

## OFFICE FOR LEASE

MEDICAL OFFICE: 661-665 E GRAND AVE., ESCONDIDO

661-665 E. Grand Avenue, Escondido, CA 92025



AVAILABLE SF:	975
AVAILABLE SUITES:	1
LEASE RATE:	\$1.40 SF/Month (MG)
LOT SIZE:	0.16 Acres
BUILDING SIZE:	3,300 SF
BUILDING CLASS:	B
YEAR BUILT:	1952
ZONING:	C-P, Professional Commercial
CROSS STREETS:	E Grand Ave. & Fig St.

### PROPERTY OVERVIEW

KW Commercial proudly presents this medical or professional office in downtown Escondido. This well maintained building currently has 1,295 SF available for a minimum 2-year lease, available as a modified gross lease with a base rent of \$1.40/sf/mo. The tenant is to cover a prorated share of water and trash, and they will pay their own gas and electric.

### PROPERTY FEATURES

- \$1.40/sf/mo modified gross lease
- 975 SF Available
- Close to Escondido's Major Redevelopment Project
- Beautiful Landscaping
- HVAC
- Separate Private Entrances
- Parking Lot and Street Parking Available

**KW COMMERCIAL**  
12780 High Bluff Drive,  
Suite 130  
San Diego, CA 92130

**MARK HUGHES**  
Director  
O: 858.720.1900 X8232  
C: 714.614.7357  
mhughes@kwcommercial.com  
CA DRE #00635629

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## OFFICE FOR LEASE

MEDICAL OFFICE: 661-665 E GRAND AVE., ESCONDIDO

661-665 E. Grand Avenue, Escondido, CA 92025



**Lease Rate:** \$1.40 SF/MONTH (MG)      **Total Space** 2,462SF  
**Lease Type:** MG      **Lease Term:** 2-5 Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
663 E Grand Ave.	Office Building	\$1.50 SF/MONTH	Modified Gross	1,167 SF	Leased
665 E Grand Ave.	Office Building	\$1.40 SF/MONTH	Modified Gross	975 SF	VACANT

**KW COMMERCIAL**  
12780 High Bluff Drive,  
Suite 130  
San Diego, CA 92130

**MARK HUGHES**  
Director  
O: 858.720.1900 X8232  
C: 714.614.7357  
mhughes@kwcommercial.com  
CA DRE #00635629

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## OFFICE FOR LEASE

MEDICAL OFFICE: 663 E GRAND AVE., ESCONDIDO

661-665 E. Grand Avenue, Escondido, CA 92025



**KW COMMERCIAL**  
12780 High Bluff Drive,  
Suite 130  
San Diego, CA 92130

**MARK HUGHES**  
Director  
O: 858.720.1900 X8232  
C: 714.614.7357  
mhughes@kwcommercial.com  
CA DRE #00635629

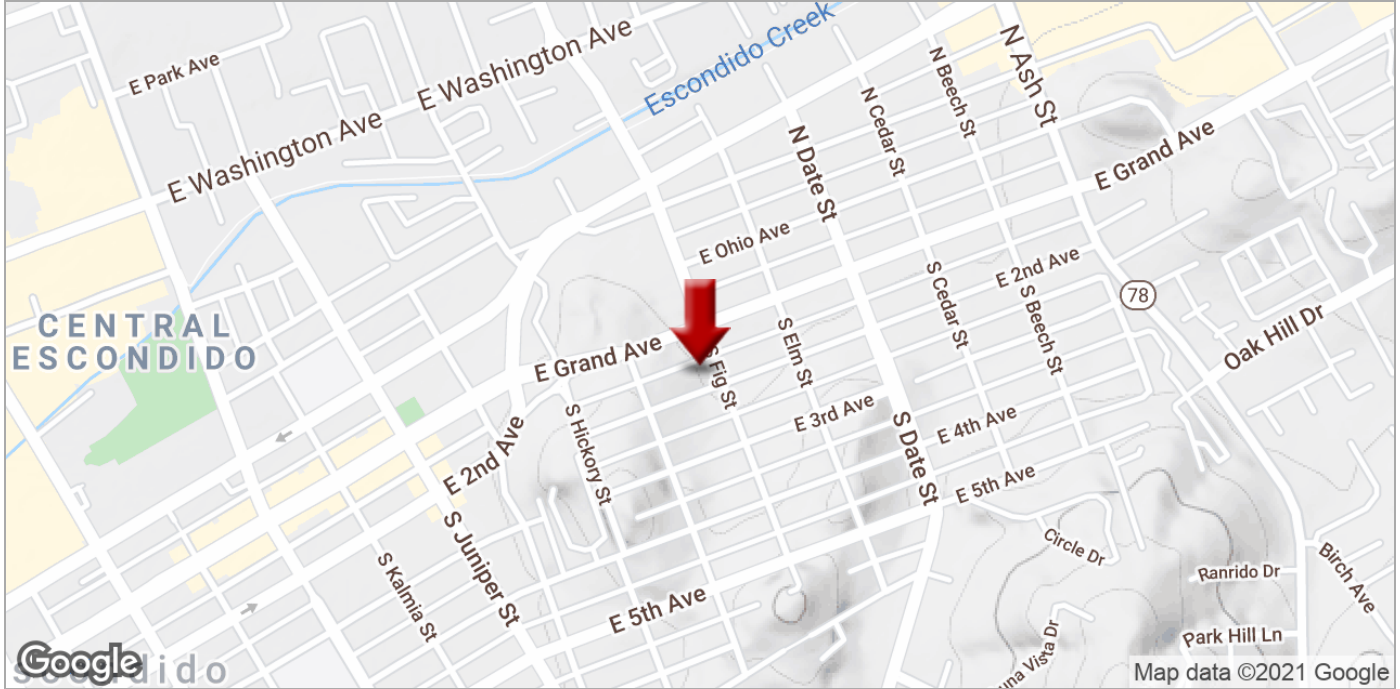
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# OFFICE FOR LEASE

