335 E PENNSYLVANIA AVENUE

ESCONDIDO, CA 92025

AVAILABLE FOR LEASE

PROMO LEASE RATES*

1ST FLOOR RETAIL

MONTHS 1-6: $1.90/SF NNN

2ND FLOOR OFFICE

MONTHS 1-6: $1.75/SF MG

**Minimum 36-Month Term*

CAST
CAPITAL PARTNERS

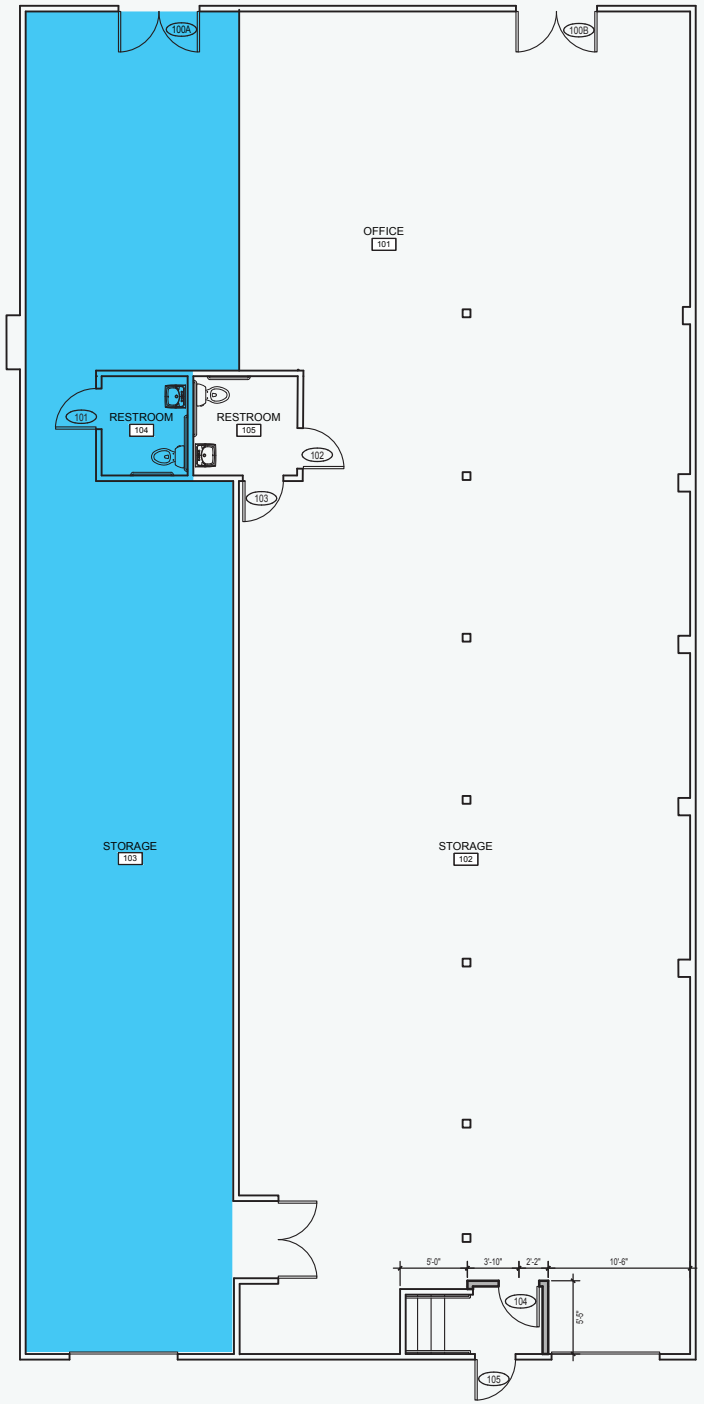
FIRST FLOOR
AVAILABLE SPACE

±1,200 SF AVAILABLE
RETAIL/OFFICE

ASKING RATE:
$2.00/SF + $0.43/SF NNN

PROMO RATE:
MONTHS 1-6: $1.90/SF NNN
**MINIMUM 36-MONTH TERM*

OPEN LAYOUT WITH A
PRIVATE RESTROOM.



