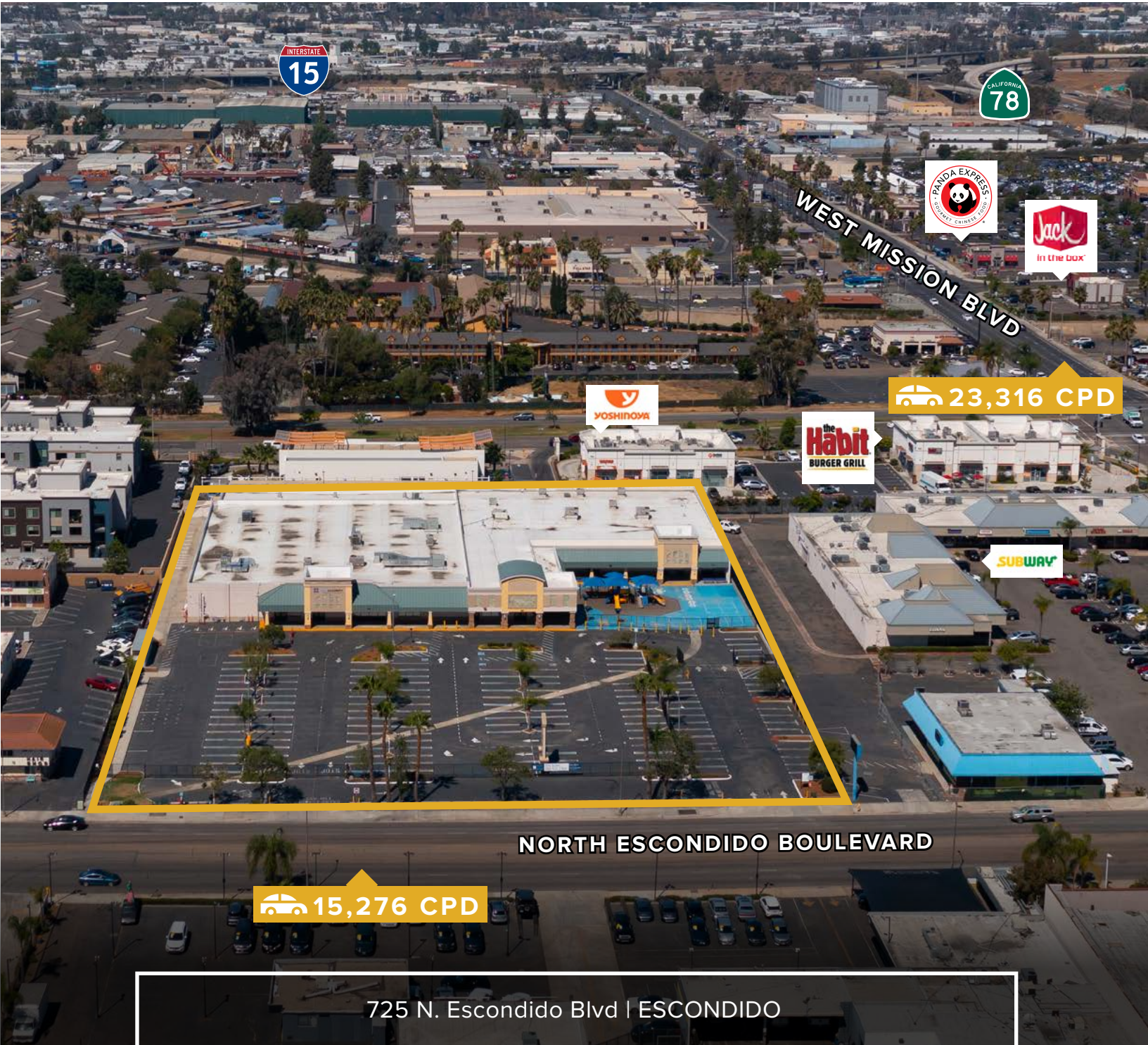


AVAILABLE FOR LEASE

PRIME SCHOOL/RETAIL/SERVICE SPACE

North San Diego County | Escondido

725 N ESCONDIDO BLVD



CPP

COMMERCIAL
PACIFIC
PROPERTIES



The Property



Beautifully built out former charter school location with classrooms with onsite playground/play structure



