

FOR SALE

Owner-User Opportunity

5,858 SF FREESTANDING
OFFICE / RETAIL BUILDING



1215 S ESCONDIDO BLVD.
ESCONDIDO, CA 92025



Private Capital Investment Advisor

MARK AVILLA

760-431-4223 | 760-801-3823

mark.avilla@cushwake.com

CA License #01104562

PROPERTY FEATURES



Positioned along one of Escondido's most heavily trafficked commercial corridors, 1215 S Escondido Blvd presents a rare opportunity for an owner-user to secure a highly visible, well-located asset in the heart of North San Diego County. The property benefits from excellent frontage and exposure along S Escondido Blvd, offering strong signage and consistent daily traffic counts that keep a business top of mind in the local market. Its central location provides convenient access to Interstate 15 and connectivity throughout Escondido and the broader North County submarket, making it an ideal fit for businesses seeking both operational functionality and long-term brand visibility. For an owner-user, this is a chance to control occupancy costs, build equity, and establish a permanent home base in a corridor defined by strong retail and commercial synergy — a compelling alternative to leasing in one of North County's most established commercial districts.

PROPERTY DETAILS

ADDRESS:	1215 S. Escondido Blvd. Escondido, CA 92025	YEAR BUILT:	1974
PROPERTY TYPE:	Single Story, Freestanding Office / Retail	SIGNAGE:	Four (4) Building Top Signs
PROJECT SIZE:	5,858 Square Feet	PARKING:	24 Reserved Parking Spaces, plus Street
LAND AREA:	0.48 Acres / 20,909 SF	CONSTRUCTION:	Masonry
APN:	236-112-19-00	HVAC:	Roof-Mounted System
ZONING:	South Centre City Specific Plan Allows for a wide range of professional office, retail and medical uses	ROOF:	New
		UTILITIES:	Electric/Gas: SDG&E Water/Sewer: City of Escondido

