

"VALUE ADD" REHAB OPPORTUNITY - IDEAL FOR AN OWNER/ USER or DEVELOPER

641 East Pennsylvania • Escondido, CA 92025

**Sale Overview**

Sale Price	\$1,900,000 or BEST OFFER!
Building Size	10,204 SF
Building Class	C
Use	Medical/Professional/office
Year Built	1970
Zoning	H-P
Sub Market	Escondido

Property Overview**Property**

The subject property is an approximate 10,200 SF two-story office/ medical/professional building on .51 acres of land. Prime location adjacent to Palomar Downtown Campus,, part of Palomar Hospital Group..

The building is zoned for a broad range of uses making it IDEAL FOR AN OWNER USER. It also allows an INVESTOR/DEVELOPER the opportunity to ADD VALUE to the existing project through REHAB, CHANGE OF USE OR capturing UPSIDE IN RENTS!. Parking is superior with 7 spaces per 1,000 SF; both covered and surface parking available.

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 under 6%. Rents are in an upward trend.

Presented by

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