

641 East Pennsylvania Ave. -NEWLY RENOVATED ! BRING ALL OFFERS!!

641 East Pennsylvania • Escondido, CA 92025



Availability Overview

Space Available	full floor or entire building available
Lease Rate	\$1.10sf/month (NNN)
Lease Type	NNN
Date Available	available now
Space Type	office/medical/professional or change of use property
Building Size	10,204 SF
Building Class	C
Year Built	1970
Zoning	H-P
Sub Market	Escondido

Property Overview

Property

Elevator served, 2 story office/medical/professional building in a prime downtown Escondido location. Immediately adjacent to Palomar Downtown Campus, part of the Palomar Health Group. Full floor or entire building available.... IDEAL FOR A IDENTITY USER. Signage Available. City Bus stop directly in front of the building. BRING ALL OFFER NOW!!

Location

The Escondido sub market is located in North San Diego County, at the junction of Interstate 15 and Highway 78 corridors. Highway 78 is the main connector from Interstate 5 in Oceanside to Interstate 15 in Escondido. Interstate 15 connects the Inland Empire with San Diego County.

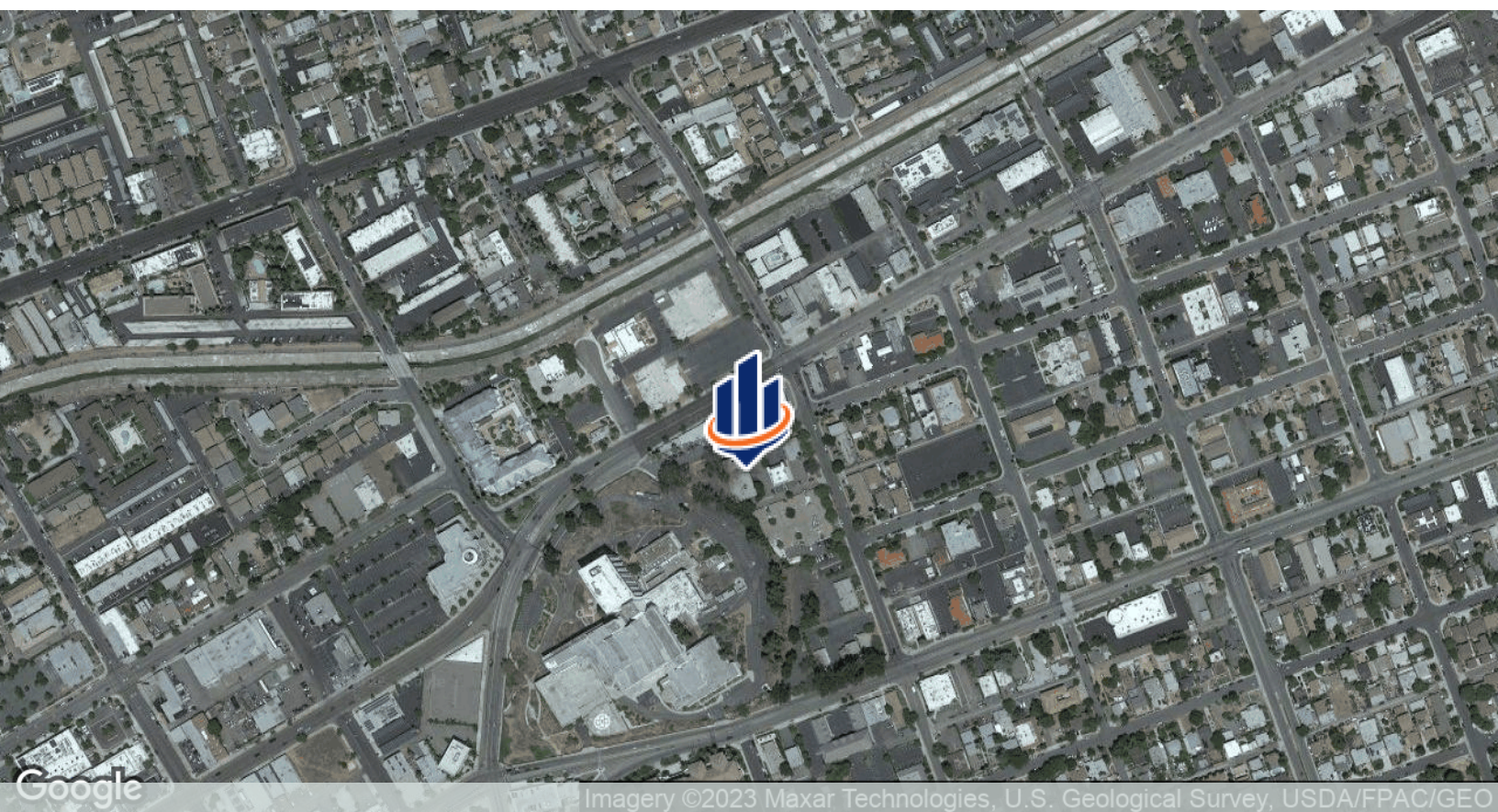
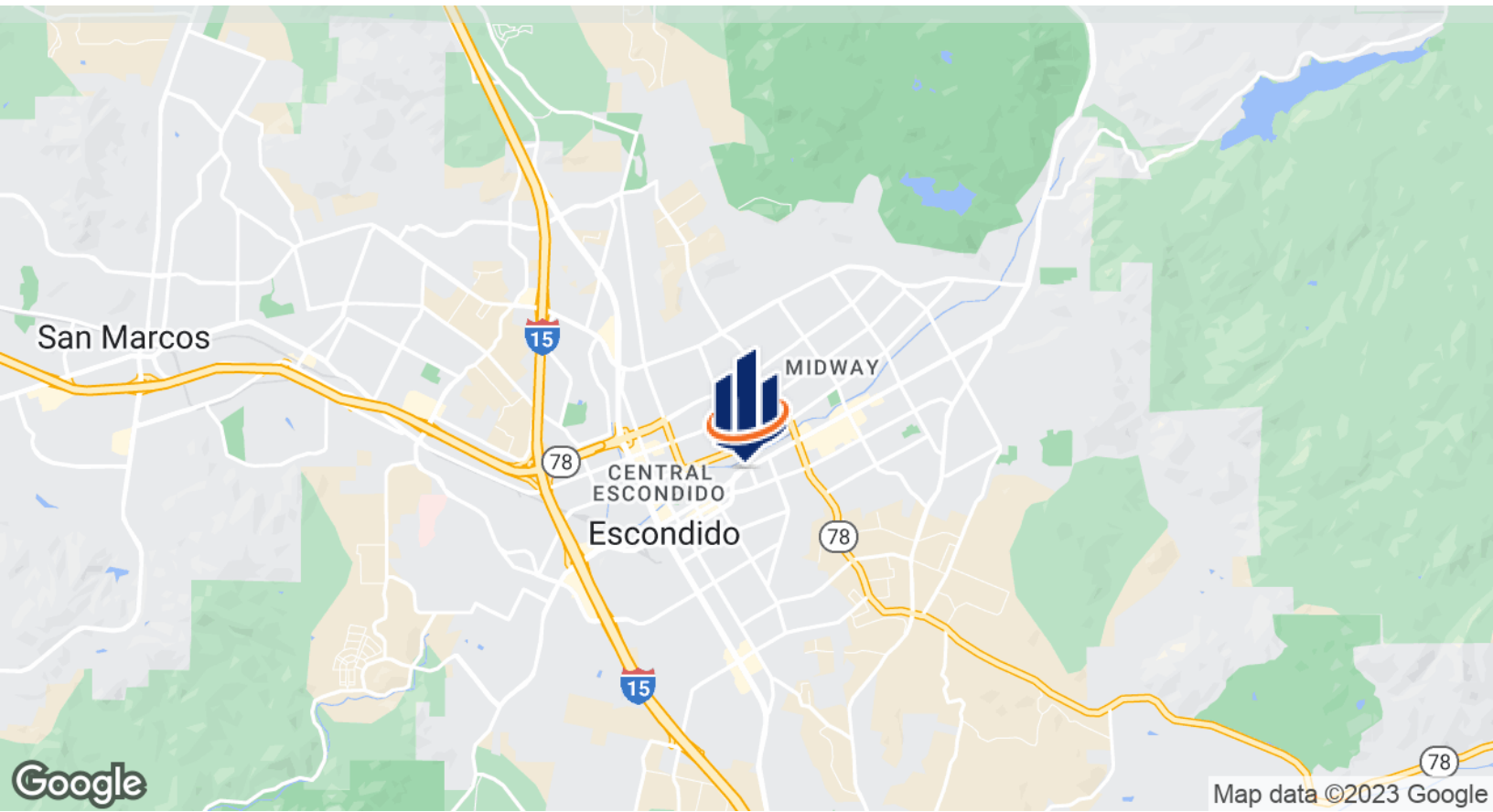