SALE PRICE: \$1,725,000

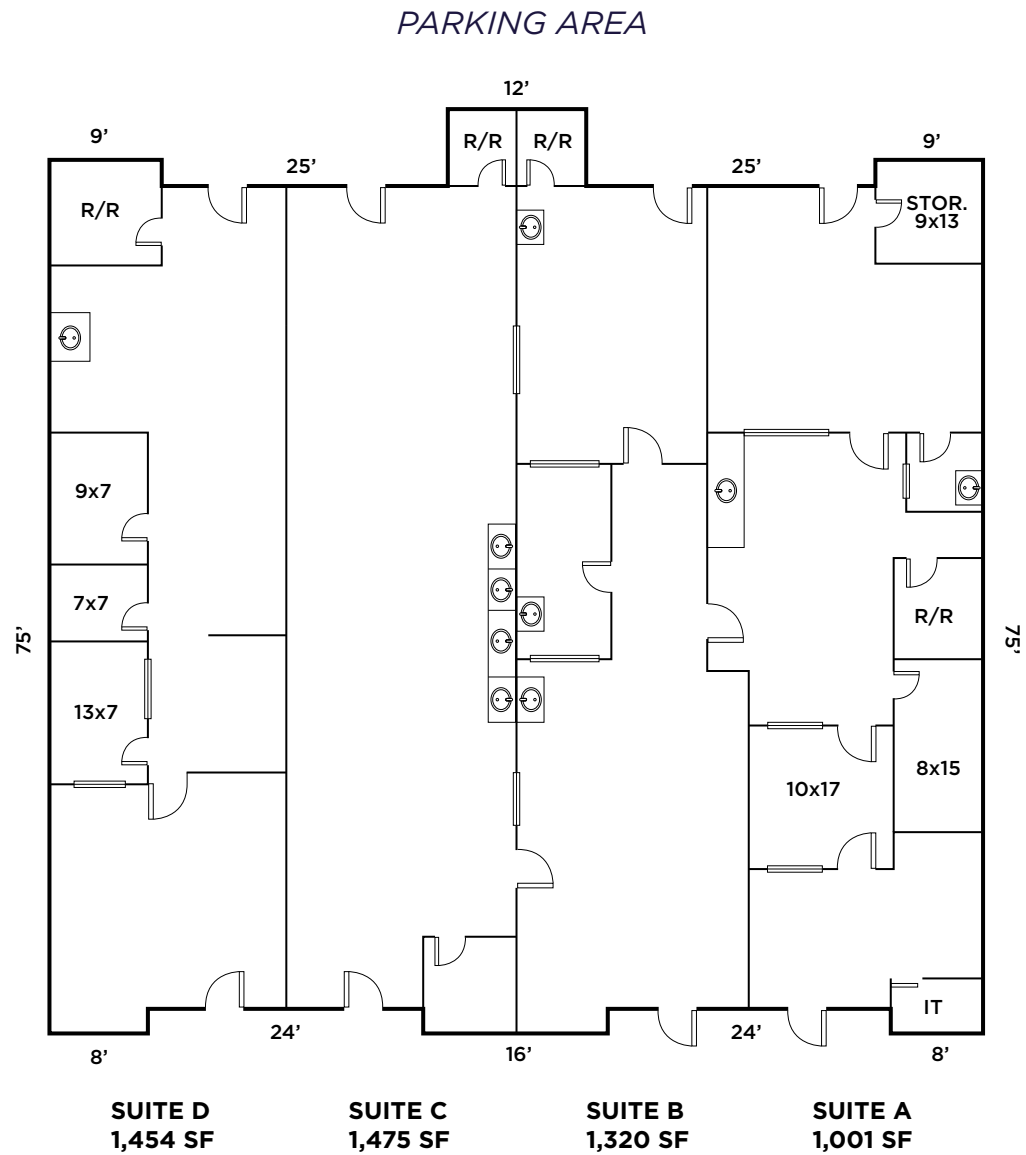
PROPERTY PHOTOS



RESERVED PARKING



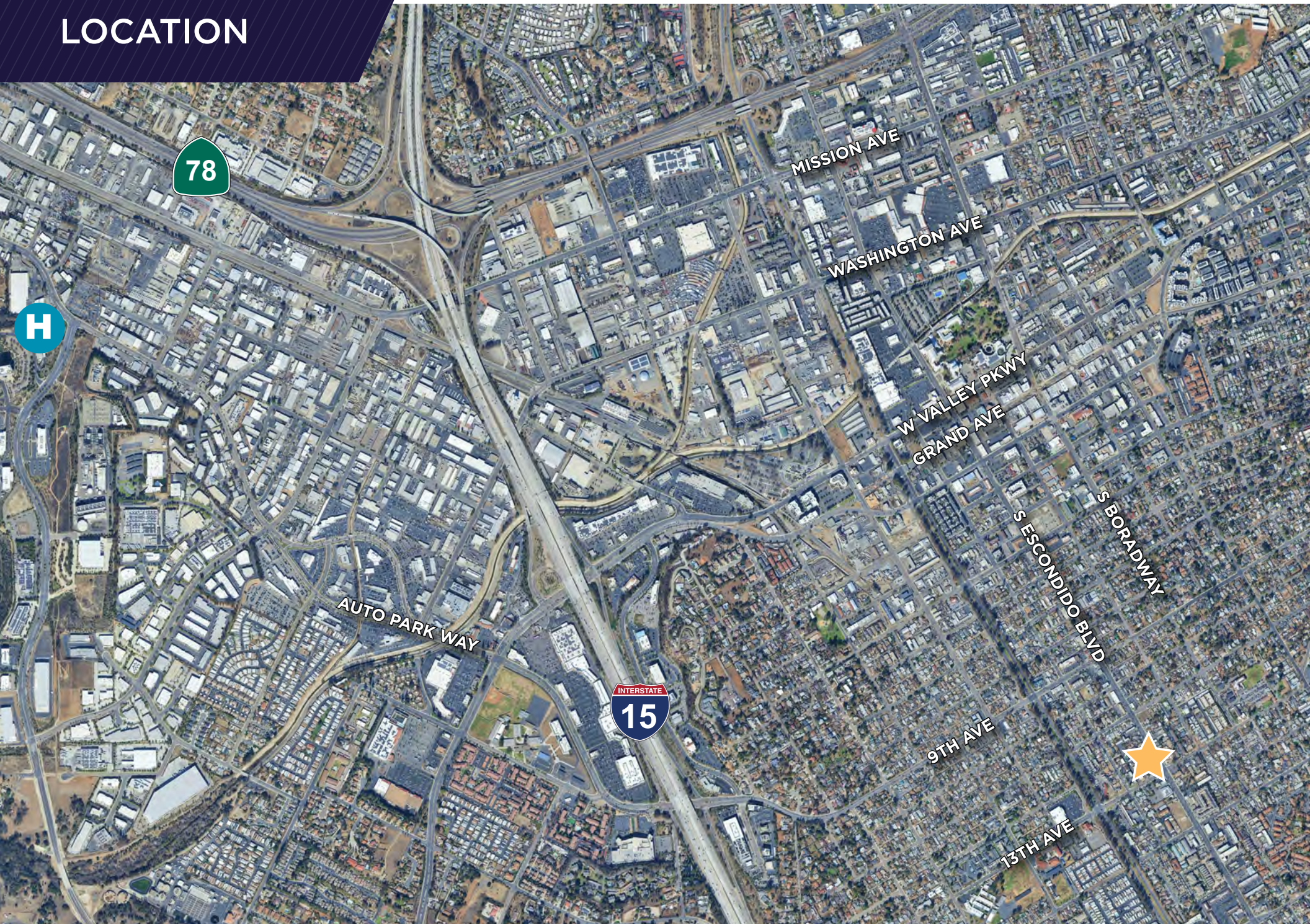
PROPERTY FLOOR PLAN



S ESCONDIDO BLVD.

**Floor plan for demonstration purposes only. Seller and Broker make no representations regarding accuracy and scale of floor plans. Buyer to conduct their own due diligence.*

LOCATION





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12830 El Camino Real
Suite 100
San Diego, CA 92130
+1 858 452-6500
cushmanwakefield.com