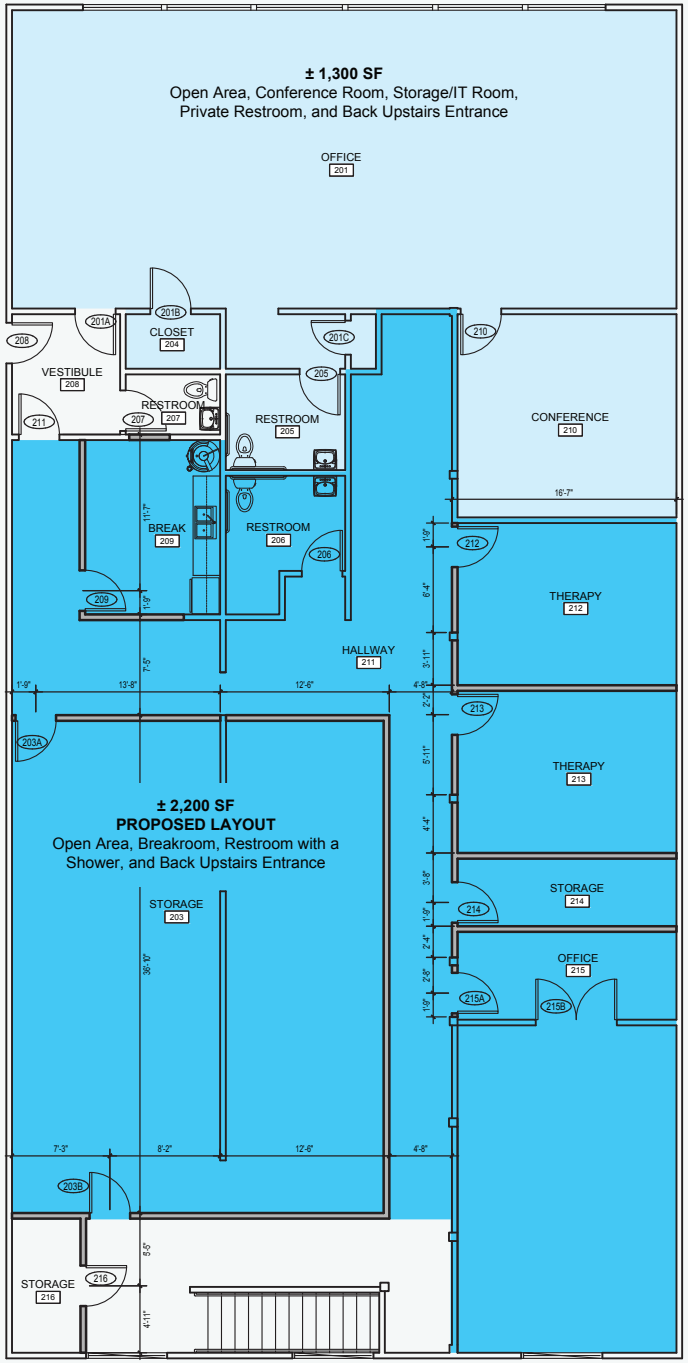
SECOND FLOOR
AVAILABLE SPACE

±1,300 - 3,500 SF AVAILABLE
OFFICE

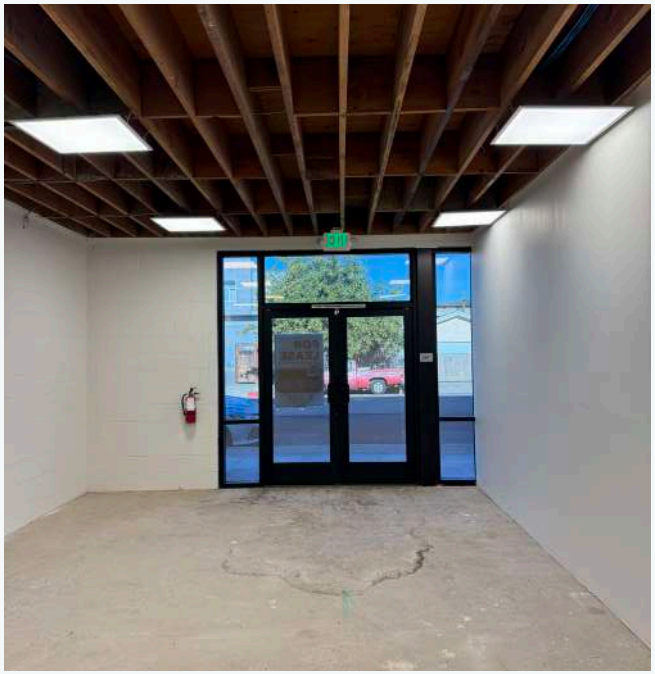
ASKING RATE:
$1.65/SF + $0.43/SF NNN

