



300-328 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

GROUND FLOOR:
**RETAIL AND
OFFICE SPACE
FOR LEASE**



MOTIVATED LANDLORD — TI ALLOWANCE AVAILABLE FOR LONG-TERM, CREDIT-WORTHY TENANTS

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CAST
CAPITAL PARTNERS



82,727 SF
TOTAL BUILDING SF

1,274 - 3,322 SF
RETAIL/OFFICE
AVAILABLE

0.80 AC
LAND SIZE

2018
YEAR BUILT

FOUR
OF STORIES

126
PARKING SPACES

\$2.25/SF + Utilities
LEASE RATE

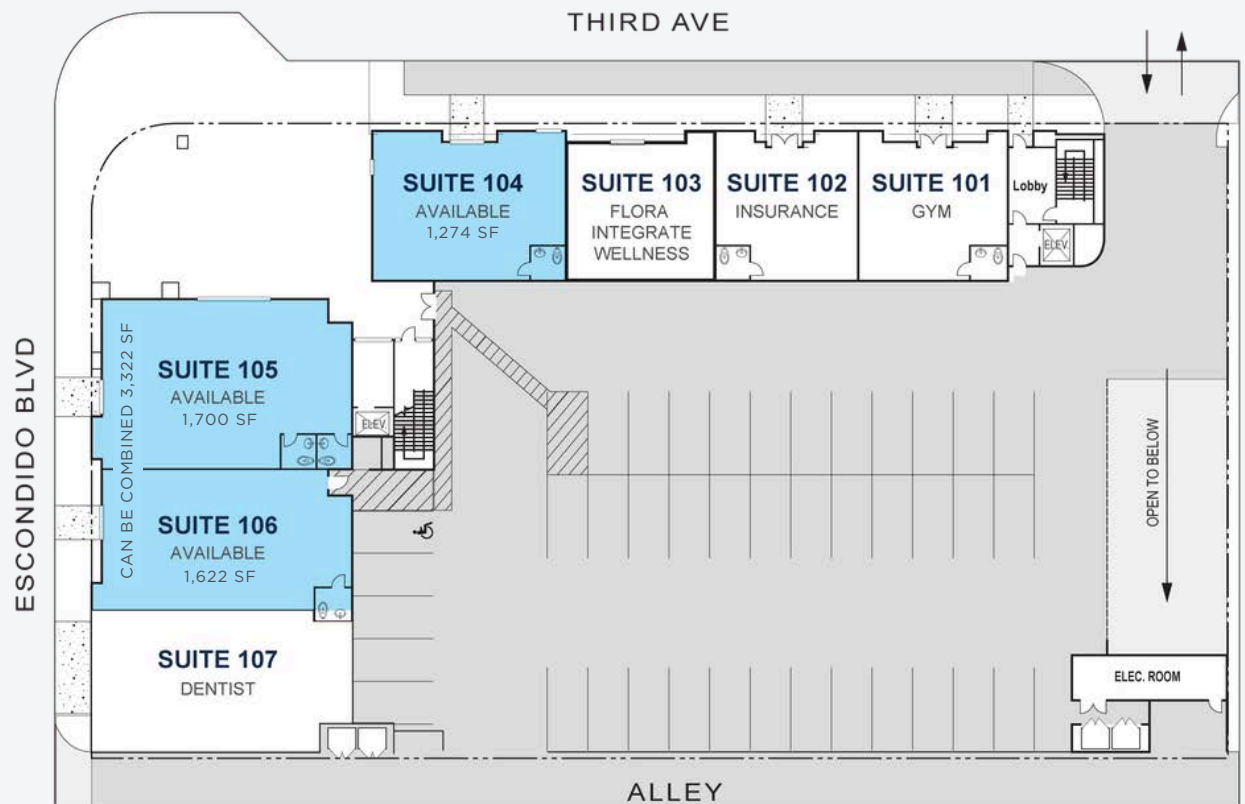




AVAILABILITY

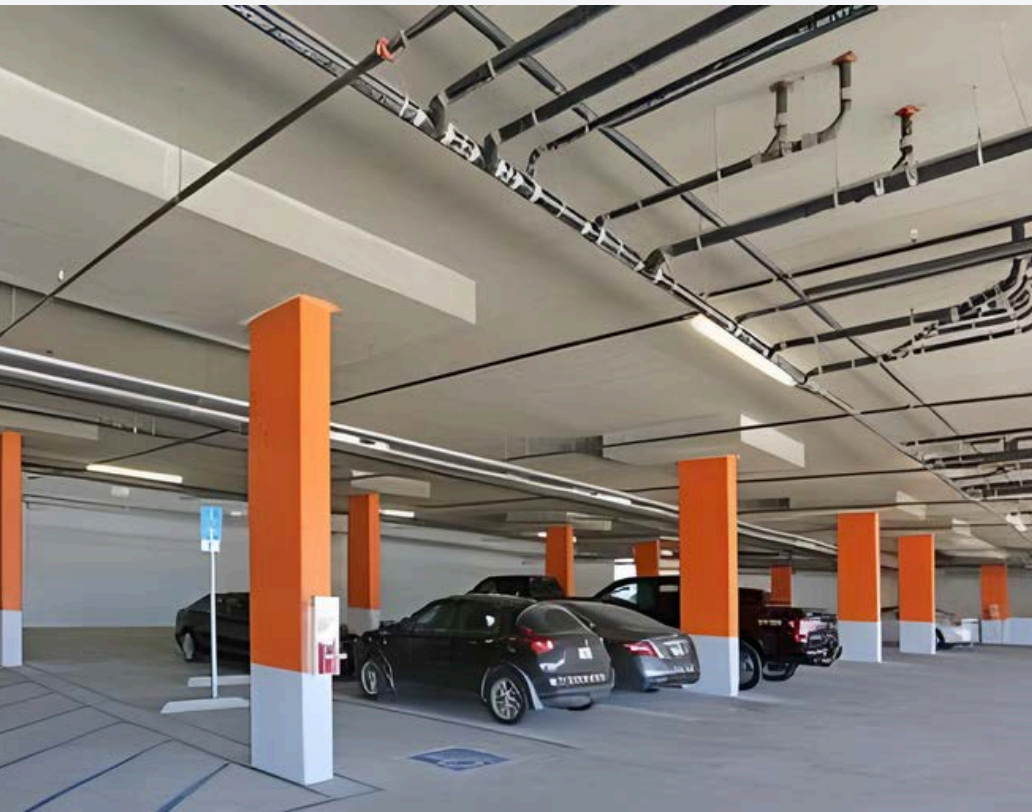
TYPE	SUITE	SF
RETAIL/OFFICE	104	1,274 SF
RETAIL Former Dance Studio	105	1,700 SF
RETAIL/OFFICE	106	1,622 SF

*Suites 105 & 106 can be combined for a total of 3,322 SF



PROPERTY HIGHLIGHTS

- Ground floor retail and office space for lease
- Excellent visibility along Escondido Boulevard
- Dedicated parking garage for commercial clients and customers offered at ground level available
- The 55 apartment units at City Plaza and daily customers offer immediate access to the already busy retail trade area
- Located 2 blocks south of Grand Avenue and Core in downtown Escondido
- Attractive illuminated signage facing South Escondido



