

FOR LEASE • PENNSYLVANIA AVENUE MEDICAL ARTS BUILDING

1,000 SF MEDICAL OFFICE SPACE AVAILABLE

925 E. PENNSYLVANIA AVENUE • ESCONDIDO CA 92025



858.360.3000 | caacre.com

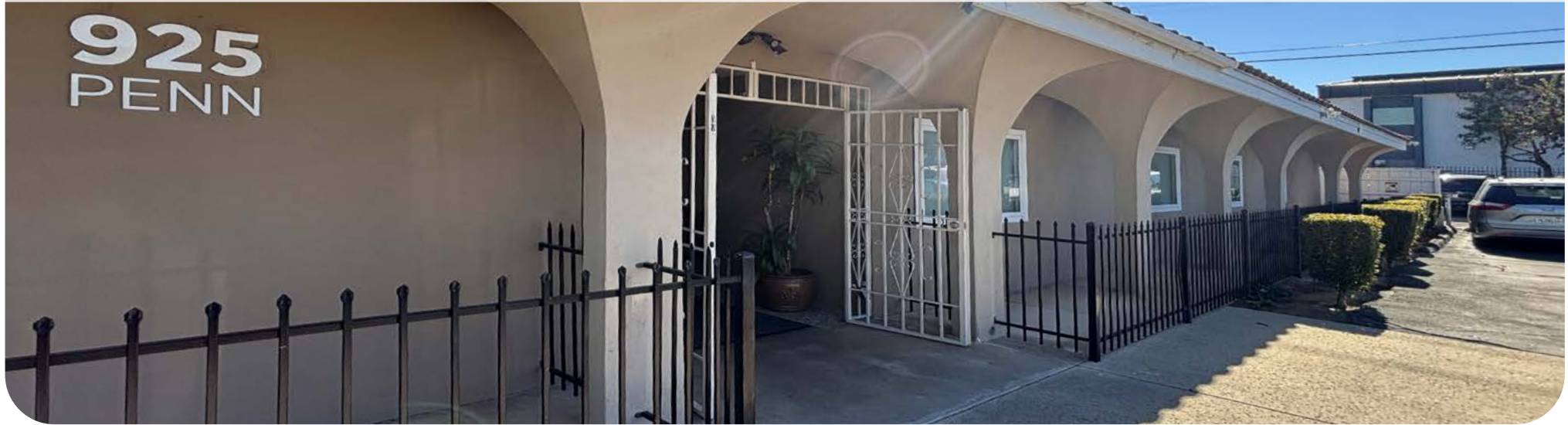
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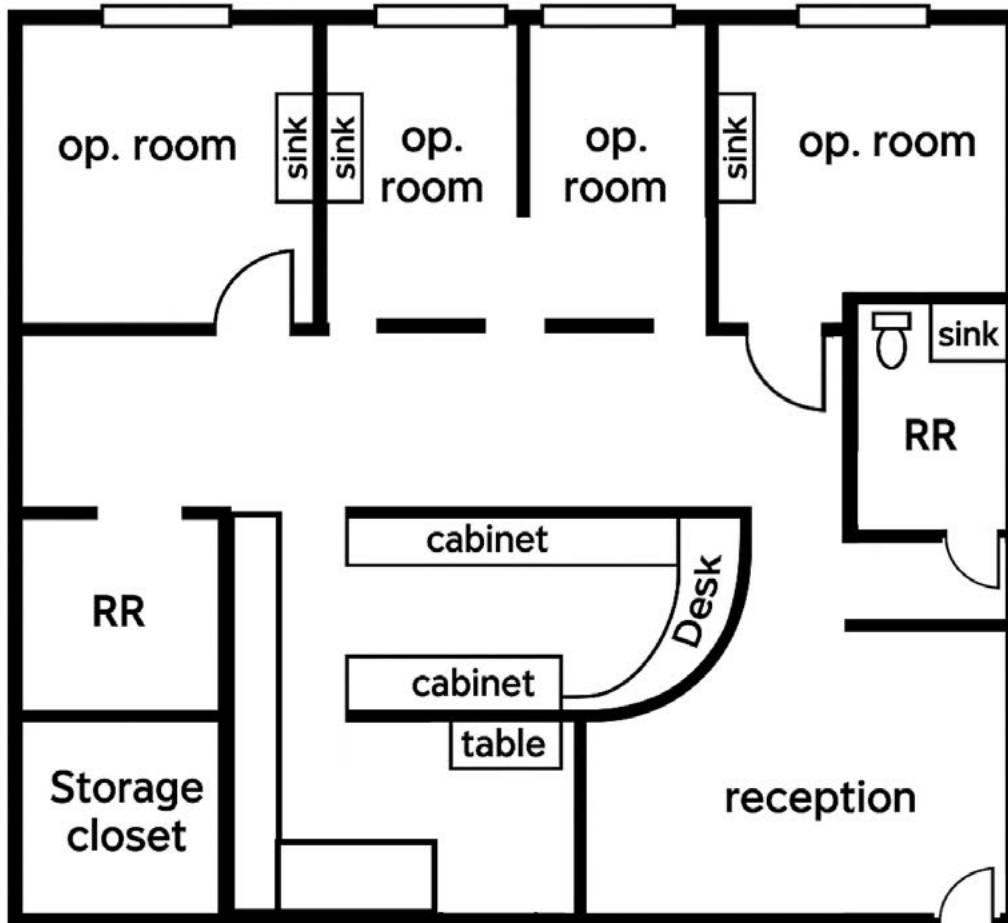