MEDICAL OFFICE: 661-665 E GRAND AVE., ESCONDIDO

661-665 E. Grand Avenue, Escondido, CA 92025



**KW COMMERCIAL**  
12780 High Bluff Drive,  
Suite 130  
San Diego, CA 92130

**MARK HUGHES**  
Director  
O: 858.720.1900 X8232  
C: 714.614.7357  
mhughes@kwcommercial.com  
CA DRE #00635629

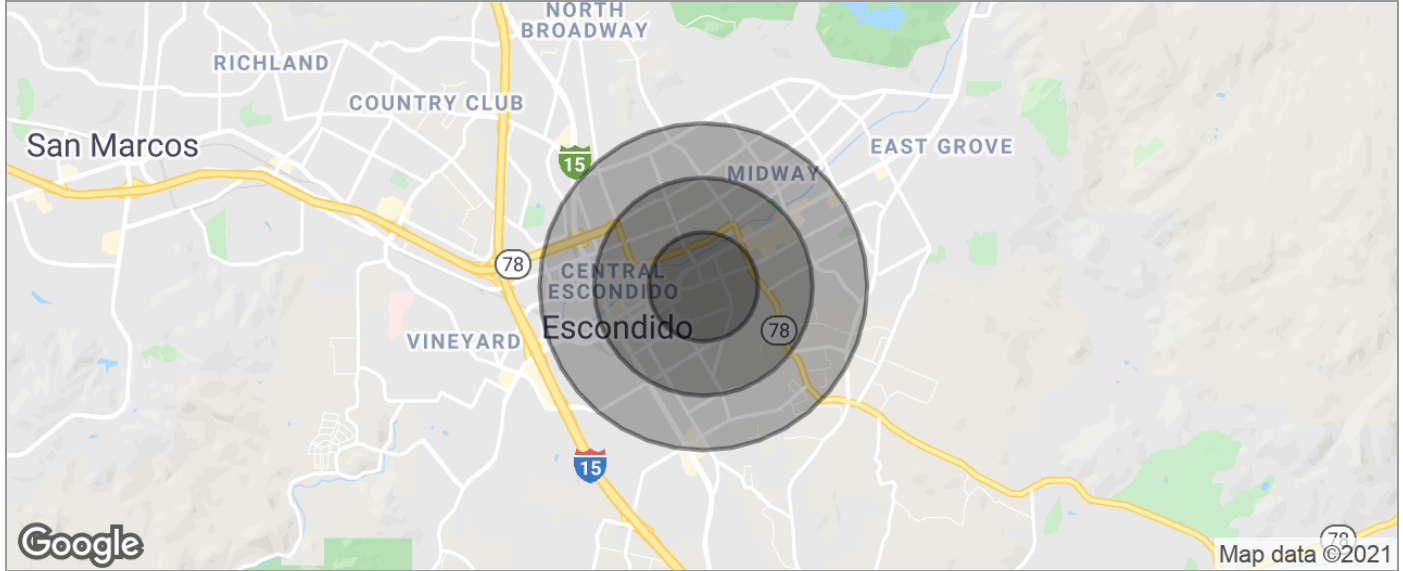
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# OFFICE FOR LEASE