The Escondido medical office market consists of approximately 726,000 SF of rentable space with a current vacancy rate of just 4%.

Presented by

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Location Maps



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Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	34,229	139,232	189,267
Total Number of Households	9,694	42,874	60,621
Total Number of Persons per Household	3.5	3.2	3.1
Average House Value	\$380,194	\$424,228	\$478,538
Average Household Income	\$50,718	\$62,822	\$71,057
Median Age	28.1	32.8	34.7
Median Age - Male	27.6	31.5	33.3
Median Age - Female	28.7	33.8	35.9
Total Population - White	25,519	110,483	151,439
Total Percent - White	74.6%	79.4%	80.0%
Total Population - Black	891	2,653	3,730
Total Percent - Black	2.6%	1.9%	2.0%
Total Population - Asian	1,081	6,561	10,078
Total Percent - Asian	3.2%	4.7%	5.3%
Total Population - Hawaiian	61	462	518
Total Percent - Hawaiian	0.2%	0.3%	0.3%
Total Population - Indian	474	1,169	1,312
Total Percent - Indian	1.4%	0.8%	0.7%
Total Population - Other	5,403	14,254	17,068
Total Percent - Other	15.8%	10.2%	9.0%
Total Population - Hispanic	23,448	70,695	82,561
Total Percent - Hispanic	68.5%	50.8%	43.6%

* Demographic information provided by BuildOut, LLC