



607 W 9th Ave

Escondido, CA 92025

EXCELLENT OWNER-USER OPPORTUNITY
WITH ON-SITE PARKING

For Sale/Lease

CAST
CAPITAL PARTNERS

PROPERTY OVERVIEW

ADDRESS

607 W 9TH AVE, ESCONDIDO, CA 92025

PARCEL

236-032-05-00

ZONING

S-P (Specific Plan Area)

BUILDING AREA

14,016 SF

TYPE

Retail

LAND AREA

27,443 SF (0.63 AC)

PARKING RATIO

2.50/1,000 SF

VACANT AREA

1,789 SF / 10,000 SF

YEAR BUILT/RENOVATED

1953/2016

LEASE RATE

Contact Brokers

SALE PRICE

\$3,200,000

HIGHLIGHTS

- Ideal for a grocer, car wash, drive-thru, or similar high-traffic use
- High visibility on hard corner with over 45k VPD
- Abundant on-site parking
- Additional income from existing tenants
- A/C and 800 AMPS included in 10,000 SF space



SITE PLAN



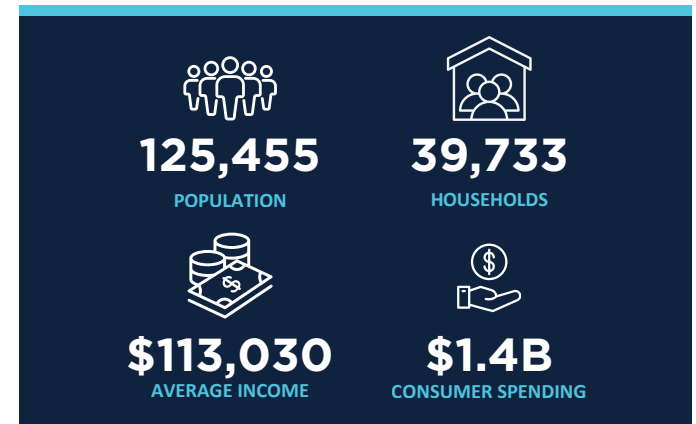
Escondido • North San Diego County

Escondido, incorporated in 1888, is the largest city in San Diego's North County, home to over 151,000 residents and located roughly 30 miles northeast of downtown San Diego. The city pairs a historic, walkable downtown with a growing craft beverage and culinary scene, anchored by draws like the San Diego Zoo Safari Park and the California Center for the Arts. With a diverse economy spanning healthcare, manufacturing, and agriculture, plus some of the highest retail sales in the county, Escondido continues to stand out as a dynamic North County market.

POPULATION • TRAFFIC COUNTS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	125,455	201,246	480,094
HOUSEHOLDS	39,733	66,846	165,068
AVERAGE INCOME	\$113,030	\$126,319	\$150,838
CONSUMER SPENDING	\$1.4B	\$2.5B	\$6.8B

TRAFFIC COUNTS	
W 9TH AVE	37,107
S QUINCE ST	8,118
S CENTRE CITY PKWY	60,977





CAST

CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com

JOSH SIMMS
Director
619-500-7473
josh.simms@cast-cap.com
CA License #02080261

CARRIE DUDA
Senior Associate
619-489-5373
carrie.duda@cast-cap.com
CA License #02199169

RYAN KING
Partner
619-567-2677
ryan.king@cast-cap.com
CA License #01885401

Copyright ©2026 CAST Capital Partners. All rights reserved. The information contained herein was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.