MEDICAL OFFICE: 661-665 E GRAND AVE., ESCONDIDO

661-665 E. Grand Avenue, Escondido, CA 92025



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	9,552	33,820	66,742
MEDIAN AGE	28.3	28.4	29.6
MEDIAN AGE (MALE)	28.5	27.9	28.9
MEDIAN AGE (FEMALE)	28.1	29.0	30.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	2,595	9,561	18,855
# OF PERSONS PER HH	3.7	3.5	3.5
AVERAGE HH INCOME	\$51,696	\$51,279	\$54,275
AVERAGE HOUSE VALUE	\$380,977	\$391,130	\$406,274
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	73.4%	74.8%	76.8%
% BLACK	3.6%	2.8%	2.3%
% ASIAN	2.8%	3.2%	3.4%
% HAWAIIAN	0.0%	0.1%	0.4%
% INDIAN	1.0%	1.4%	1.1%
% OTHER	16.3%	15.6%	13.7%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	68.8%	67.4%	63.6%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
12780 High Bluff Drive,  
Suite 130  
San Diego, CA 92130

**MARK HUGHES**  
Director  
O: 858.720.1900 X8232  
C: 714.614.7357  
mhughes@kwcommercial.com  
CA DRE #00635629

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# Demographic and Income Profile

661 E Grand Ave, Escondido, California, 92025  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 33.12485  
 Longitude: -117.07302

Summary	Census 2010	2017	2022
Population	32,014	34,411	36,030
Households	9,023	9,626	10,070
Families	6,225	6,639	6,945
Average Household Size	3.47	3.50	3.51
Owner Occupied Housing Units	2,280	2,300	2,390
Renter Occupied Housing Units	6,743	7,325	7,681
Median Age	28.3	29.1	29.9
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.92%	0.84%	0.83%
Households	0.91%	0.77%	0.79%
Families	0.91%	0.77%	0.71%
Owner HHs	0.77%	0.67%	0.72%
Median Household Income	0.74%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,528	15.9%	1,612	16.0%
\$15,000 - \$24,999	1,467	15.2%	1,489	14.8%
\$25,000 - \$34,999	1,322	13.7%	1,307	13.0%
\$35,000 - \$49,999	1,642	17.1%	1,547	15.4%
\$50,000 - \$74,999	1,470	15.3%	1,411	14.0%
\$75,000 - \$99,999	776	8.1%	872	8.7%
\$100,000 - \$149,999	886	9.2%	1,102	10.9%
\$150,000 - \$199,999	352	3.7%	487	4.8%
\$200,000+	183	1.9%	243	2.4%
Median Household Income	\$38,470		\$39,906	
Average Household Income	\$55,251		\$62,476	
Per Capita Income	\$16,355		\$18,321	

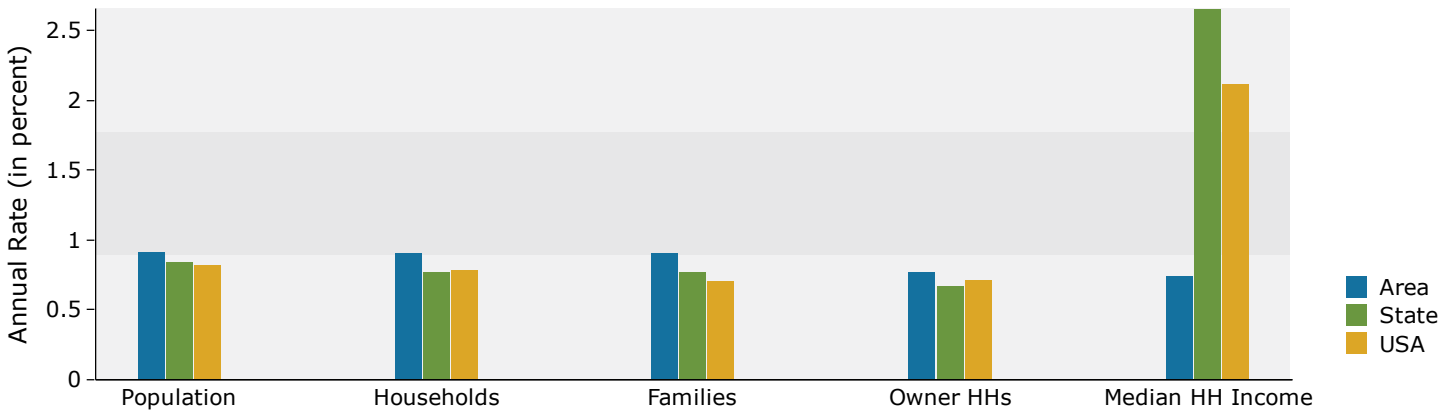
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,313	10.3%	3,336	9.7%	3,512	9.7%
5 - 9	2,870	9.0%	3,003	8.7%	3,049	8.5%
10 - 14	2,516	7.9%	2,703	7.9%	2,722	7.6%
15 - 19	2,495	7.8%	2,556	7.4%	2,520	7.0%
20 - 24	2,864	8.9%	3,021	8.8%	2,986	8.3%
25 - 34	5,633	17.6%	5,998	17.4%	6,302	17.5%
35 - 44	4,434	13.9%	4,631	13.5%	5,041	14.0%
45 - 54	3,446	10.8%	3,588	10.4%	3,626	10.1%
55 - 64	2,159	6.7%	2,719	7.9%	2,971	8.2%
65 - 74	1,043	3.3%	1,494	4.3%	1,799	5.0%
75 - 84	730	2.3%	786	2.3%	949	2.6%
85+	511	1.6%	576	1.7%	553	1.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,531	51.6%	17,177	49.9%	17,707	49.1%
Black Alone	864	2.7%	901	2.6%	918	2.5%
American Indian Alone	515	1.6%	533	1.5%	545	1.5%
Asian Alone	992	3.1%	1,126	3.3%	1,227	3.4%
Pacific Islander Alone	72	0.2%	76	0.2%	79	0.2%
Some Other Race Alone	11,537	36.0%	12,932	37.6%	13,783	38.3%
Two or More Races	1,503	4.7%	1,666	4.8%	1,772	4.9%
Hispanic Origin (Any Race)	22,118	69.1%	24,677	71.7%	26,520	73.6%

