$185K PRICE REDUCTION

FOR SALE

426 W 2ND AVE

ESCONDIDO CA 92025

RETAIL • 8,479 SF



CAST
CAPITAL PARTNERS

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THE OFFERING

Investment Summary

Building Area	8,479 SF
Land Area	20,909 SF (0.48 AC)
Use	Retail Strip Center
Zoning	Commercial
Parking	33 surface spaces
Tenancy	Multi (100% Leased)
Lease Type	NNN
NOI	$189,776
Cap Rate	6.5%

ASKING PRICE **$2,915,000** $344/SF

~~$3,100,000~~







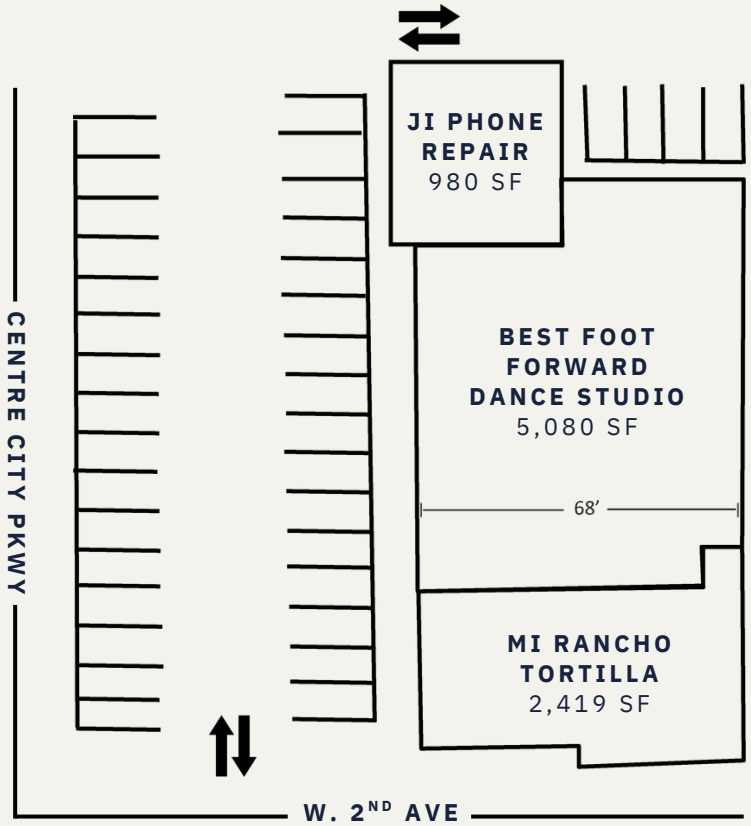
IN-PLACE INCOME

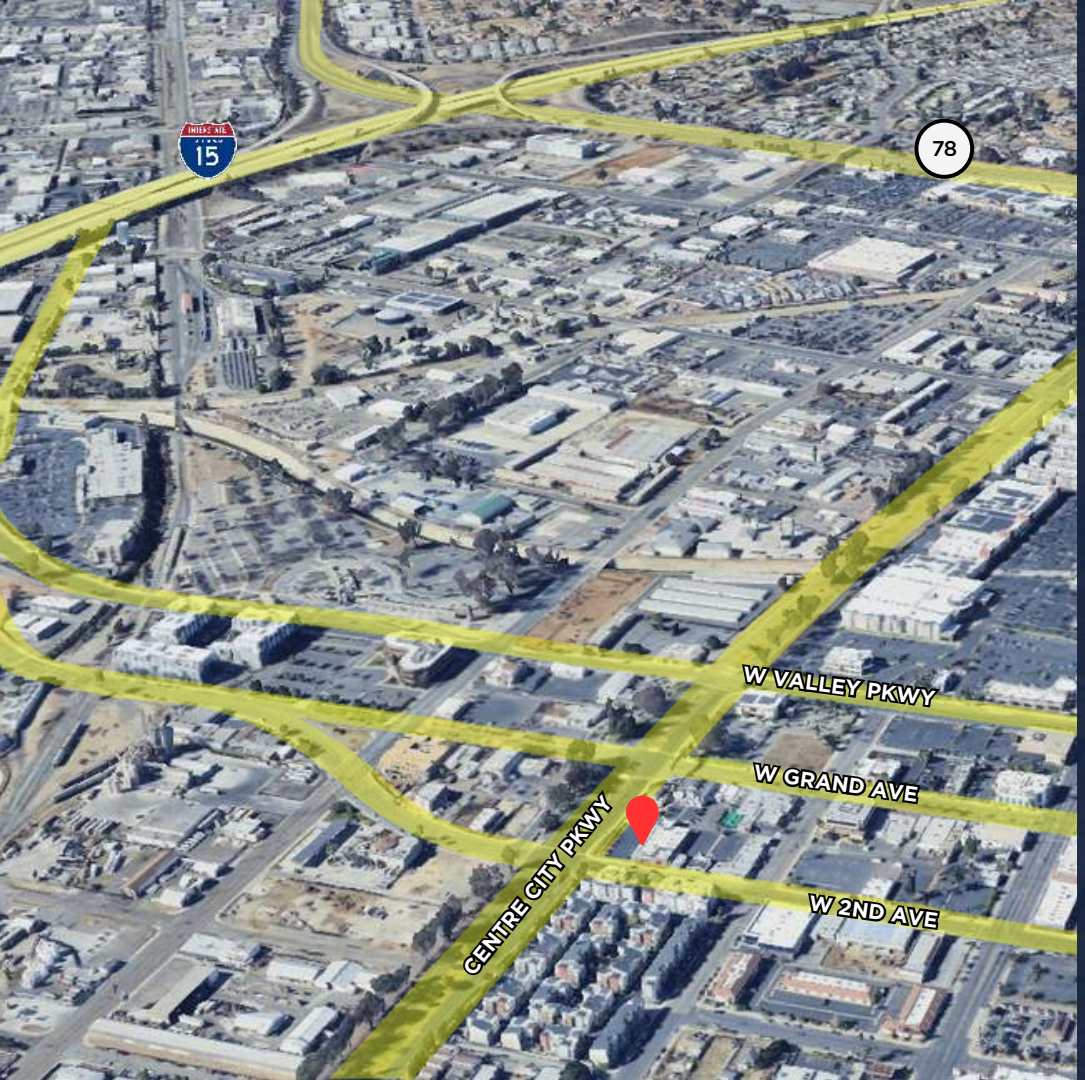
Rent Roll

TENANT	SIZE	RENT / MO	RENT / SF	COMMENCEMENT	EXPIRATION
Mi Rancho Tortilla	2,419 SF	$3,693	$1.53 NNN	8/15/01	11/14/30
Best Foot Forward Dance Studio	5,080 SF	$9,845	$1.94 NNN	12/1/15	11/30/30
JI Phone Repair	980 SF	$2,277	$2.32 NNN	6/1/13	11/30/30
TOTAL	**8,479 SF**	**$15,815**	$1.87 (AVG)		

NOI $189,776

CAP RATE 6.5%





WHY 426 W 2ND AVE

Property Highlights

Prime Location

Strategically located at Downtown Escondido's main entry point from the I-15 freeway.

Excellent Exposure

Dual frontage on Centre City Pkwy and W 2nd Ave with strong, consistent traffic counts.

Abundant Parking

33 on-site surface spaces providing convenient, ample parking for customers.

Strong Tenancy

100% leased with recent lease renewals for all tenants underscoring long-term commitment to the location.

Flexible Potential

Uniform 2030 lease expirations provide flexibility for owner-user conversion or redevelopment.

TRADE AREA

Demographics & Traffic

	3 MI	5 MI	10 MI
Population	140,020	207,885	476,052
Avg Household Income	$112,938	$126,282	$149,929
Consumer Spending	$1.6B	$2.6B	$6.7B
Daytime Employment	55,459	74,734	194,681

