

DOUGLAS BUILDING | OFFICE SPACE FOR LEASE



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210

s. juniper street

ESCONDIDO, CA 92025

PROPERTY HIGHLIGHTS



New Renovations



Spanish Style Architecture with vibrant landscape



Located minutes from historic Escondido retail core



Walking distance from downtown restaurant and retail amenities



Easy access to I-15 and Hwy 78

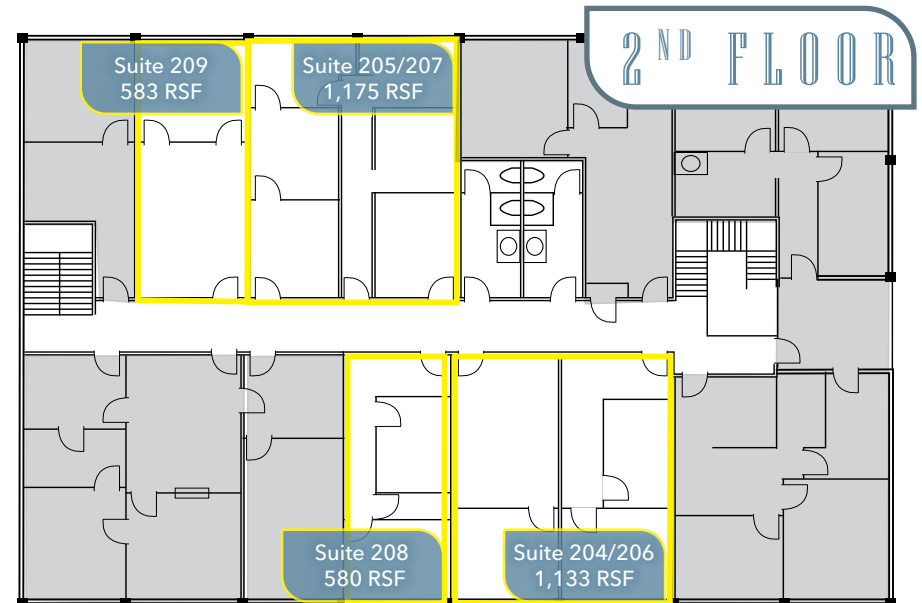
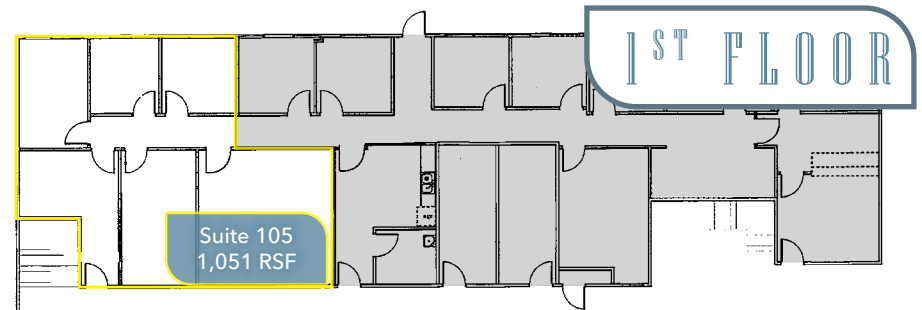
LEASE RATE

\$1.60 PER RSF
FULL SERVICE

**Lease rate includes utilities and janitorial services 3 days a week*

AVAILABILITY

Suite	Rentable SF	Lease Rate
105	1,051	\$1,682/mo
204/206	1,133	\$1,813/mo
205/207	1,160	\$1,856/mo
209	583	\$928/mo
205/207/209	1,743	\$2,789/mo
204-210	2,284	\$3,654/mo



HISTORIC ESCONDIDO

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means "hidden" in Spanish, lies in the midst of gentle rolling hills, avocado and citrus groves.

Escondido provides a thriving urban environment situated about 18 miles inland, 100 miles south of Los Angeles, 30 miles northeast of San Diego and 16 miles from the Coast of Encinitas. The City of Escondido is a vibrant and diverse community with a population of 151,038 as of April 1, 2020.