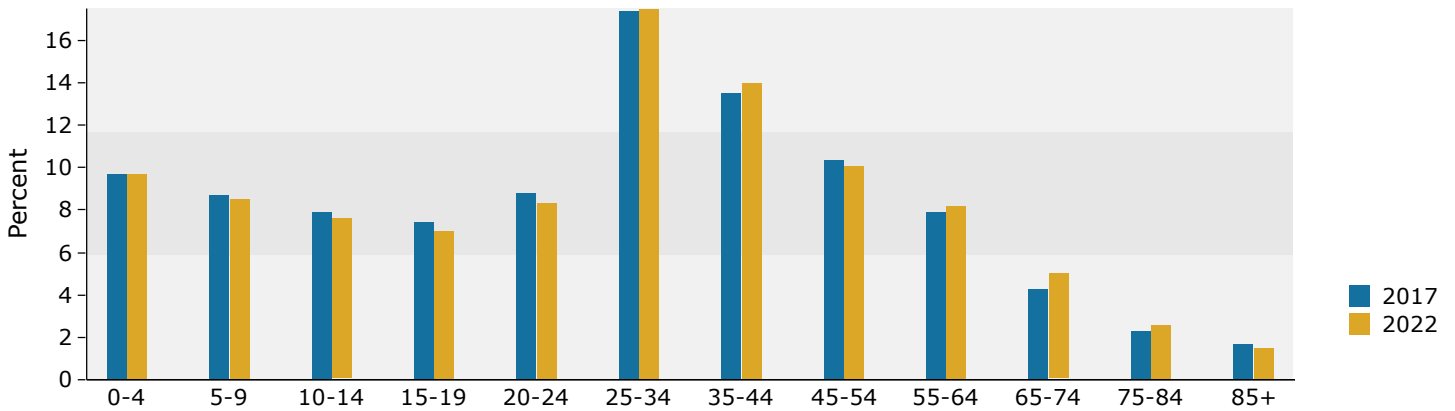
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

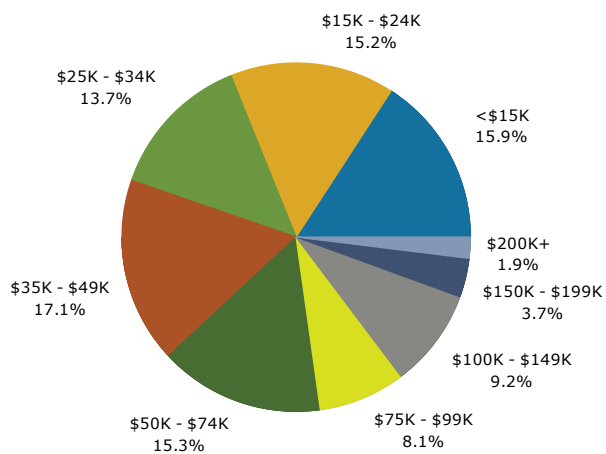
## Trends 2017-2022



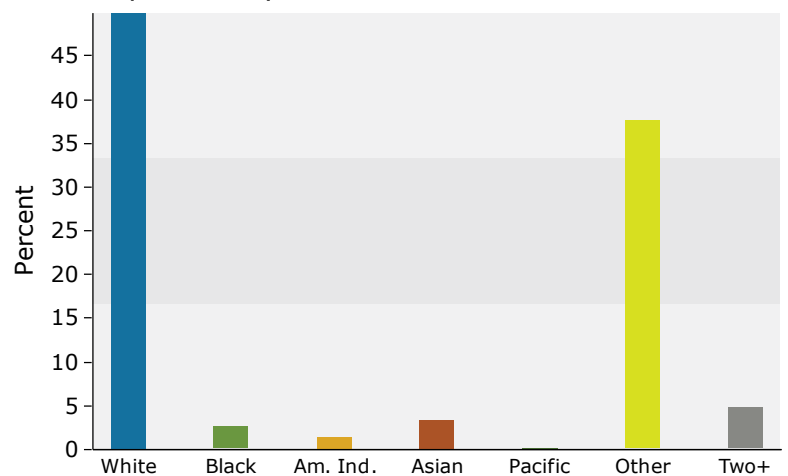
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 71.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Demographic and Income Profile