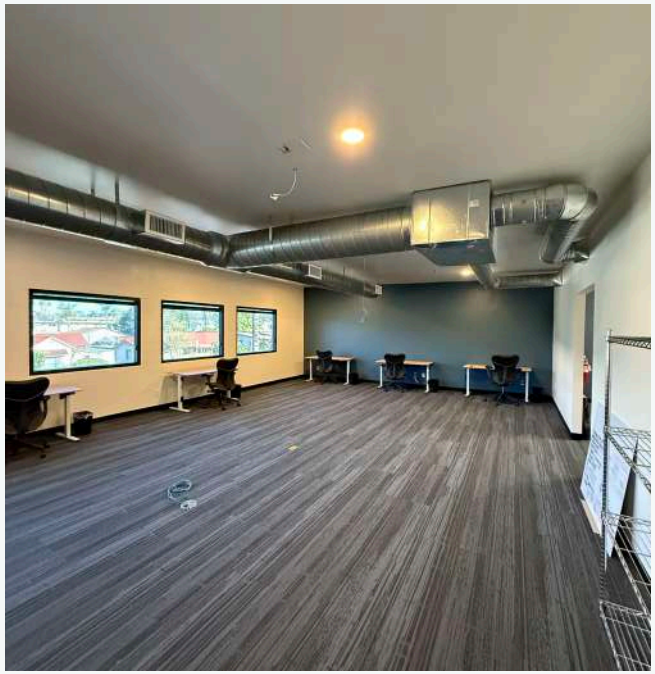
PROMO RATE:
MONTHS 1-6: $1.75/SF MG
**MINIMUM 36-MONTH TERM*

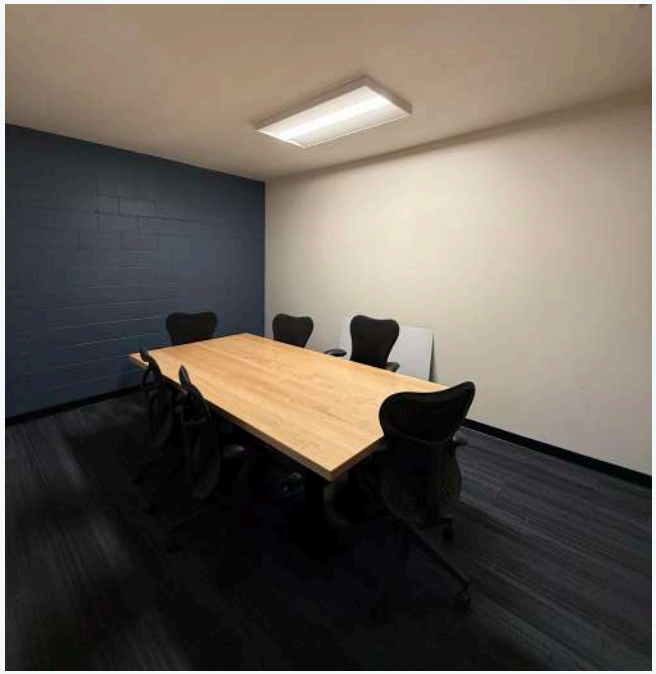
INCLUDES A BREAK ROOM, RESTROOM, SHOWER, AND SEPARATE UPSTAIRS ENTRANCE.