DEMOGRAPHICS



138,071
Population



143,641
Households



\$66,868
Avg Household Income



\$663,500
Household Value



95
Walk Score



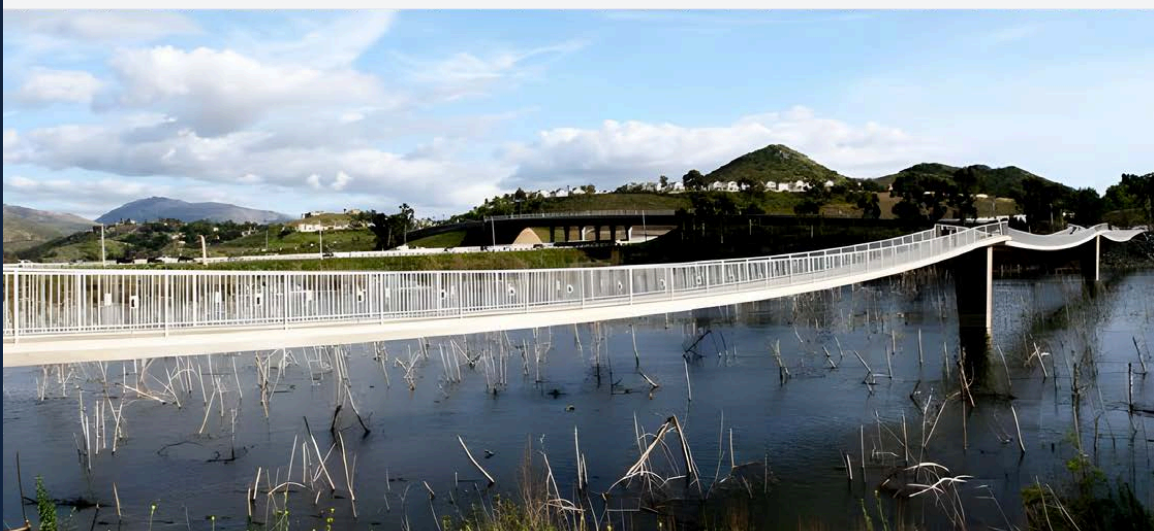
52
Transit Score



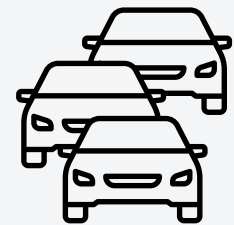
52
Bike Score



23%
Bachelor Degree or Higher



TRAFFIC COUNTS

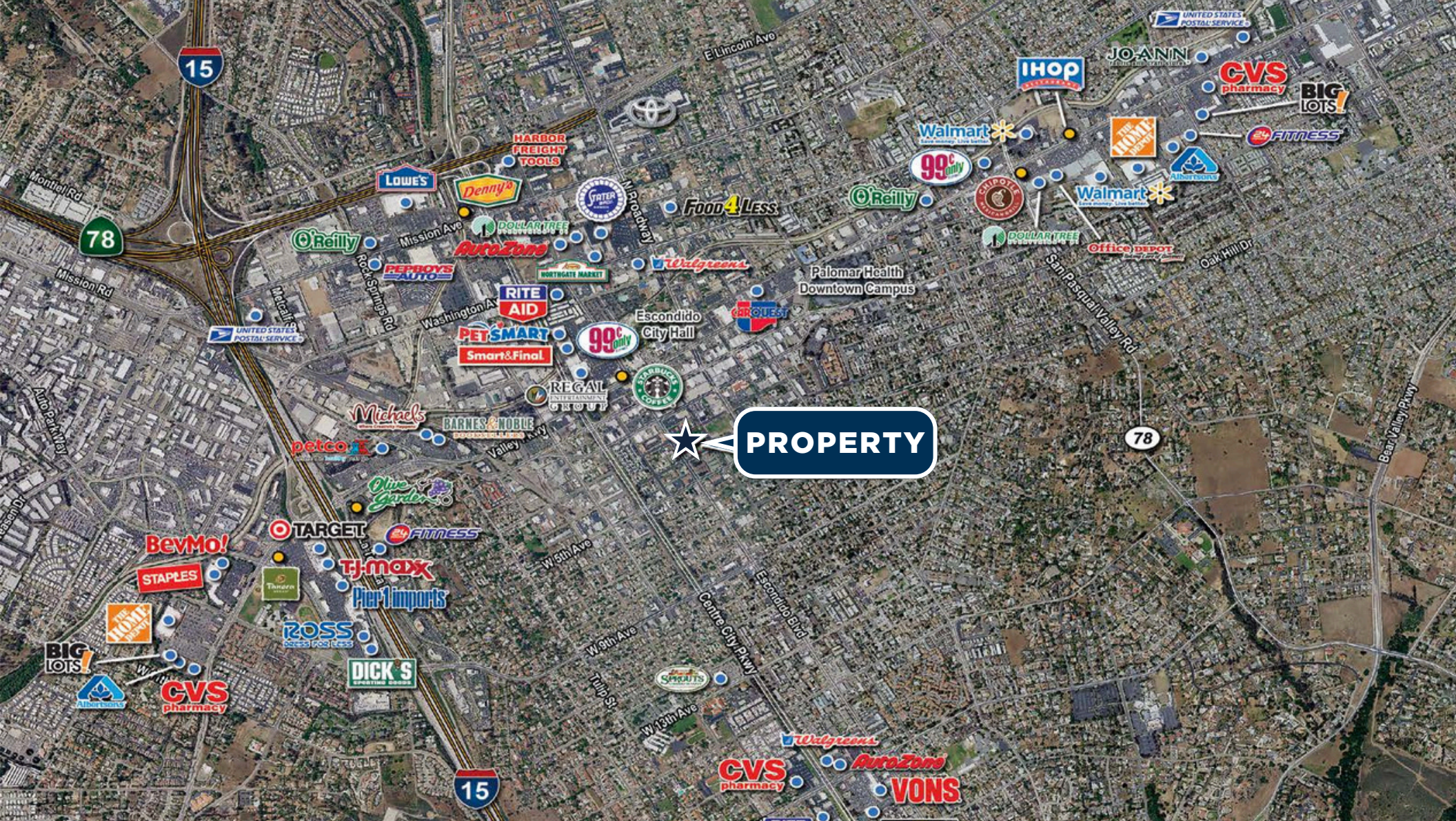


13,789
S Escondido Blvd
& Alley NW

16,700
W 2nd Ave S
& Maple St SW

3,141
W 3rd Ave S
& Broadway NE

20,125
W 2nd Ave S
& Orange St SW



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