661 E Grand Ave, Escondido, California, 92025  
 Ring: 2 mile radius

Prepared by Esri  
 Latitude: 33.12485  
 Longitude: -117.07302

Summary	Census 2010	2017	2022
Population	98,085	104,130	108,518
Households	29,133	30,579	31,779
Families	20,713	21,719	22,559
Average Household Size	3.31	3.35	3.36
Owner Occupied Housing Units	11,998	12,029	12,312
Renter Occupied Housing Units	17,135	18,550	19,466
Median Age	30.0	31.1	32.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.83%	0.84%	0.83%
Households	0.77%	0.77%	0.79%
Families	0.76%	0.77%	0.71%
Owner HHs	0.47%	0.67%	0.72%
Median Household Income	1.15%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	3,884	12.7%	4,122	13.0%
\$15,000 - \$24,999	3,794	12.4%	3,840	12.1%
\$25,000 - \$34,999	4,076	13.3%	3,966	12.5%
\$35,000 - \$49,999	5,007	16.4%	4,652	14.6%
\$50,000 - \$74,999	5,450	17.8%	5,171	16.3%
\$75,000 - \$99,999	2,993	9.8%	3,341	10.5%
\$100,000 - \$149,999	3,330	10.9%	3,962	12.5%
\$150,000 - \$199,999	1,247	4.1%	1,661	5.2%
\$200,000+	797	2.6%	1,064	3.3%
Median Household Income	\$44,490		\$47,119	
Average Household Income	\$62,431		\$70,472	
Per Capita Income	\$19,099		\$21,391	

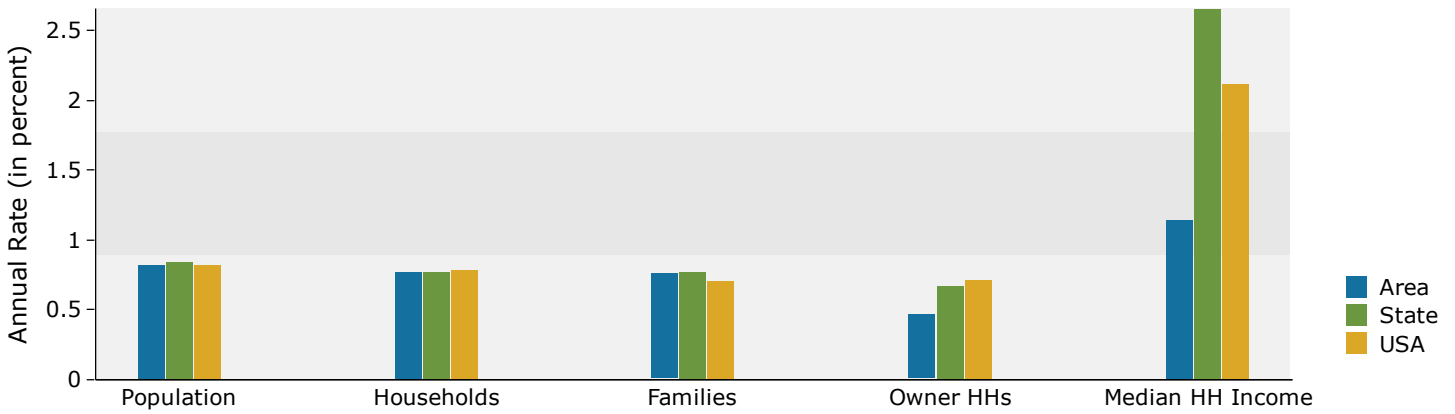
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,782	9.0%	8,852	8.5%	9,275	8.5%
5 - 9	7,972	8.1%	8,218	7.9%	8,201	7.6%
10 - 14	7,681	7.8%	7,729	7.4%	7,794	7.2%
15 - 19	7,919	8.1%	7,520	7.2%	7,246	6.7%
20 - 24	8,180	8.3%	8,718	8.4%	8,251	7.6%
25 - 34	15,838	16.1%	17,666	17.0%	18,450	17.0%
35 - 44	13,471	13.7%	13,494	13.0%	15,074	13.9%
45 - 54	11,647	11.9%	11,690	11.2%	11,575	10.7%
55 - 64	7,688	7.8%	9,449	9.1%	10,202	9.4%
65 - 74	4,108	4.2%	5,706	5.5%	6,872	6.3%
75 - 84	2,924	3.0%	2,982	2.9%	3,588	3.3%
85+	1,873	1.9%	2,107	2.0%	1,990	1.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,091	55.1%	55,014	52.8%	55,992	51.6%
Black Alone	2,561	2.6%	2,677	2.6%	2,735	2.5%
American Indian Alone	1,157	1.2%	1,187	1.1%	1,205	1.1%
Asian Alone	4,563	4.7%	5,151	4.9%	5,635	5.2%
Pacific Islander Alone	246	0.3%	255	0.2%	263	0.2%
Some Other Race Alone	31,035	31.6%	34,903	33.5%	37,398	34.5%
Two or More Races	4,431	4.5%	4,944	4.7%	5,290	4.9%
Hispanic Origin (Any Race)	58,374	59.5%	65,269	62.7%	70,432	64.9%