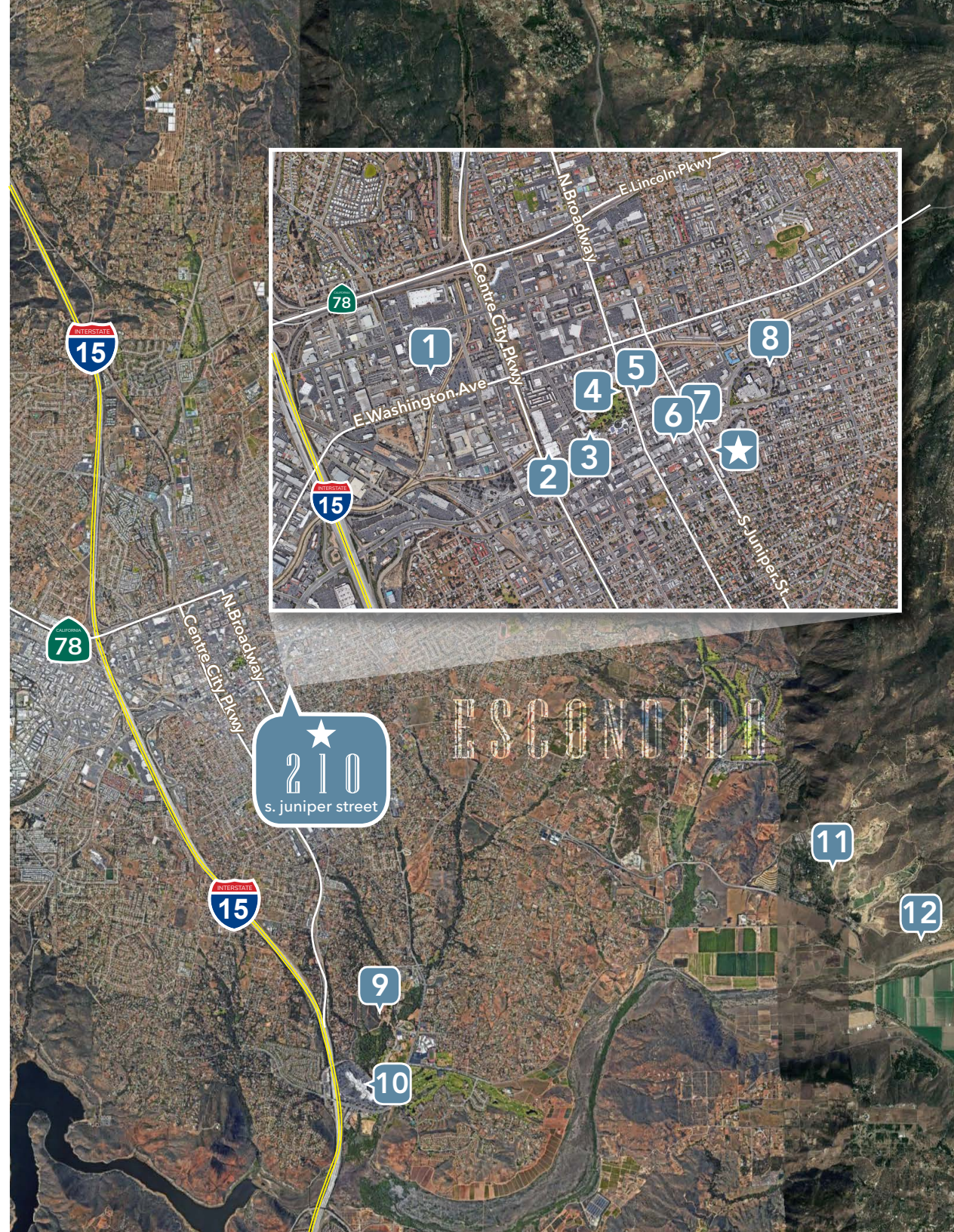
The downtown heart of Escondido, Central Escondido, is an artistic blend of historic and new. It's the location of the city's oldest park, Grape Day Park, and the California Center for the Arts, Escondido. The brick paved sidewalks that line Grand Avenue run past a variety of boutiques, gift shops, and bakeries.

The City's economy is one of the most diversified in North San Diego County. Industries such as healthcare, specialty food and beverage manufacturing, agriculture, professional services, and precision manufacturing all call Escondido home. Home to dozens of innovative companies and entrepreneurs Escondido is emerging as a regional economic leader in the forefront of job development and new industries. Escondido is a wonderful place to visit, live, work, play, or do business, and provides a business-friendly environment. Providing easy access to all the many cultural, arts and entertainment offerings of nearby San Diego.



PLACES TO GO

- | | | | |
|---|---|----|---|
| 1 |  | 7 |  |
| 2 |  | 8 |  |
| 3 |  | 9 |  |
| 4 |  | 10 |  |
| 5 |  | 11 |  |
| 6 |  | 12 |  |
| |  | | |



DEMOGRAPHICS | NEARBY RETAIL & RESTAURANTS

population
146,442

walk score
93

total businesses
5,603

average household income
\$86,972

median age
35.1

*3-Mile Radius

1	Last Spot	MANZANA	
2	7 ELEVEN	BURGER BENCH	mikko sushi
3	LITTLE MISS BREWING	H-B BROTHERS	
4	9	KETTLE COFFEE & TEA	Dominic's ITALIAN GOURMET • Pizza • Pasta • Seafood •
5	Filipp's PIZZA GROTTO	A Delight Of France	BARREL REPUBLIC
6	Tea Room	POUNDR'S PUB & GRUB	



**BEACH ACCESS
20 MI VIA H-78**



**I-15 ACCESS
1.5 MI**



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