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FLOOR PLAN



HIGHLIGHTS

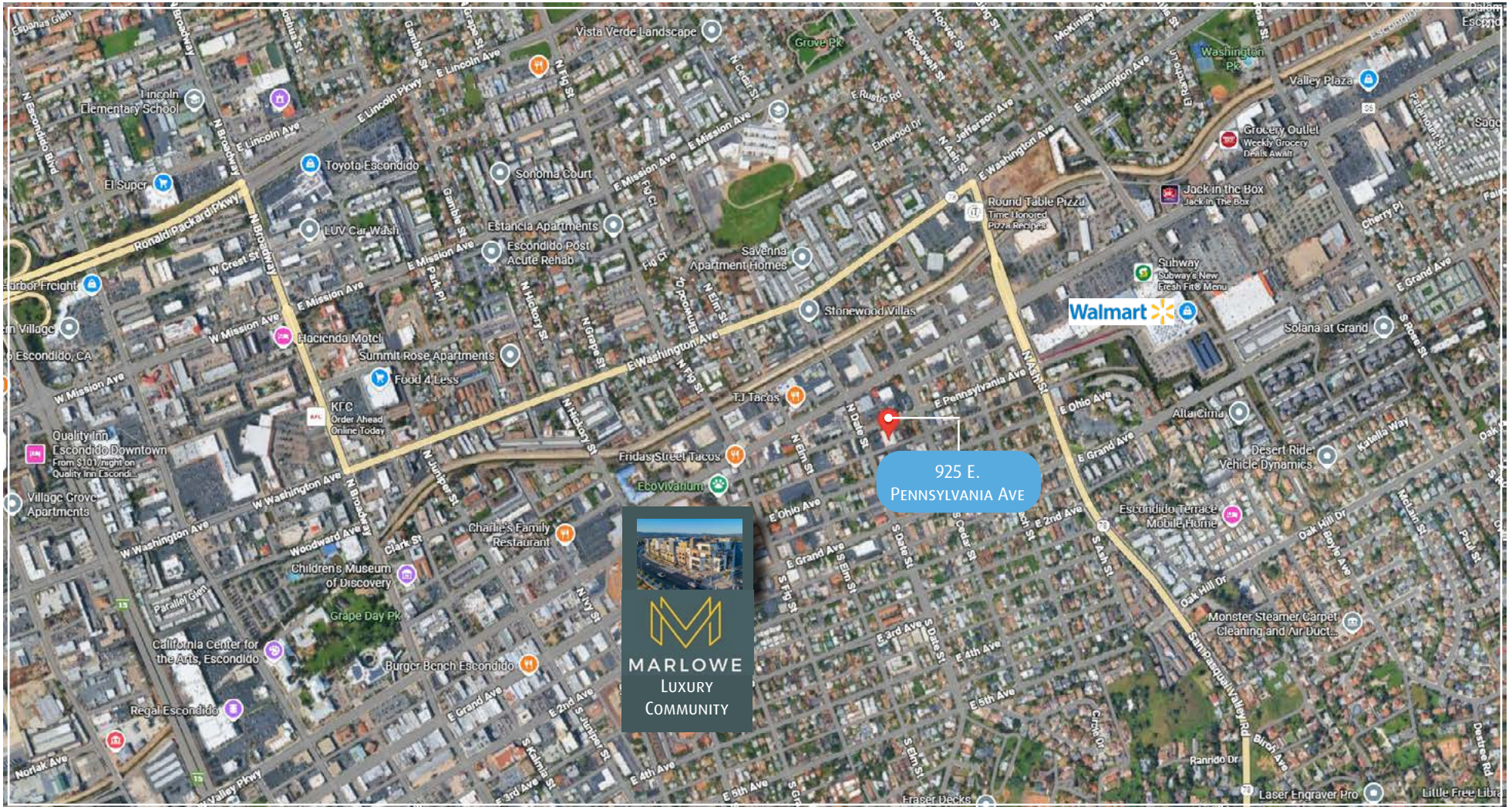
- 1,000 SF Medical Space
- Previous Pediatric Dental Use
- 4 Exam Rooms, 2 Restrooms, Front Reception/Lobby
- Bonus Storage Closet
- Equipment Potentially Available
- Located within Close Proximity to Highways 15 and 78
- Nearby new 420-unit residential development, Marlowe Escondido
- \$2.00/SF NNN

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LOCATION



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PRIME LOCATION TWO BLOCKS FROM MARLOWE ESCONDIDO — ELEVATE YOUR MEDICAL PRACTICE

Position your practice just steps from the brand-new Marlowe Escondido luxury residential community, featuring 258 apartment homes, 162 townhomes, 10,000 square feet of on-site commercial space, and a modern rooftop deck.

This high-end development attracts a strong resident base with high household incomes and a lifestyle-focused demographic. Your medical office will benefit from a built-in audience of affluent nearby residents, along with the broader Escondido healthcare and services corridor.

With convenient access to I-15 and Highway 78, excellent visibility, and dedicated parking, this location places your practice in the heart of one of San Diego's fastest-growing and most dynamic submarkets.



LEARN MORE 

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