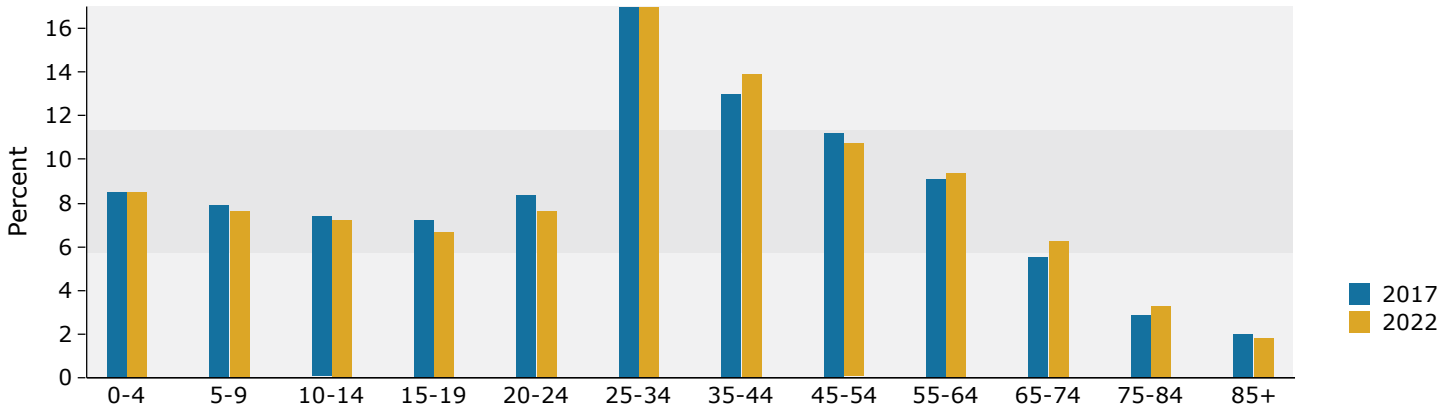
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

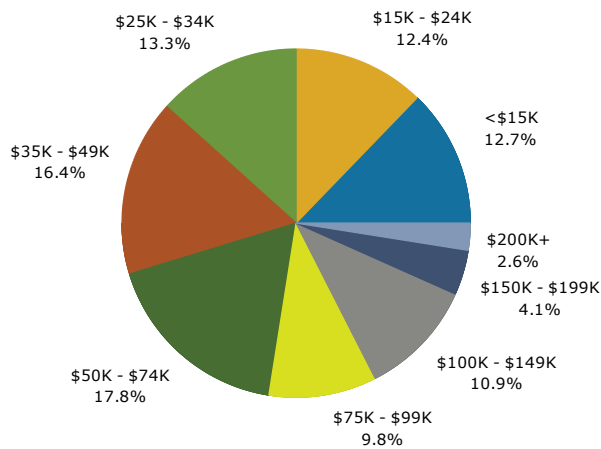
## Trends 2017-2022



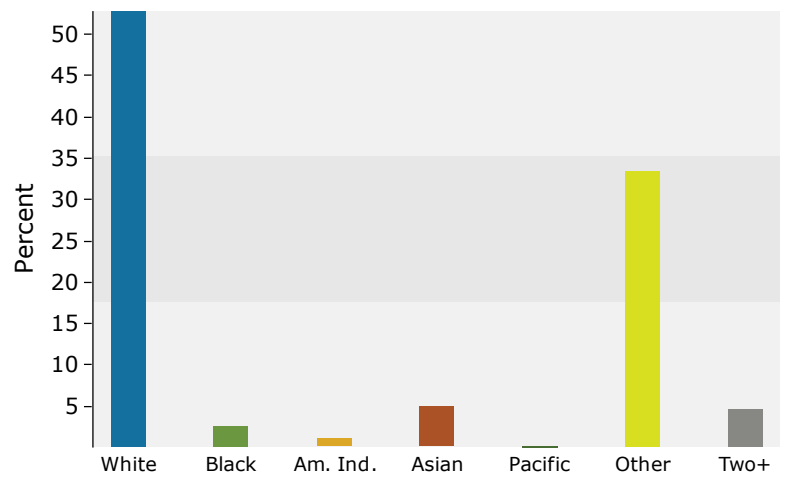
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 62.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Demographic and Income Profile

