

FOR SALE/FOR LEASE

230-270

W 2ND AVE

ESCONDIDO, CA 92025

*Seller Financing
Available*



±14,560 SF 2-STORY PROFESSIONAL OFFICE BUILDING | ±0.42 AC Lot

OWNER USER / INVESTMENT OPPORTUNITY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180
Carlsbad, CA 92008
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JACKSON RODEWALD
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PROPERTY OVERVIEW

BUILDING SIZE

±14,560SF

SALE PRICE

\$3,400,000

LEASE RATE

CONTACT BROKER



S-P: Specific Plan Area (SPA 9)



HVAC has HEPA filters and UV Duct Air Purifier



Elevator served



Easy access to Hwy 78 & I-15



Eyebrow signage available along W 2nd Ave



LED lighting



Property can be divided for multi-tenant use



Dedicated 40 on-site parking spaces w/abundant on street parking



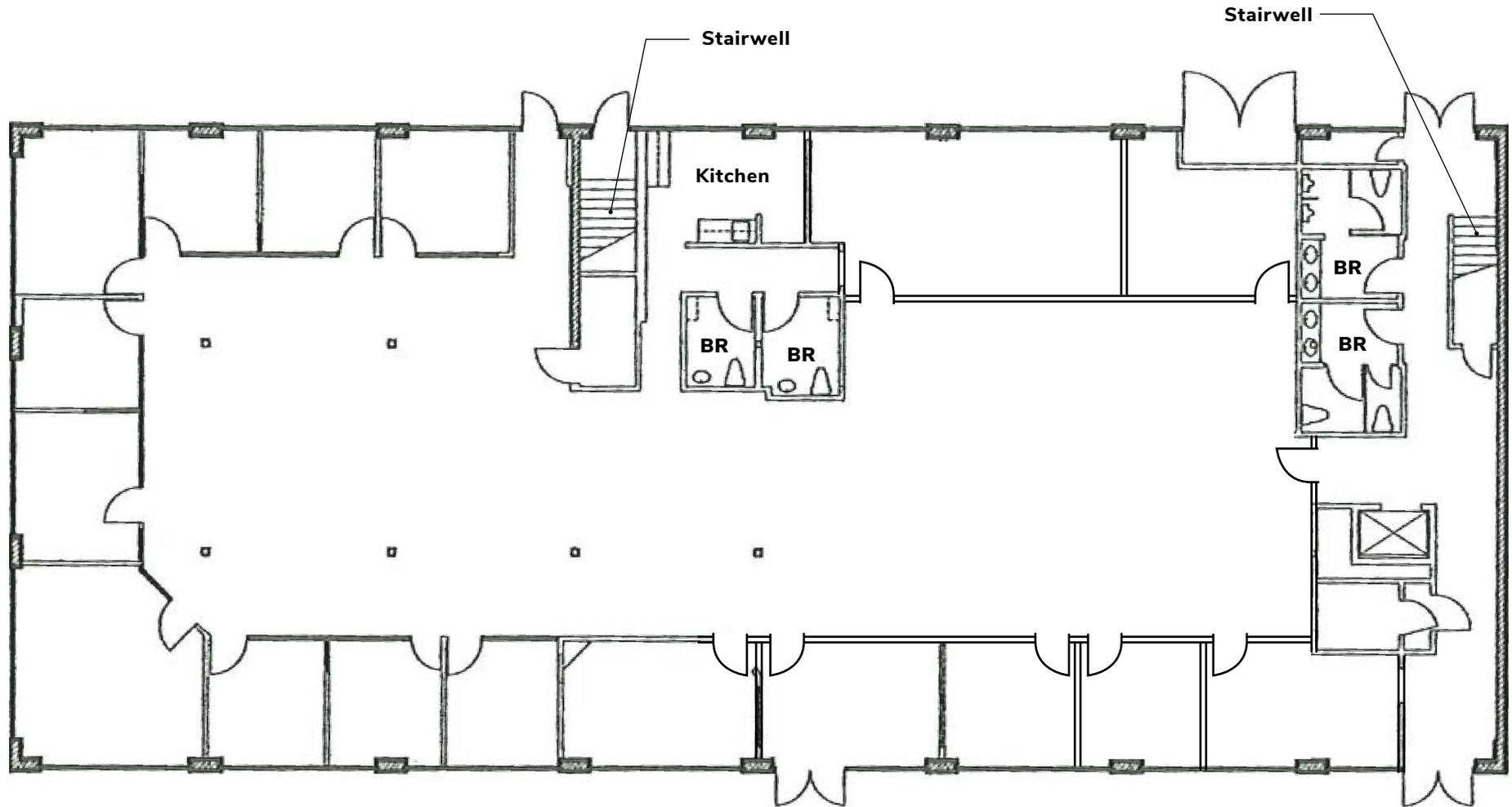
Property Upgraded

- New dual plane glass
- New roof
- Security system in place with cameras



FLOOR PLAN

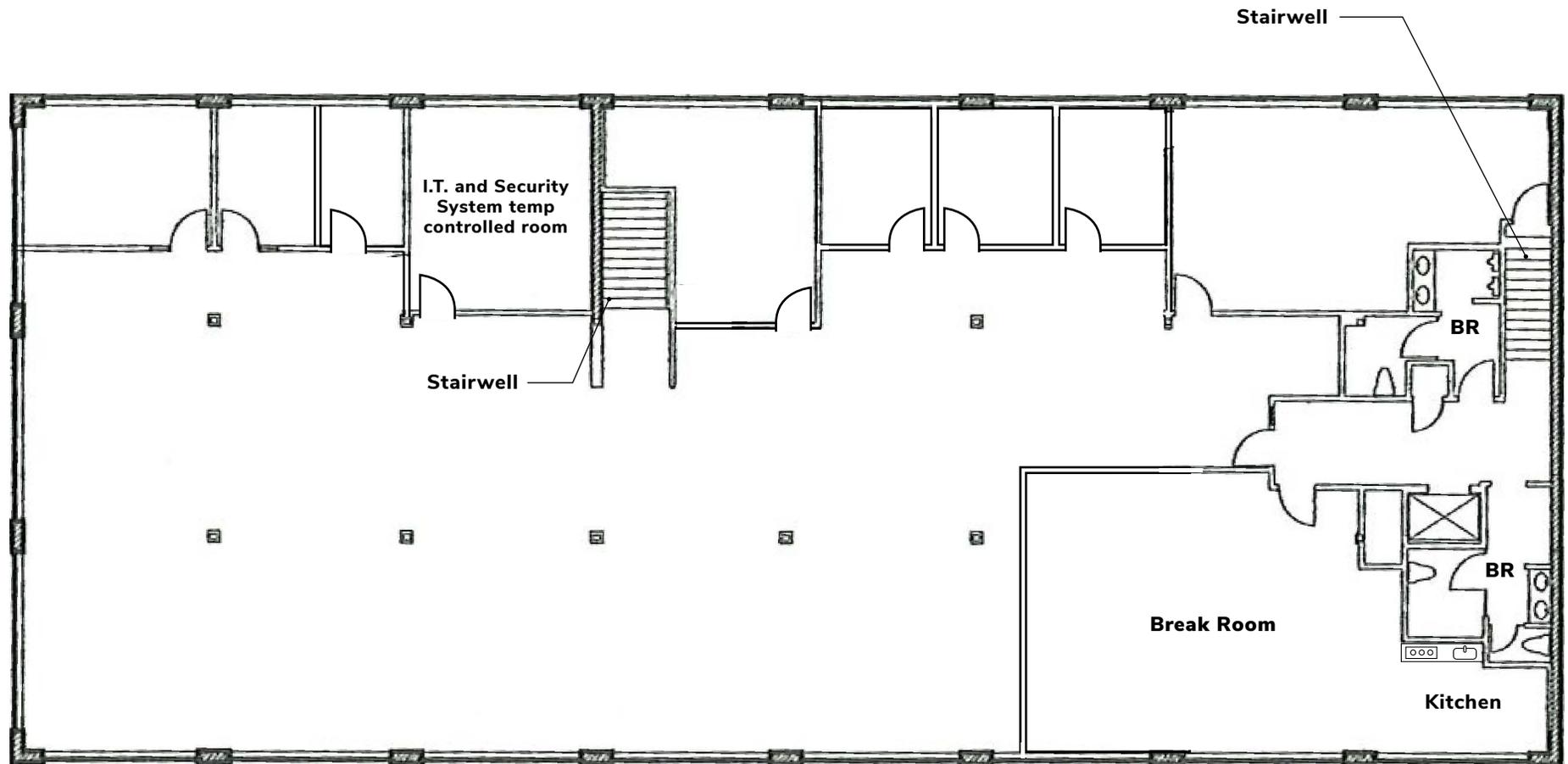
GROUND FLOOR PLAN



*FLOORPLAN NOT TO SCALE

FLOOR PLAN

SECOND FLOOR PLAN

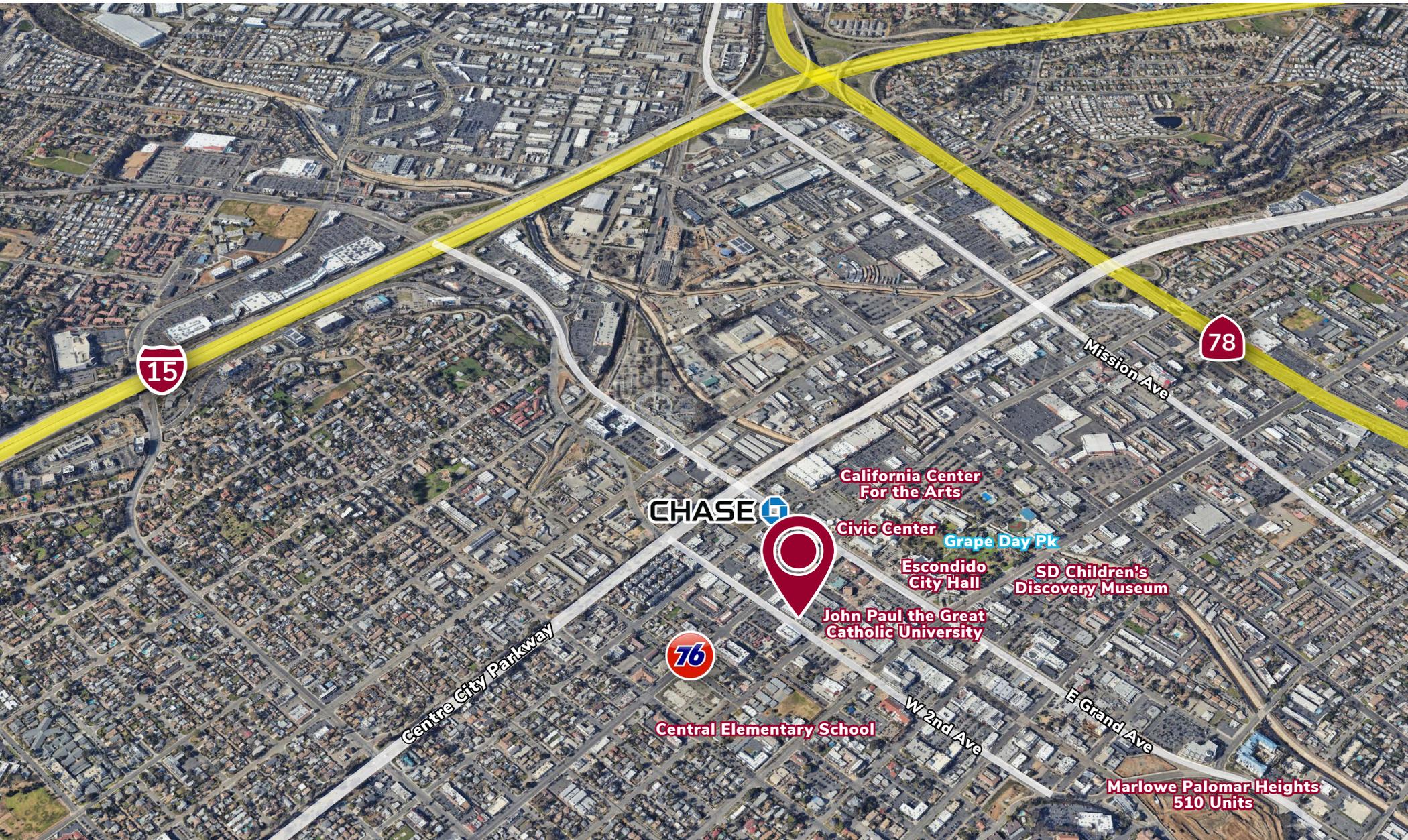


*FLOORPLAN NOT TO SCALE

PROPERTY PHOTOS



AERIAL VIEW



DEMOGRAPHICS

Traffic Counts
9,947 ADT

*W 2nd Ave

Population
202,105

*5-Mile Radius

Employees
100,777

*5-Mile Radius

Median household income
\$103,657

*5-Mile Radius

Median age
37.0

*5-Mile Radius




Total Population
151,038


Median Household Income
\$65,326


Employment Rate
61.5%


Total Households
48,724

Escondido!

City of Choice



Established in 1888, the city's rich past brings charm and stability to the community. You can see it in the historic homes of Old Escondido or experience it in the thriving downtown area and the weekly blast to the past, "Cruisin' Grand." Yet integrated with Escondido's treasured heritage is a progressive future, bright and brimming with promise. New jobs, new cultural amenities, new entertainment venues, new choices for residential living, and a new vision for Escondido's future, make Escondido a city to watch.

± 17

Attractions
+Things to do

± 24

Winery
+Brewery

230-270

W SECOND AVE

ESCONDIDO, CA 92025

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