AVAILABLE FOR LEASE

150 - 190 S Escondido Blvd.
Escondido, CA 92025



3-YEAR LEASE RENT SPECIAL

Yr1 $1.50, Yr2 $1.95, Yr3 $2.25 PSF/mo

For more information, please contact:

CDC COMMERCIAL, Inc.
www.cdccommercial.com
DRE Lic. #02242358

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com

150 - 190 S. Escondido Blvd.





CAN ASSEMBLE UP TO 4,071 SF CONTIGUOUS

INQUIRE WITH BROKER FOR MORE INFORMATION

Located in a HUB Zone

Located on a Major Thoroughfare between Grand Ave & Second Ave.

Close to freeways and downtown businesses

Building Signage Available

Contact Broker for Additional Information.

150 S. Escondido Blvd.
834 SF

152 S. Escondido Blvd.
834 SF
(Can Assemble 1,668 SF)

170 S. Escondido Blvd.
1,059 SF

$2.25 PSF/mo, MG

3-YEAR LEASE RENT SPECIAL

YR1 $1.50, YR2 $1.95, YR3 $2.25

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V16

For more information, please contact:

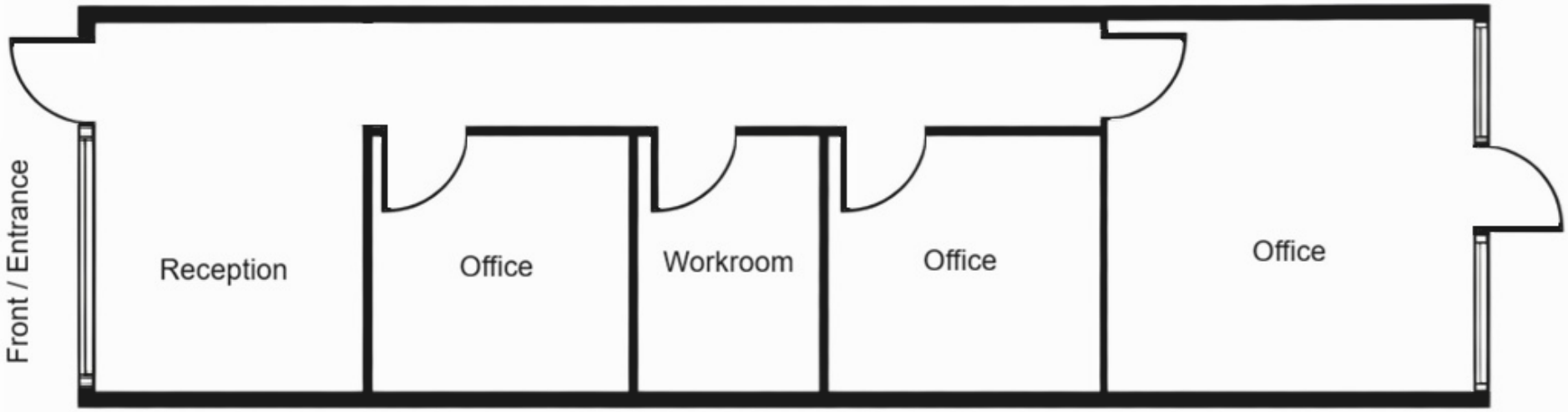
CDC COMMERCIAL, Inc.
www.cdccommercial.com
DRE Lic. #02242358

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com

Floor Plan - 150 S Escondido Blvd.



Floor plans are provided for reference purposes only. No representation or warranty is made regarding their accuracy or completeness. Not drawn to scale.
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V16

For more information, please contact:

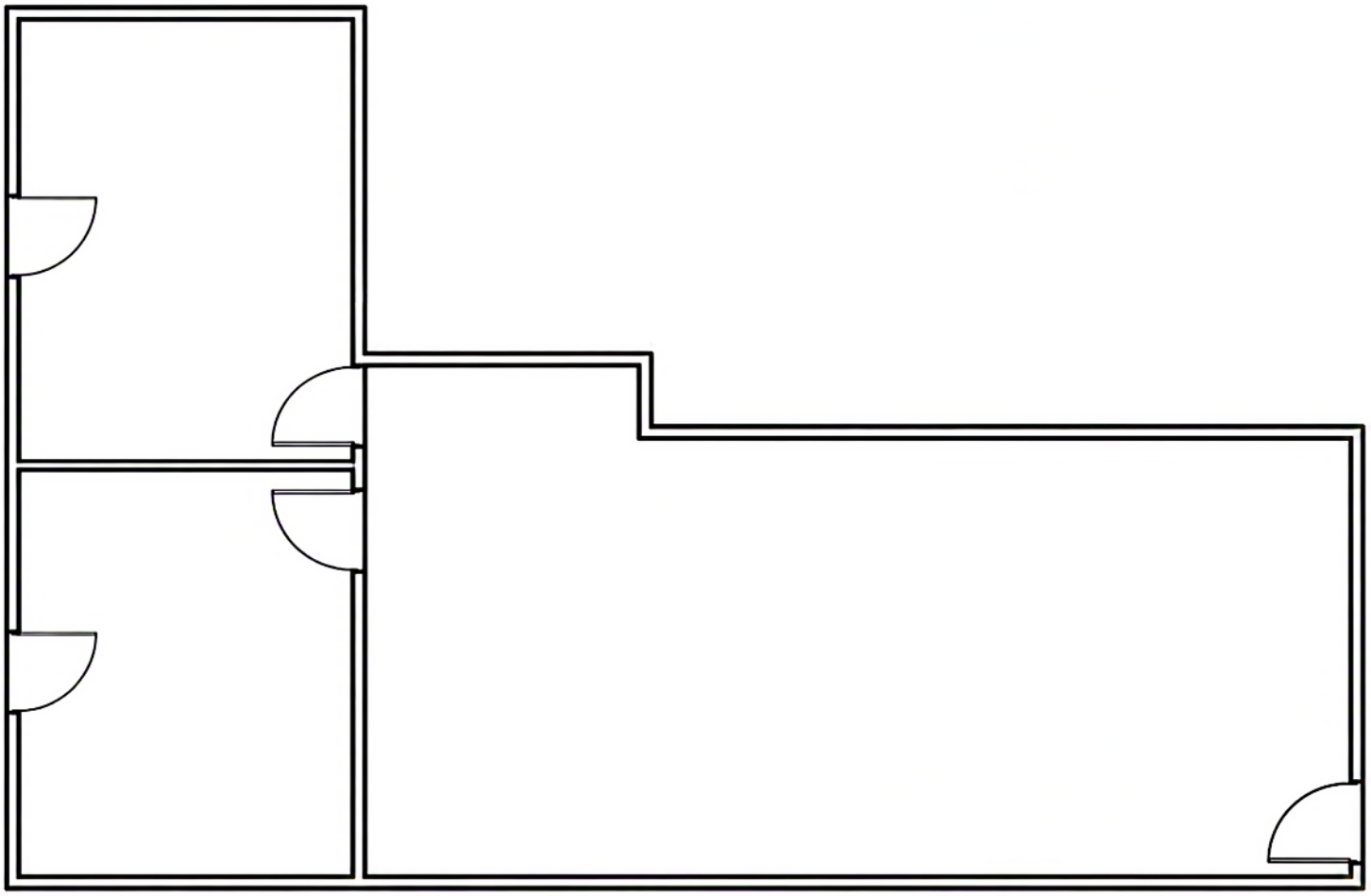
CDC COMMERCIAL, Inc.
www.cdccommercial.com
DRE Lic. #02242358

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com

Floor Plan - 170 S Escondido Blvd.



Front / Entrance from parking lot

Floor plans are provided for reference purposes only. No representation or warranty is made regarding their accuracy or completeness. Not drawn to scale.
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V16

For more information, please contact:

CDC COMMERCIAL, Inc.
www.cdccommercial.com
DRE Lic. #02242358

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com

Aerial



This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V16

For more information, please contact:

CDC COMMERCIAL, Inc.
www.cdccommercial.com
DRE Lic. #02242358

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com

Escondido Aerial Overview



This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V16

For more information, please contact:

CDC COMMERCIAL, Inc.
www.cdccommercial.com
DRE Lic. #02242358

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com

Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Population:	88,160	209,376	472,986
2024 Population:	85,058	203,141	461,191
2029 Population Projection:	83,982	200,803	456,339
Median Age:	34.6	37.4	40
Households			
2024 Total Households:	26,509	65,402	155,264
2029 Household Projection:	26,122	64,529	153,404
Median Household Inc:	$63,497	$80,808	$105,128
Avg Household Size:	3.1	3	2.9
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	$560,875	$681,435	$797,226
Median Year Built:	1977	1980	1984

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V16

For more information, please contact:

CDC COMMERCIAL, Inc.
www.cdccommercial.com
DRE Lic. #02242358

Nick Zech
858-232-2100
nzech@cdccommercial.com
DRE Lic. #01721457

Matt Orth
858-736-1337
morth@cdccommercial.com
DRE Lic. #01884500

11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com