

± 1,464 –3,648 SF GROUND FLOOR OFFICE CONDOS FOR SALE/LEASE



WATCH NOW

350

WEST

5TH AVENUE

ESCONDIDO, CA 92025

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PROPERTY DESCRIPTION



PROPERTY

350 W 5th Avenue, Suite 1 & 2, Escondido, CA 92025
APN'S: 233-150-24-01 & 233-150-24-02

- Professional Office
- Secured Building
- Centrally Located



AVAILABILITY

For Sale: ± 3,648 Sq. Ft. Office Condo
For Lease: ± 1,464— 3,648 Sq. Ft. Office Condo



CONDO FEATURES

- 1st Floor
- 3 Open Offices - 4 Private Offices (7 total)
- 2 Server Rooms
- Large Conference Room (table + chairs can be included)
- Private Restrooms
- Recent Renovations - Paint / Light Fixtures
- Turn Key



ZONING & LAND USE

Zoning: S-P: Specific Plan Area ([Click Here](#))
Land Use: SPA 9: Downtown Specific Plan ([Click Here](#))



ASSOCIATION

350 West Fifth Avenue Owners Association



PARKING

25 Unassigned Spots for Building



ACCESSIBILITY

Easy Freeway Access to I-15 and Hwy 78



PRICING

Sale Price: \$1,368,000
Lease Rate: \$1.45/SF + NNN (\$0.76)