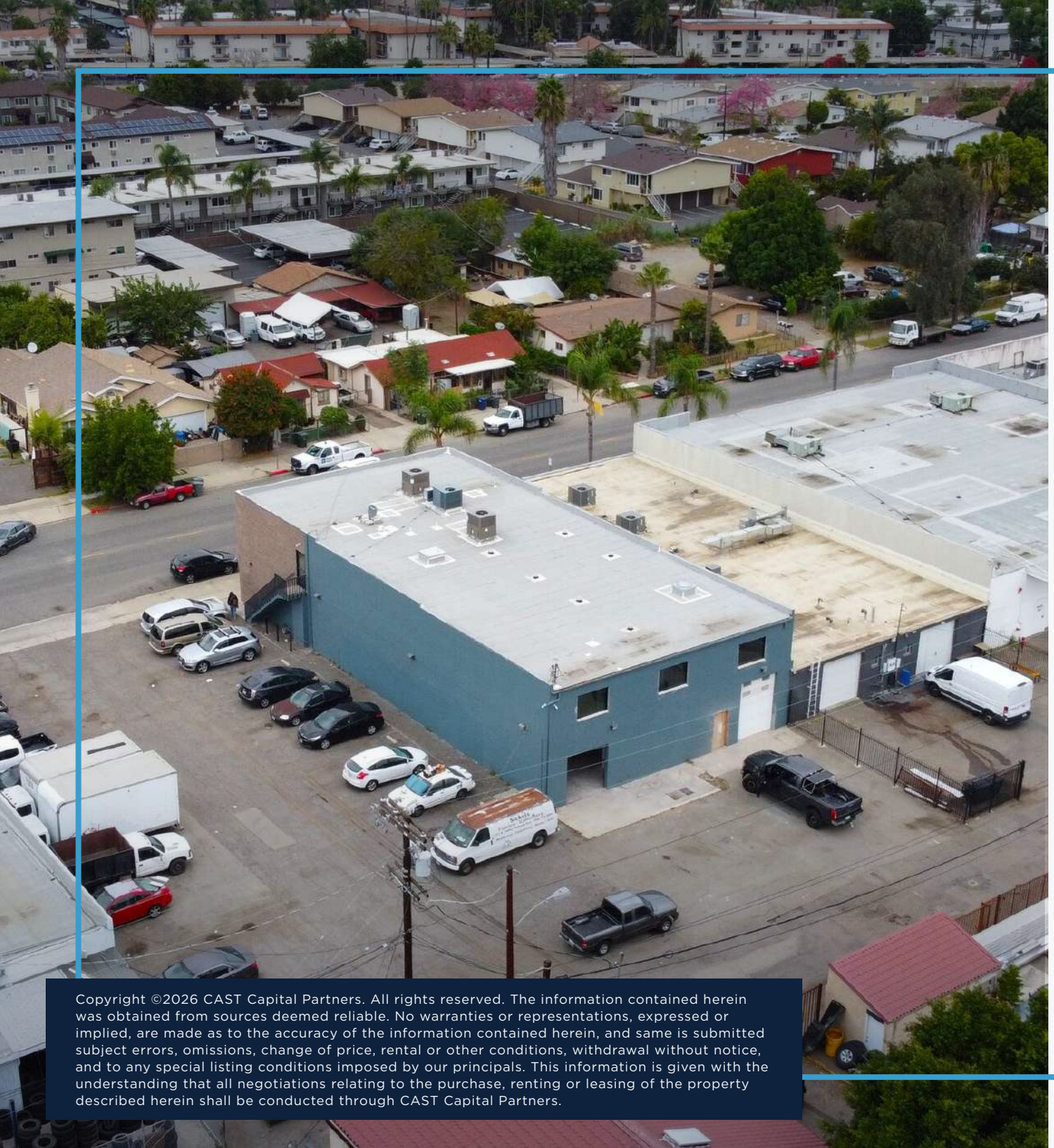
SUBJECT PROPERTY







Dickies
Food 4 Less
Denny's
S ESCONDIDO BLVD
N BROADWAY
E WASHINGTON AVE
N HICKORY ST
N JUNIPER ST
335 E Pennsylvania Ave
Escondido Square
Walgreens
GOODWILL SAN DIEGO COUNTY
Charlie's Family Restaurant
W WASHINGTON AVE
CENTRE CITY PKWY
JAMES COFFEE CO.
GRAND COMEDY CLUB
Grape Day Park
California Center for the Arts, Escondido
BEST PIZZA & BREW SAN DIEGO
Plaza Civic Center Shopping Mall
S3 Coffee Bar
SECURITY PUBLIC STORAGE
Filippi's Pizza Grotto
EscoGelato
BURGER BENCH ESCONDIDO
W VALLEY PKWY
Escondido Public Library
Craft and Taco Lounge
Sunny Side Kitchen



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