Prime commercial building facing N Escondido Blvd, with large parking field



Excellent pylon signage and elevated building fascia signage



Easy Freeway Access

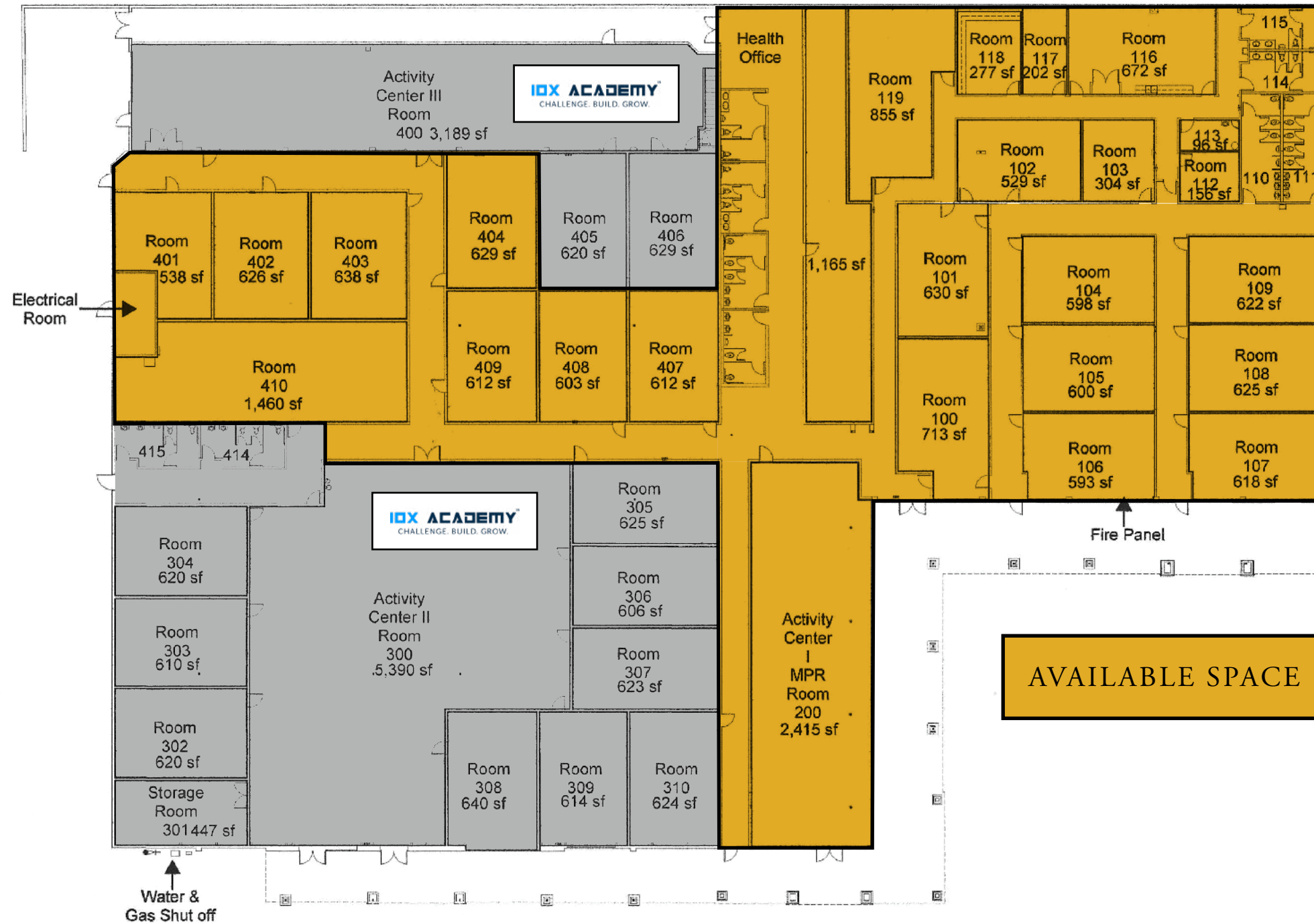


High visibility & traffic count



Strong draw of national credit retailers, California Center for the Arts in area

Site Plan



30,000 SF

First Floor Available Space
for School/Retail/Service



± 4/1,000

Estimated Parking Ratio



79

Walk Score: Very Walkable






725
N ESCONDIDO
BLVD



The Location

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.

DEMONSTRATION AREA
5 mile radius

		
219,601 POPULATION	70,578 HOUSEHOLDS	\$75,352 MED. HH INCOME

North San Diego County | Escondido
725 N ESCONDIDO BLVD



725 N. Escondido Blvd | North San Diego County | ESCONDIDO



KIRK ALLISON
Lic No: 01049184
760.521.7501
kirk.allison@compacprops.com



VIC GAUSEPOHL
Lic No: 01070105
619.227.2892
vic.gausepohl@compacprops.com