

# FOR SALE - OWNER/USER OPPORTUNITY



**202-204 S Juniper  
Escondido, CA 92025**

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# 202-204 S Juniper



**Building Area:** 3,104 SF

**Land Area:** 5,112 SF

**Year Built:** 1957

**APN:** 229-471-01-00

**Zoning:** [SPA 9: Downtown Specific](#)  
[Plan Historic Downtown District](#)

*Command visibility at a signalized intersection.  
Exterior signage opportunity.*

*Located at the center of Escondido's development boom.*

*Functional layout with interior plumbing.*

*Currently demised as 3 separate units, but can assembled for  
larger occupancy owner-user.*

*Buyer can configure to occupy half of more of the building,  
and lease out balance of space for additional income.*

*Tandem parking stall on East side of building and cover  
parking space on west side of building.*

# \$799,999

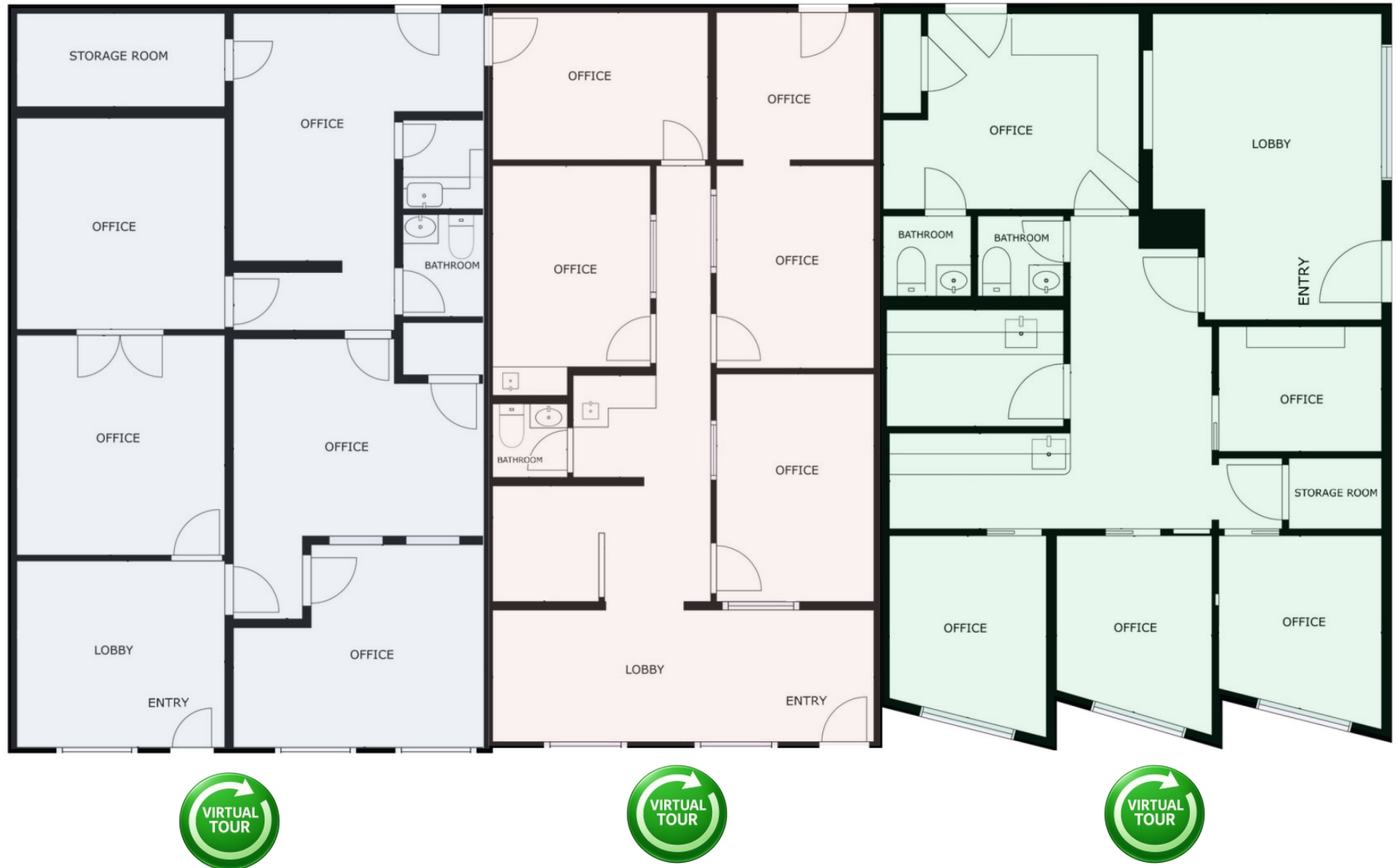
(257.73 PSF)

