

**BERKSHIRE
HATHAWAY** | CALIFORNIA
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION



Artist's Rendering

239 W. Washington Ave
Escondido, CA 92025

3,054 sqft | ~~\$1,195,000~~
Now \$995,000!

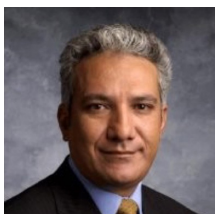


BEYOND BOUNDARIES
COMMERCIAL INVESTMENTS

SPECIAL REDUCED PRICE!

Huge \$200k Price Adjustment for a Quick Sale

This is an exceptional opportunity for those interested in owner user, investment, or development. The property is situated in the heart of downtown Escondido, within the opportunity zone. It offers a retail/flex/office space with a highly visible storefront, featuring a frontage that expands to 64' on W. Washington Ave. New roof with warranty. The front footage can be split into two retail stores. Separate access to upstairs units. Two back door accesses on the first floor. The location is known for its walkability, excellent location rated at 89 with walking score of 93, and transit score of 51. Easy, quick and convenient access to both Hwy 78 and 15. The building has been an owner user property and has great potential. A newer roof, with a warranty, was recently installed.



Max Bathae

Senior Commercial Agent

858-342-4129

max@bbcrei.com

Lic#: 02056241

16969 Bernardo Center Dr, San Diego, CA 92128

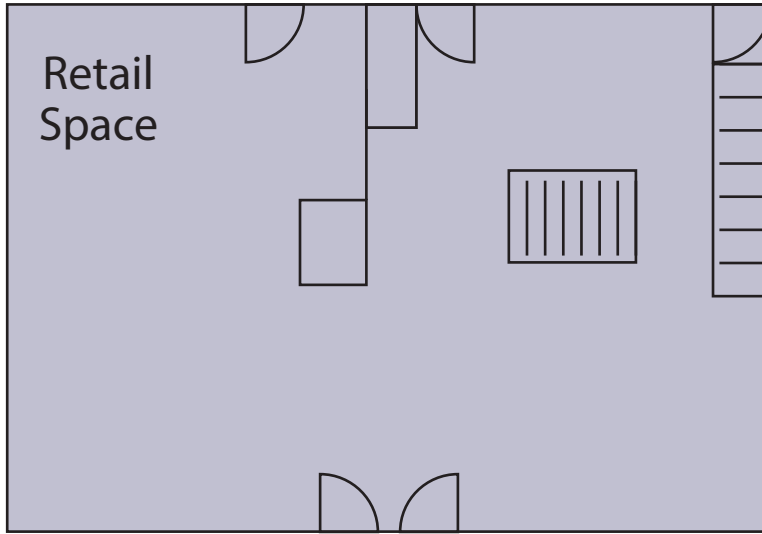
© 2024 Berkshire Hathaway HomeServices California Properties (BHHS) is a member of the franchise system of BHH Affiliates LLC. BHHS and the BHHS symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. BHH Affiliates LLC and BHHS do not guarantee accuracy of all data including measurements, conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. Rendering is an artist's conception and is not intended to be exact replica of the building or landscaping.

GROUND FLOOR

Back

(access from back; can be configured to 2 retail & 2 offices)

1,527
sq ft



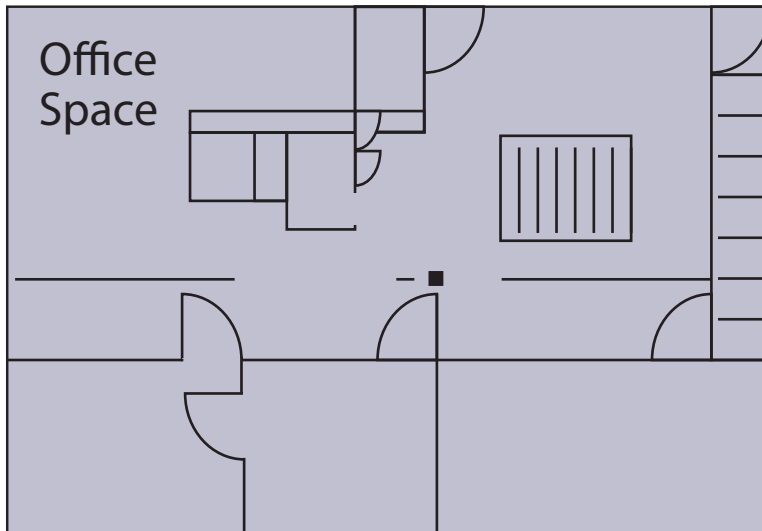
Front

Alley

separate access to
second floor from
side staircase

Back

1,527
sq ft



Front

Alley

TOP FLOOR

.16 acre lot
Total 3,054 sq ft
Parking lot has
11 parking spaces



Max Bathaee
Sr. Commercial Agent
858-342-4129
Lic#: 02056241
max@bbcrei.com

(Not to scale)