



335 E PENNSYLVANIA AVENUE

ESCONDIDO, CA 92025

**AVAILABLE
FOR LEASE**

JOSH SIMMS

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CARRIE DUDA

SENIOR ASSOCIATE

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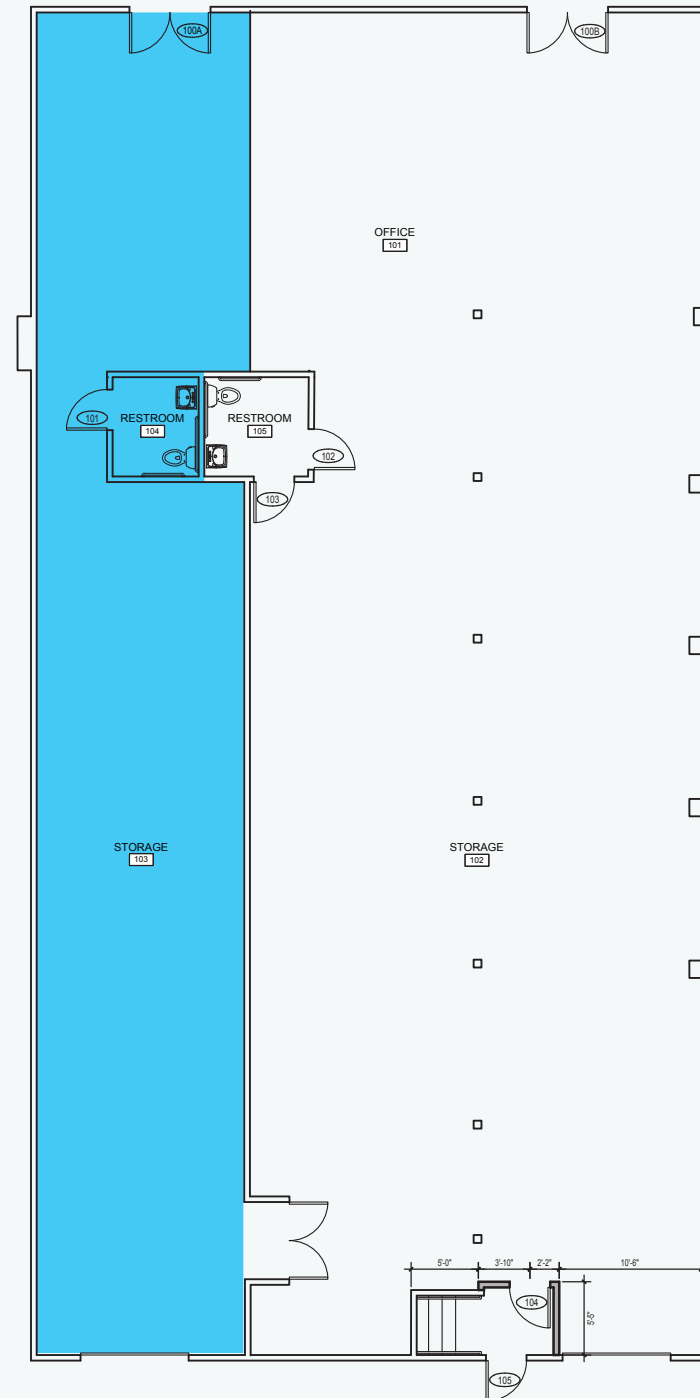
CAST
CAPITAL PARTNERS

FIRST FLOOR AVAILABLE SPACE

±1,200 SF AVAILABLE
RETAIL/OFFICE

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

OPEN LAYOUT WITH A
PRIVATE RESTROOM.

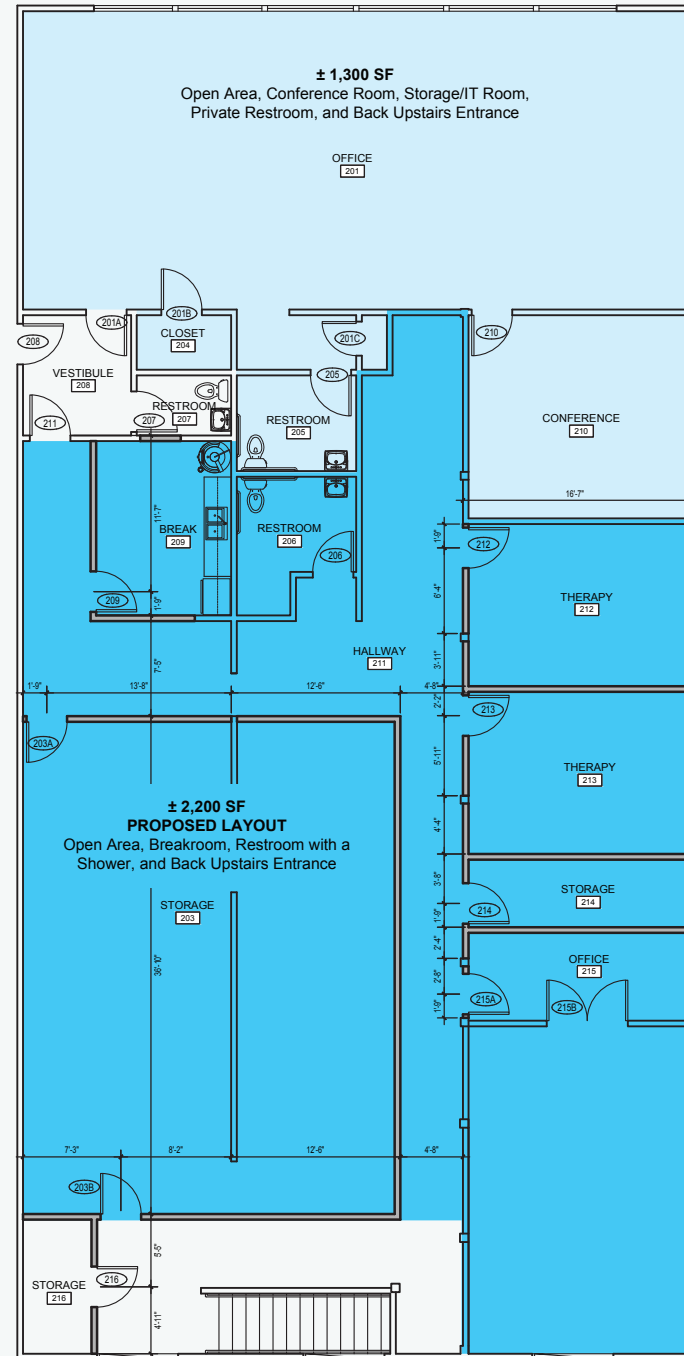


SECOND FLOOR AVAILABLE SPACE

± 4,000 SF AVAILABLE
OFFICE

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

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



SUBJECT PROPERTY





S ESCONDIDO BLVD

N BROADWAY

E WASHINGTON AVE

N HICKORY ST



335 E Pennsylvania Ave



W WASHINGTON AVE

CENTRE CITY PKWY

N BROADWAY



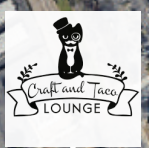
Plaza Civic Center Shopping Mall



Grape Day Park



W VALLEY PKWY





FOR MORE
INFORMATION,
PLEASE CONTACT

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