

726 E GRAND AVENUE

+/- 6,130 SF Medical Building in Escondido

PALOMAR
HEALTH

INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

E Valley

N Fig St

E Grand Ave

E Ohio Ave



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from South Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither South Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. South Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. South Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. South Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.





LISTING AGENTS



ALEX KOHL

Senior Associate

DRE# 02024212

858-735-2652

kohl@scc1031.com

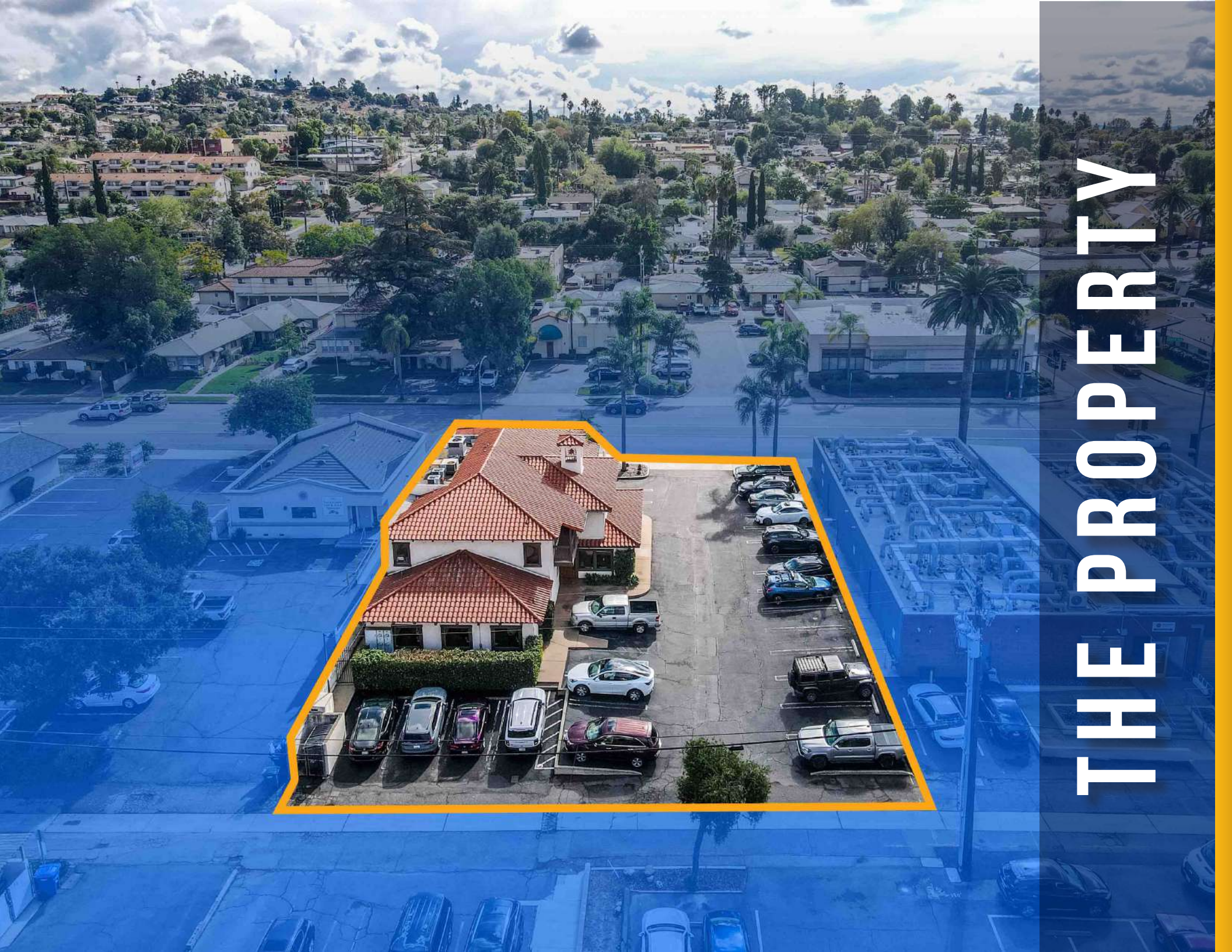
TDI BROKER

JONATHAN INGALLS

Broker

DRE# 01926047

jonathan@tdibroker.com



THE PROPERTY

PROPERTY OVERVIEW

TDI Brokers and South Coast Commercial, INC. are pleased to present this rarely-traded asset in the heart of Escondido. Situated on Grand Ave, an investor or owner-user is sure to see benefits from this main artery with a high vehicle count. The property consists of two fully leased and upgraded dental offices with a vacant upstairs space, perfect for extra income. Take advantage of the growing Escondido market, with a major residential development just blocks away.