661 E Grand Ave, Escondido, California, 92025  
 Ring: 4 mile radius

Prepared by Esri  
 Latitude: 33.12485  
 Longitude: -117.07302

Summary	Census 2010	2017	2022
Population	167,288	178,216	185,967
Households	53,557	56,477	58,759
Families	38,487	40,546	42,166
Average Household Size	3.08	3.11	3.12
Owner Occupied Housing Units	29,600	30,216	31,172
Renter Occupied Housing Units	23,957	26,261	27,587
Median Age	33.5	34.5	35.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.86%	0.84%	0.83%
Households	0.80%	0.77%	0.79%
Families	0.79%	0.77%	0.71%
Owner HHs	0.62%	0.67%	0.72%
Median Household Income	1.48%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	5,917	10.5%	6,296	10.7%
\$15,000 - \$24,999	5,601	9.9%	5,669	9.6%
\$25,000 - \$34,999	5,915	10.5%	5,714	9.7%
\$35,000 - \$49,999	8,014	14.2%	7,400	12.6%
\$50,000 - \$74,999	9,939	17.6%	9,263	15.8%
\$75,000 - \$99,999	6,361	11.3%	6,839	11.6%
\$100,000 - \$149,999	7,971	14.1%	9,191	15.6%
\$150,000 - \$199,999	3,372	6.0%	4,209	7.2%
\$200,000+	3,387	6.0%	4,178	7.1%
Median Household Income	\$55,203		\$59,397	
Average Household Income	\$79,914		\$89,816	
Per Capita Income	\$25,918		\$28,942	

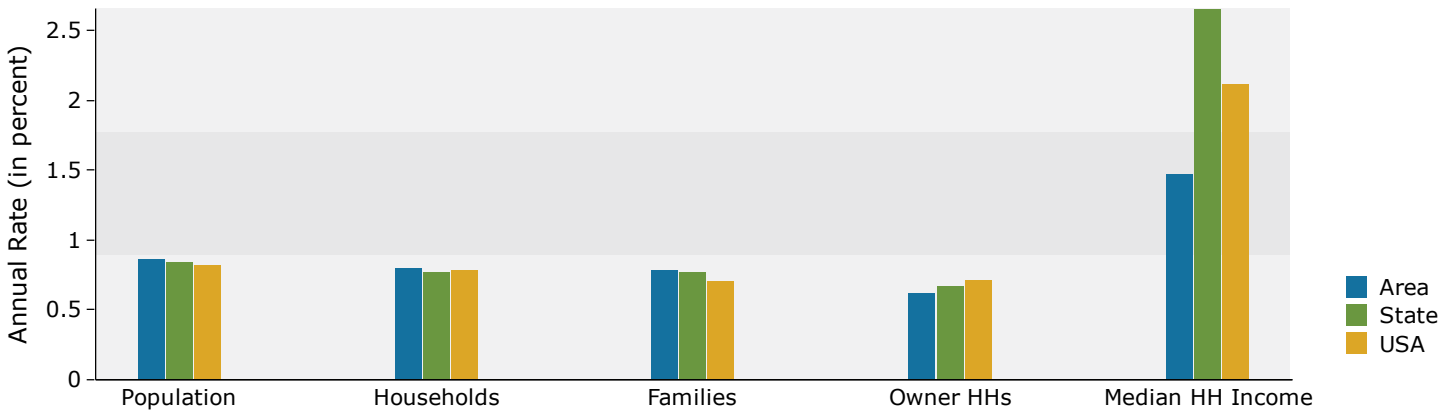
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,859	7.7%	12,927	7.3%	13,541	7.3%
5 - 9	12,002	7.2%	12,601	7.1%	12,550	6.7%
10 - 14	12,194	7.3%	12,226	6.9%	12,520	6.7%
15 - 19	12,956	7.7%	11,893	6.7%	11,634	6.3%
20 - 24	12,803	7.7%	13,078	7.3%	12,080	6.5%
25 - 34	24,182	14.5%	27,808	15.6%	28,683	15.4%
35 - 44	22,130	13.2%	22,406	12.6%	25,576	13.8%
45 - 54	22,602	13.5%	21,598	12.1%	20,906	11.2%
55 - 64	16,953	10.1%	20,172	11.3%	20,837	11.2%
65 - 74	9,204	5.5%	13,104	7.4%	15,809	8.5%
75 - 84	6,041	3.6%	6,541	3.7%	8,016	4.3%
85+	3,361	2.0%	3,862	2.2%	3,815	2.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	104,460	62.4%	106,658	59.8%	108,342	58.3%
Black Alone	3,989	2.4%	4,271	2.4%	4,424	2.4%
American Indian Alone	1,662	1.0%	1,721	1.0%	1,761	0.9%
Asian Alone	9,887	5.9%	11,516	6.5%	12,863	6.9%
Pacific Islander Alone	422	0.3%	447	0.3%	466	0.3%
Some Other Race Alone	39,545	23.6%	45,190	25.4%	48,941	26.3%
Two or More Races	7,323	4.4%	8,412	4.7%	9,170	4.9%
Hispanic Origin (Any Race)	76,639	45.8%	87,177	48.9%	95,218	51.2%