**Contact Broker for  
Additional Information.**

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# Floor Plan



\*Floor Plan not to Scale, for reference purposes only.

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# Buy vs Lease Analysis

## Building

Purchase Price	\$799,999.00
Size (Square Feet)	3,104

## Loan Information

Downpayment Percent	10.0%
Interest Rate	5.6%
Loan Term (Years)	20
Loan Amount	\$719,999.10

## Buy Expenses (1 Year)

Cash Down Payment	\$79,999.90
Payment Per Month	\$4,993.54
Payments Per Year	\$59,922.43
Property Taxes Per Year	\$9,439.99
Closing Costs (1% of Loan)	\$7,199.99

## Buy Savings (1 Year)

Depreciation	\$14,358.96
Interest Write Off	\$39,808.91
Property Tax Write Off	\$9,439.99
Savings ((Depreciation + Interest + Prop Tax) * Tax Rate)	\$20,990.59

## Buy Return on Investment (1 Year)

Savings	\$20,990.59
Equity Build Up (Principle Payments)	\$20,113.52
Total Return	\$41,104.11
Return on Cash (Savings + Equity / Down Payment)	51.4%

**Buy - Initial Out of Pocket Costs** **\$87,199.89**

**Net Cost to Own (1 Year)** **\$35,458.30**

Price PSF per Month \$0.95

## Assumptions

Depreciable Improvements	70.0%
Depreciation Years	39
Tax Rate	33%
Property Tax Rate	1.18%
Rental Income	\$0.00

## Lease

Total Monthly Rental Rate (including NNN) \$2.25

## Lease Expenses (1 Year)

Security Deposit	\$6,984.00
First Month Due	\$6,984.00
Rent Per Month	\$6,984.00
Rent Per Year	\$83,808.00

## Lease Savings (1 Year)

Rent Tax Write Off \$83,808.00

Savings (Rent Write Off \* Tax Rate) \$27,656.64

## Alternate Investment Income

Investment Amount (Down Payment)	\$79,999.90
Investment Rate	3.00%
Investment Income	\$2,400.00
Less Taxes on Income	\$792.00
Net Investment Income	\$1,608.00

**Lease - Initial Out of Pocket Costs** **\$13,968.00**

**Net Cost to Lease (1 Year)** **\$54,543.36**

Price PSF per Month \$1.46

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# Aerial



**Palomar Heights:**  
510 Unit Development  
162 Townhomes  
258 Apartments  
90 Senior Living Apartments

**The Ivy:**  
Multi-Family Development  
100+ Residential Units

**SITE**

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# Escondido Aerial Overview



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# Additional Interior Photos



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# Additional Photos



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# Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Population:	96,605	200,067	457,152
2025 Population:	93,726	195,840	450,126
2030 Population Projection:	93,387	195,540	450,052
Median Age:	35.2	38.2	40.3
Households			
2025 Total Households:	29,861	64,983	154,527
2030 Household Projection:	28,612	63,095	151,235
Median Household Inc:	\$74,298	\$97,261	\$117,892
Avg Household Size:	3.1	3	2.9
Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$689,873	\$765,382	\$902,736
Median Year Built:	1976	1980	1985

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