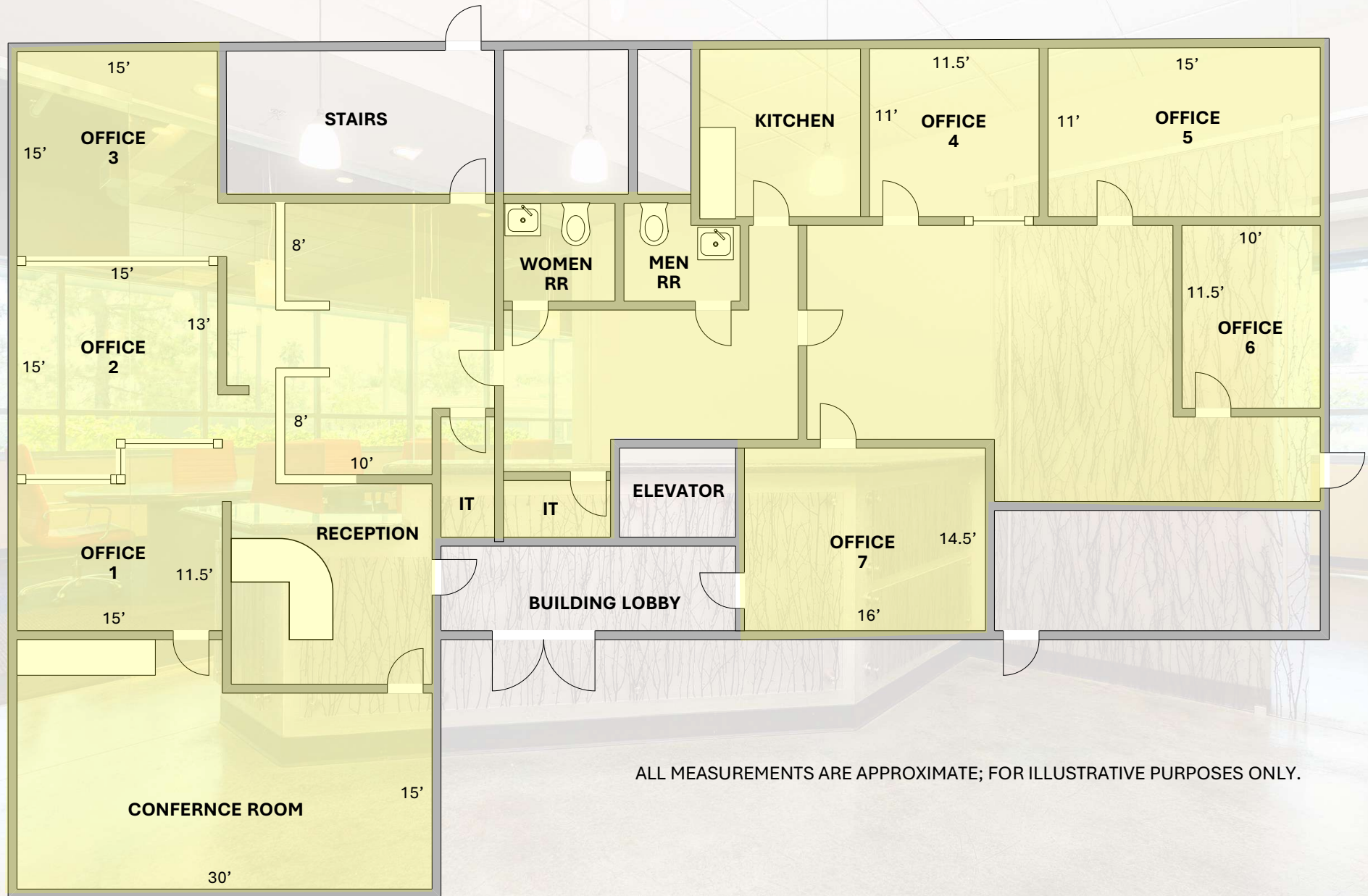
INTERIOR PHOTOS



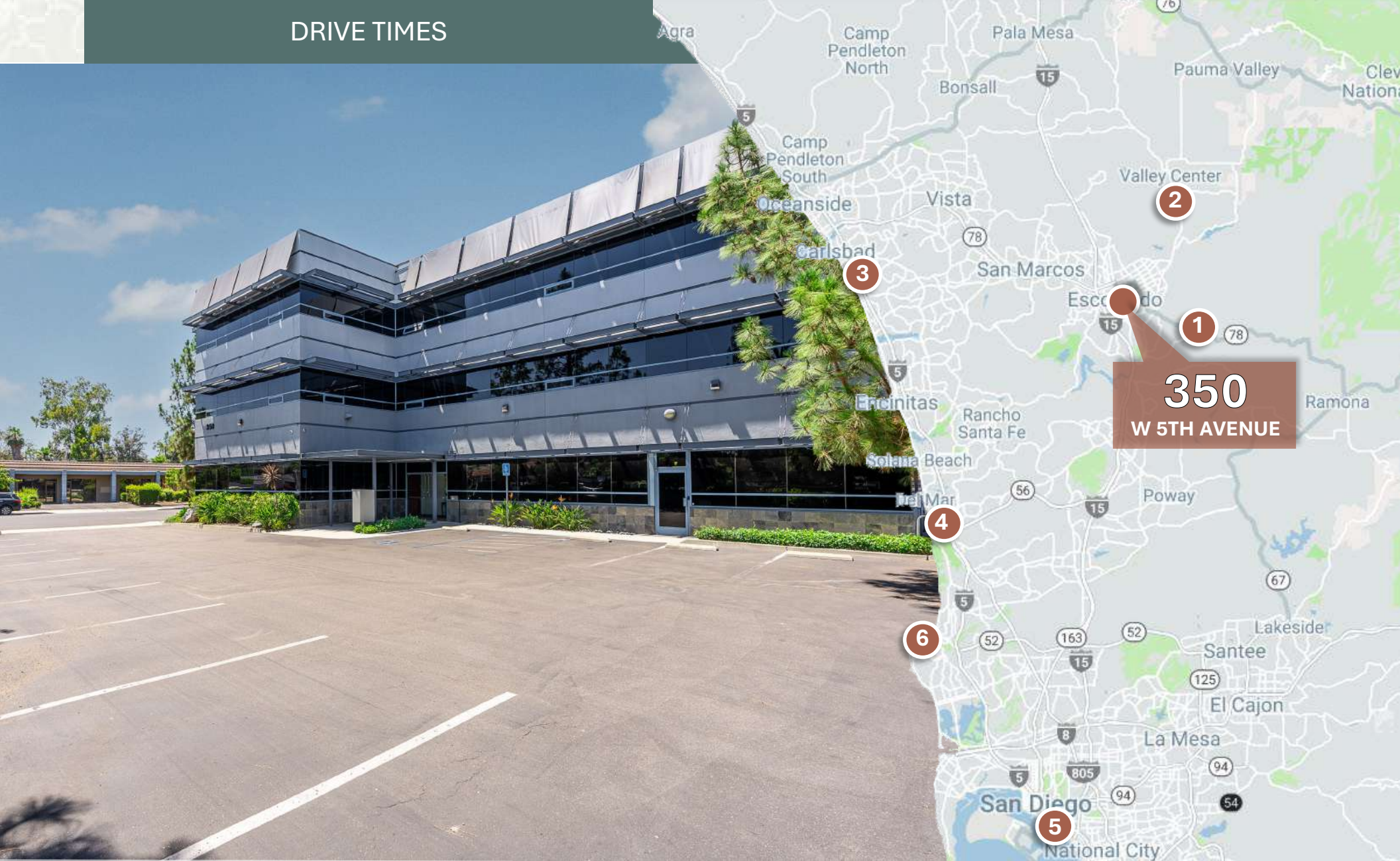
FLOOR PLAN

AVAILABILITY

± 1,464 - 3,648 Sq. Ft. Office Condo



DRIVE TIMES



350
W 5TH AVENUE

1

10 MIN

SAN DIEGO ZOO SAFARI PARK

2

17 MIN

VALLEY CENTER

3

29 MIN

LEGO LAND

4

33 MIN

DEL MAR RACETRACK

5

34 MIN

DOWNTOWN SAN DIEGO

6

37 MIN

LA JOLLA

DEMOGRAPHICS

CoStar Demographics: 1 Mile, 3 Mile, 5 Mile Radius



76,798

5-Mile Employees



201,014

5-Mile Total Population



\$107,473

5-Mile Avg. HH Income



\$681,938

5-Mile Median Home Value



\$2.4B

5-Mile Consumer Spending

	1 MILE	3 MILE	5 MILE
2024 Population	25,230	134,445	201,014
2029 Population	24,905	132,757	198,660
Median Age	33.8	36.3	37.5
Avg HH Income	\$78,711	\$94,587	\$107,473
Median HH Income	\$56,557	\$70,313	\$80,962
Consumer Spending	\$232.5M	\$1.5B	\$2.4B
2024 Households	7,763	42,532	64,826
Owner Occupied	2,186	20,430	36,587
Renter Occupied	5,459	21,483	27,364
Median Home Value	\$597,318	\$633,947	\$681,938
Median Year Built	1977	1977	1980
Businesses	2,674	7,416	9,696
Employees	18,701	57,000	76,798



CONTACT INFORMATION

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350 W. F

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B BUCKLES
ASSOCIATES



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