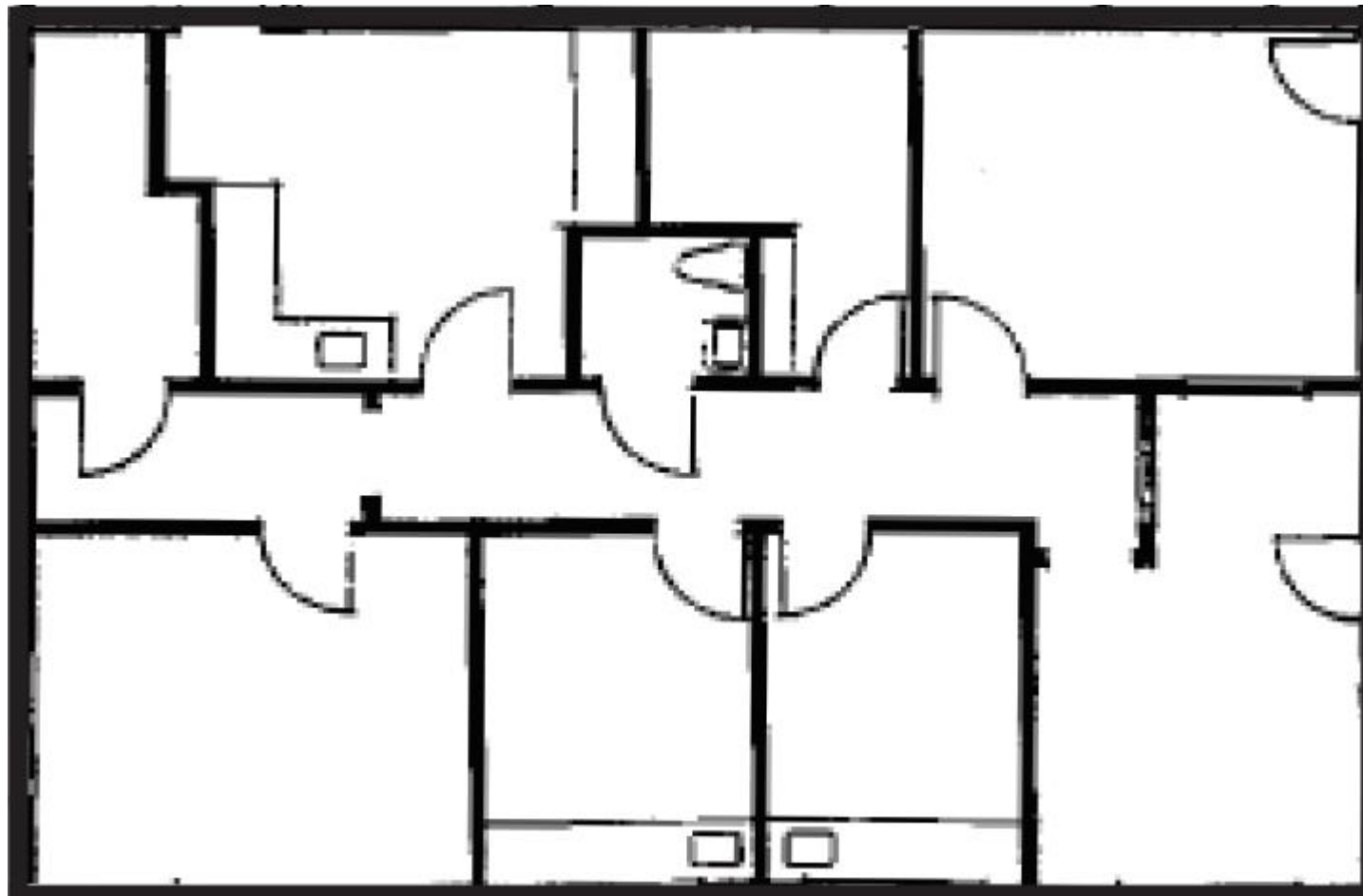
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# Suite 643



## Suite 643 - 1,440 sf

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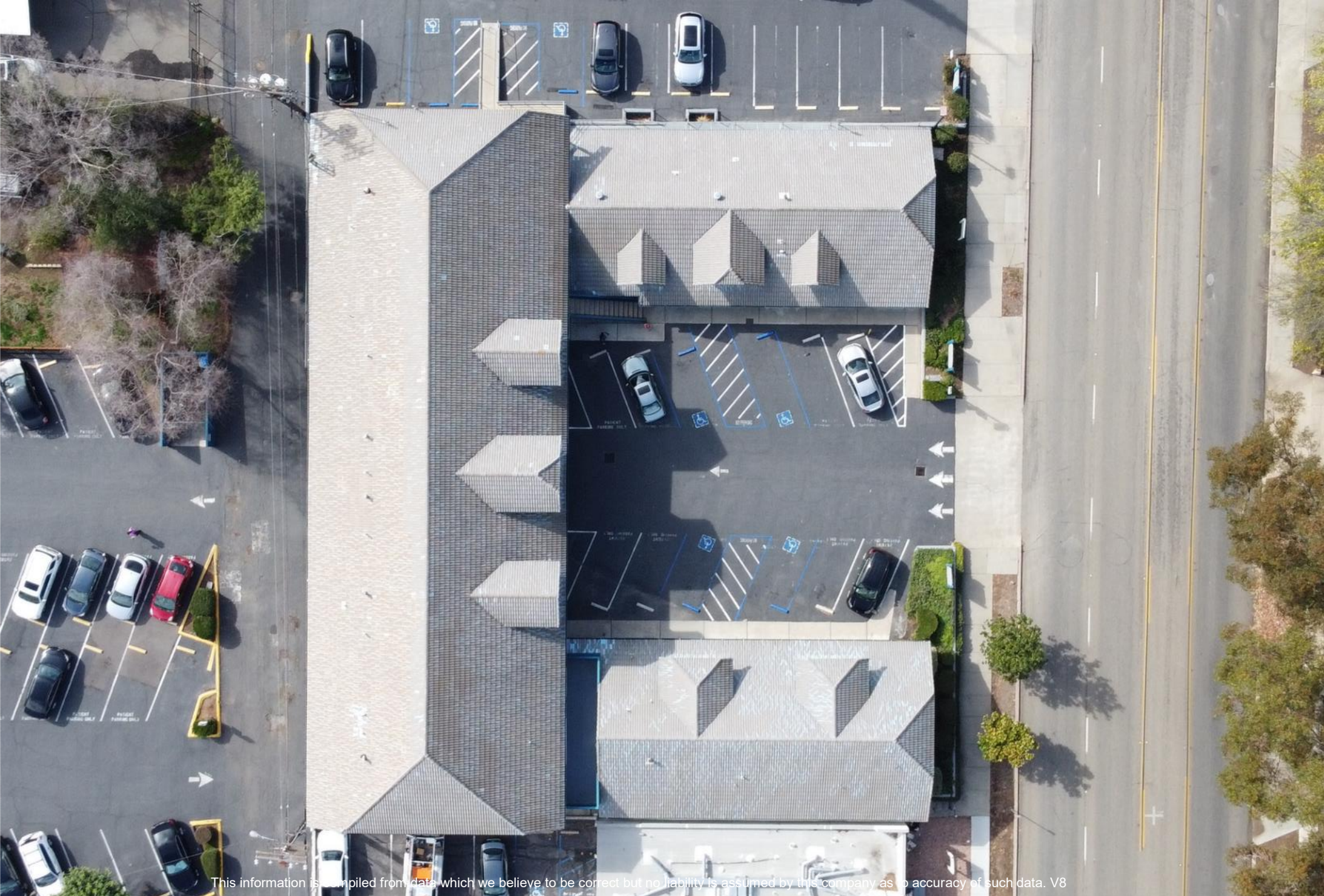
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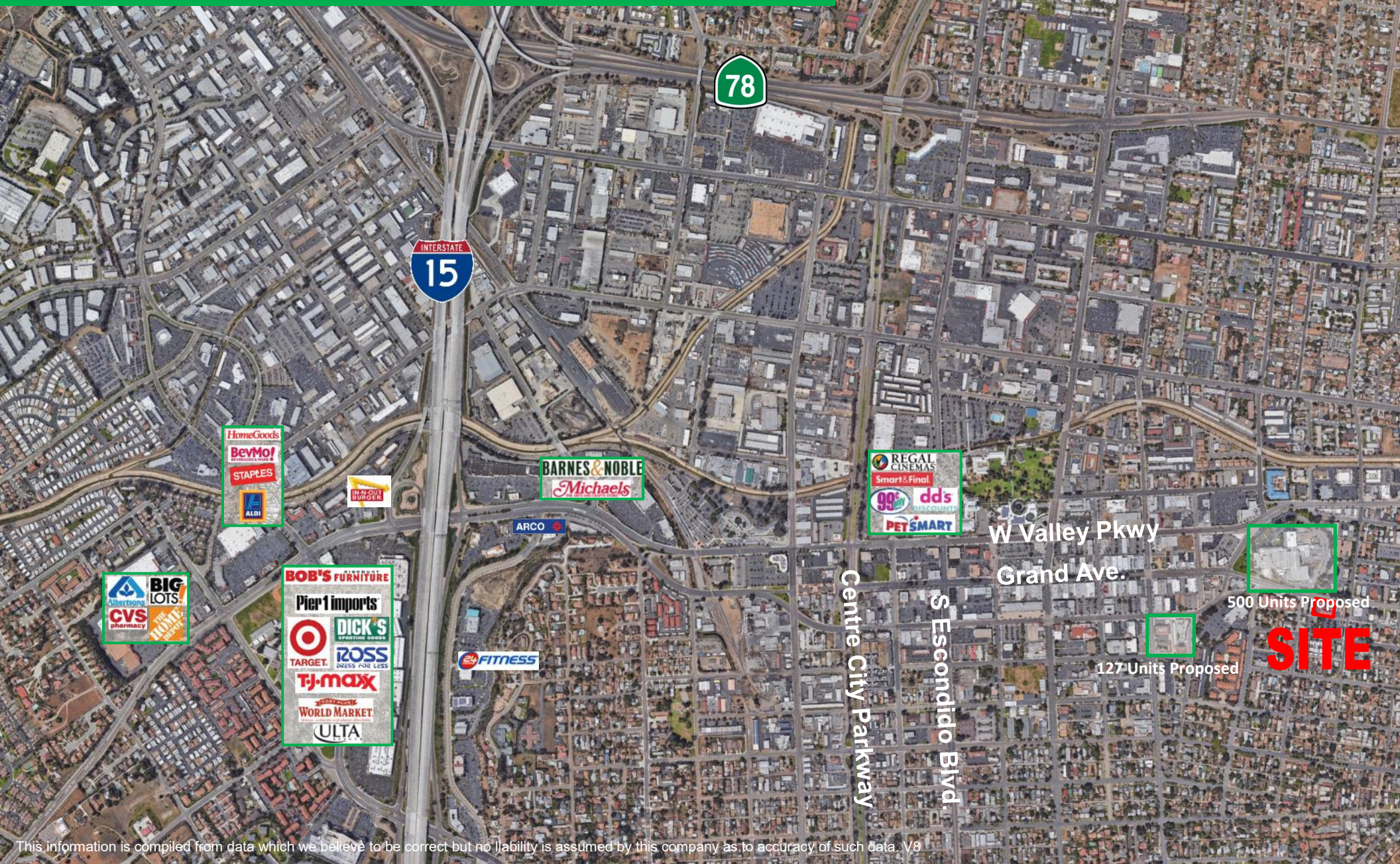
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# Aerial Map



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# Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Total Population:	104,999	197,683	447,161
2025 Population Projection:	107,240	202,133	447,161
Pop Growth 2010-2020:	0.7%	0.8%	1.1%
Median Age:	32.1	35.1	37.3
Households			
2020 Total Households:	31,444	64,135	152,384
HH Growth 2020-2025:	0.4%	0.5%	0.6%
Median Household Inc:	\$54,966	\$70,853	\$88,839
Avg Household Size:	3.30	3.00	2.9
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$438,870	\$532,843	\$689,956
Median Year Built:	1975	1979	1984



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