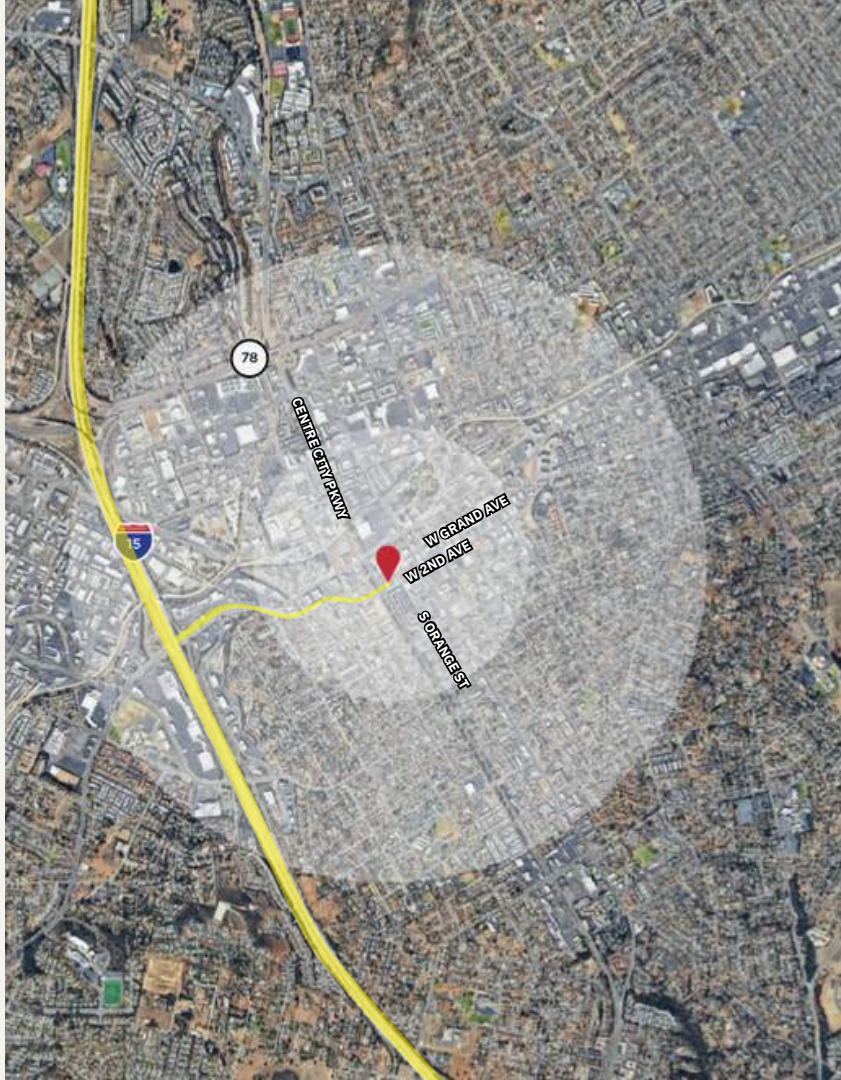
CARS PER DAY

61,825
Centre City Pkwy / W 2nd Ave

26,219
Centre City Pkwy

20,421
W 2nd Ave / S Orange St

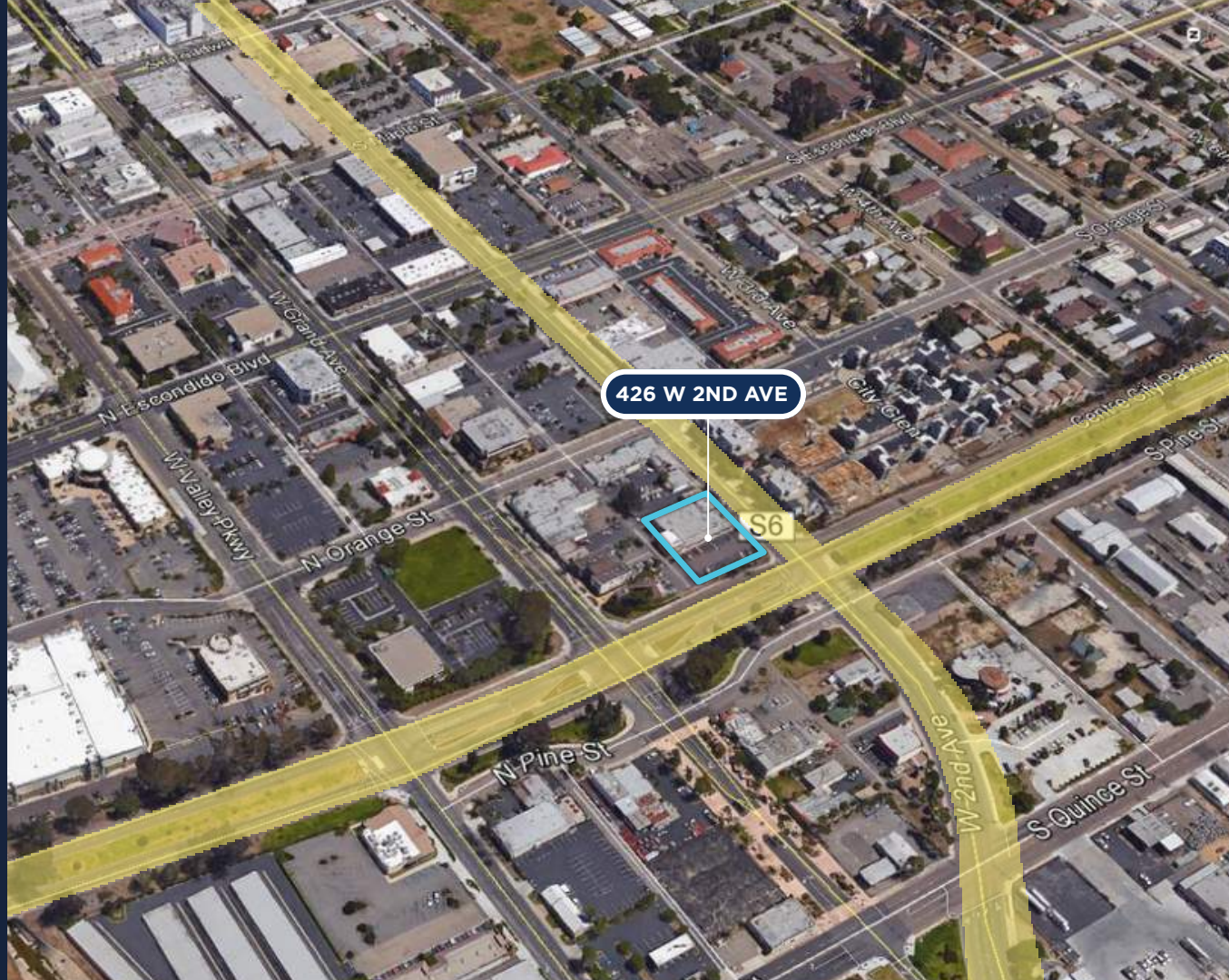
13,994
W Grand Ave



DOWNTOWN
ESCONDIDO

Surrounding Amenities

Steps from Grand Avenue's retail, restaurant, and entertainment core, with the Escondido Transit Center, Civic Center, and City Hall within blocks.



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Contact us today for more details.



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