LISTING PRICE
\$2,350,000

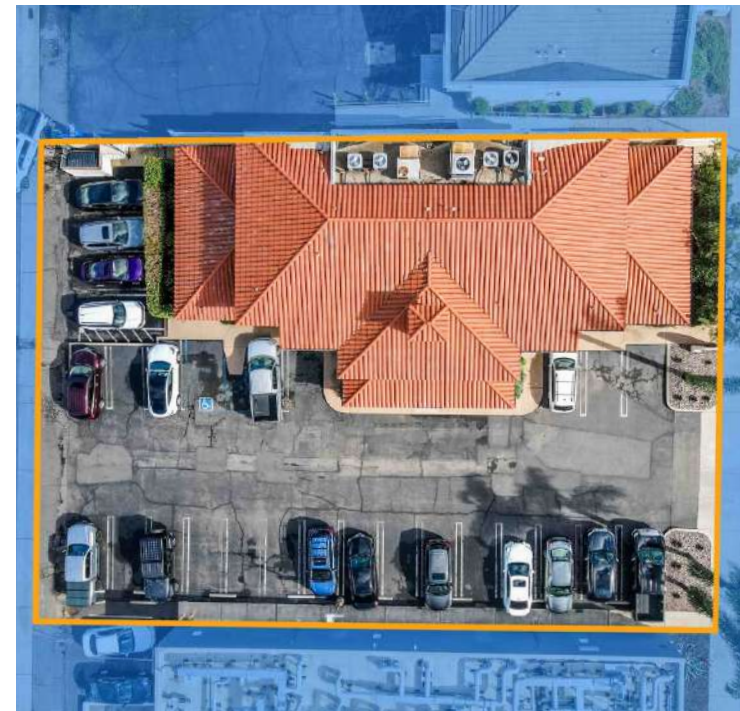


LOT SIZE
7,100 SF



YEAR BUILT
1987

ADDRESS	726 E Grand Ave, Escondido, CA 92025
# UNITS	3
APN	230-162-11-00
BUILDING SIZE	6,130 SF
LOT SIZE	7,100 SF
ZONING	Restricted Commercial
LAND USE	Medical Bldg/Clinic





**PALOMAR
HEALTH**

**DAILY TRAFFIC OF
19,000**


INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

**DAILY TRAFFIC OF
25,500**

THE LOCATION

E 2nd Ave

E Valley Pkwy

N Fig St

E Grand Ave

E Ohio Ave

ESCONDIDO, CA



Escondido is a delightful city nestled in the heart of northern San Diego County, California. Located about 30 miles northeast of downtown San Diego, it enjoys a prime geographic location surrounded by rolling hills and picturesque valleys. The city is known for its idyllic setting, with vineyards, avocado orchards, and citrus groves dotting the landscape. Escondido’s natural beauty is further enhanced by the presence of Lake Hodges and Daley Ranch, which offer hiking, biking, and outdoor recreation opportunities amidst stunning scenery.

The Escondido Transit Center facilitates various links within San Diego County. The SPRINTER light rail train system establishes a connection between Escondido and Oceanside along the Highway 78 corridor, featuring 15 stations along its 22-mile route. Additionally, express bus services operate to downtown San Diego, while local bus services offer accessibility throughout North Inland San Diego.

	2 MILES	5 MILES	10 MILES
POPULATION (2022)	103,720	193,625	431,137
PROJECTED POPULATION (2027)	103,775	194,053	434,617
TOTAL EMPLOYEE POPULATION	36,215	69,671	169,900
TOTAL HOUSEHOLDS	30,834	62,578	146,411
AVG. HOUSEHOLD INCOME	\$76,057	\$98,418	\$121,070
CONSUMER SPENDING (HEALTH)	\$44M	\$105M	\$276M



NEARBY DEVELOPMENTS



PALOMAR HEIGHTS

Palomar Heights will feature 162 townhomes, 258 market-rate apartments, and 90 senior apartments, along with more than 6,000 square feet of retail space. The development is crafted to appeal to a diverse population, including young single professionals, expanding families, and senior residents. Shared amenities are incorporated to foster community bonds, and a designated commercial hub, known as the "Icon Building," aims to attract residents and visitors from Downtown Escondido into the development.

THE IVY

The Ivy is a mixed-use residential development situated in the heart of downtown Escondido, California. It is conveniently close to shops, restaurants, bars, and public transportation. The project encompasses a 187,808-square-foot mixed-use building featuring 127 apartments, underground parking, communal recreational spaces including a swimming pool, and various amenities such as a rooftop gathering area.