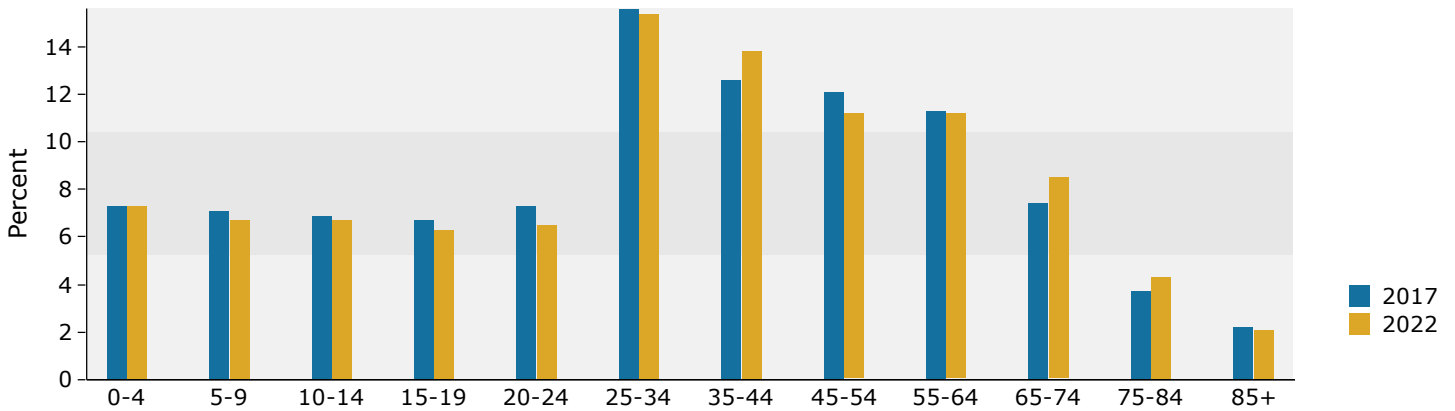
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

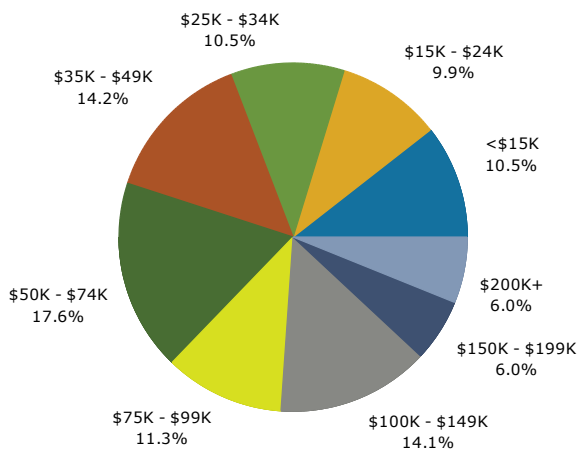
## Trends 2017-2022



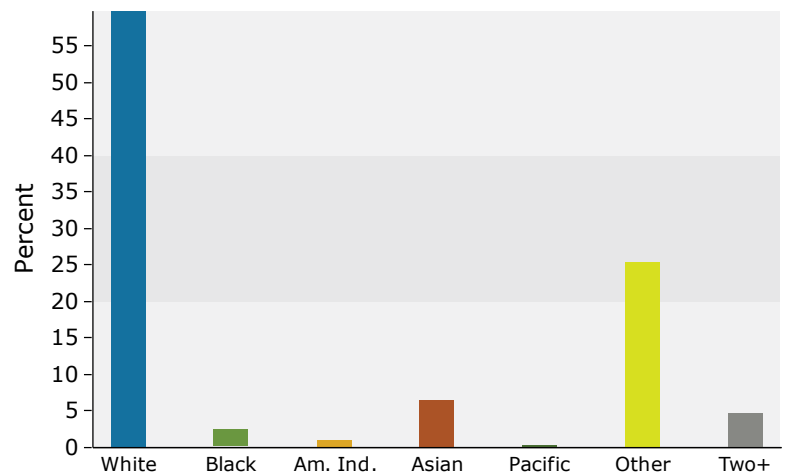
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 48.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.