THE IVY



PALOMAR HEIGHTS



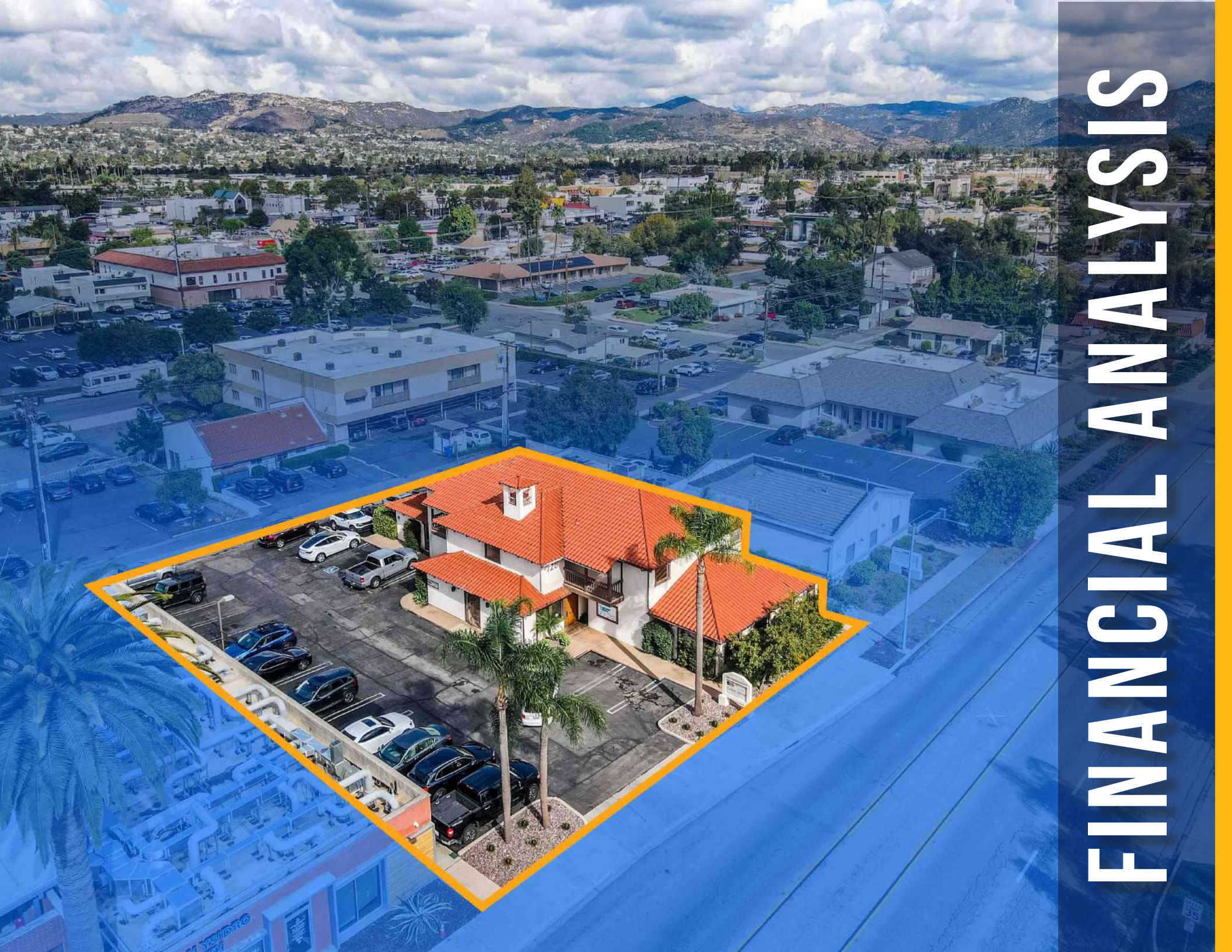
**PALOMAR
HEALTH**

E Valley Pkwy

N Fig St

Grand Ave

E Ohio Ave



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PRO FORMA
PRICE	\$2,350,000	\$2,350,000
PRICE/SF	\$383	\$383
PRICE/UNIT	\$783,333	\$783,333
GRM	16.42	14.06
CAP RATE	5.66%	7.11%
CASH-ON-CASH RETURN (YR 1)	5.66%	7.11%
TOTAL RETURN (YR 1)	\$143,088	\$167,088

OPERATING DATA	CURRENT	PRO FORMA
GROSS SCHEDULED INCOME	\$143,088	\$167,088
OPERATING EXPENSES	\$10,180	\$0
EXPENSES PAID BY TENANT	80%	100%
NET OPERATING INCOME	\$132,908	\$167,088





TENANT SUMMARY

SUITE A

DENTAL OFFICE

SPACE SIZE	2,465 SF
LEASE TERM	5 Year Term
TENANT RESPONSIBILITIES	40% of Expenses

SUITE B

DENTAL OFFICE

SPACE SIZE	2,465 SF
LEASE TERM	5 Year Term
TENANT RESPONSIBILITIES	40% of Expenses

SUITE C

VACANT

SPACE SIZE	1,200 SF
LEASE TERM	N/A
TENANT RESPONSIBILITIES	20% of Expenses