



**239 W. Washington Ave  
Escondido, CA 92025**

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



Artist's Rendering

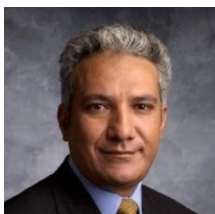


**BEYOND BOUNDARIES**  
COMMERCIAL INVESTMENTS

## 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.

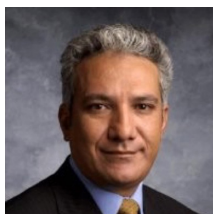


**Max Bathaee**  
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**BERKSHIRE  
HATHAWAY** | CALIFORNIA  
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION

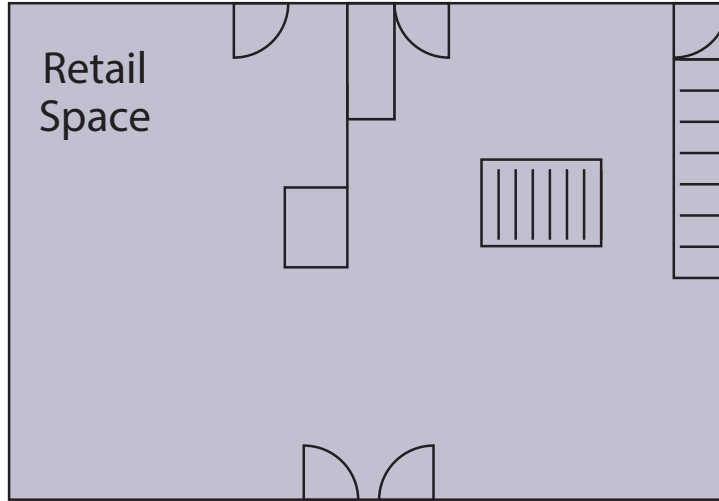
# Floor Plan

## GROUND FLOOR

Back

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

1,527  
sq ft



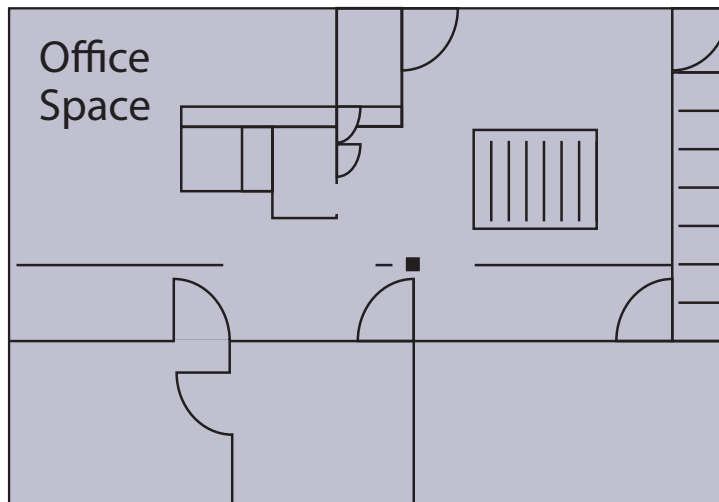
Alley

separate access to  
second floor from  
side staircase

Front

Back

1,527  
sq ft



Alley

Front

## TOP FLOOR

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

(Not to scale)



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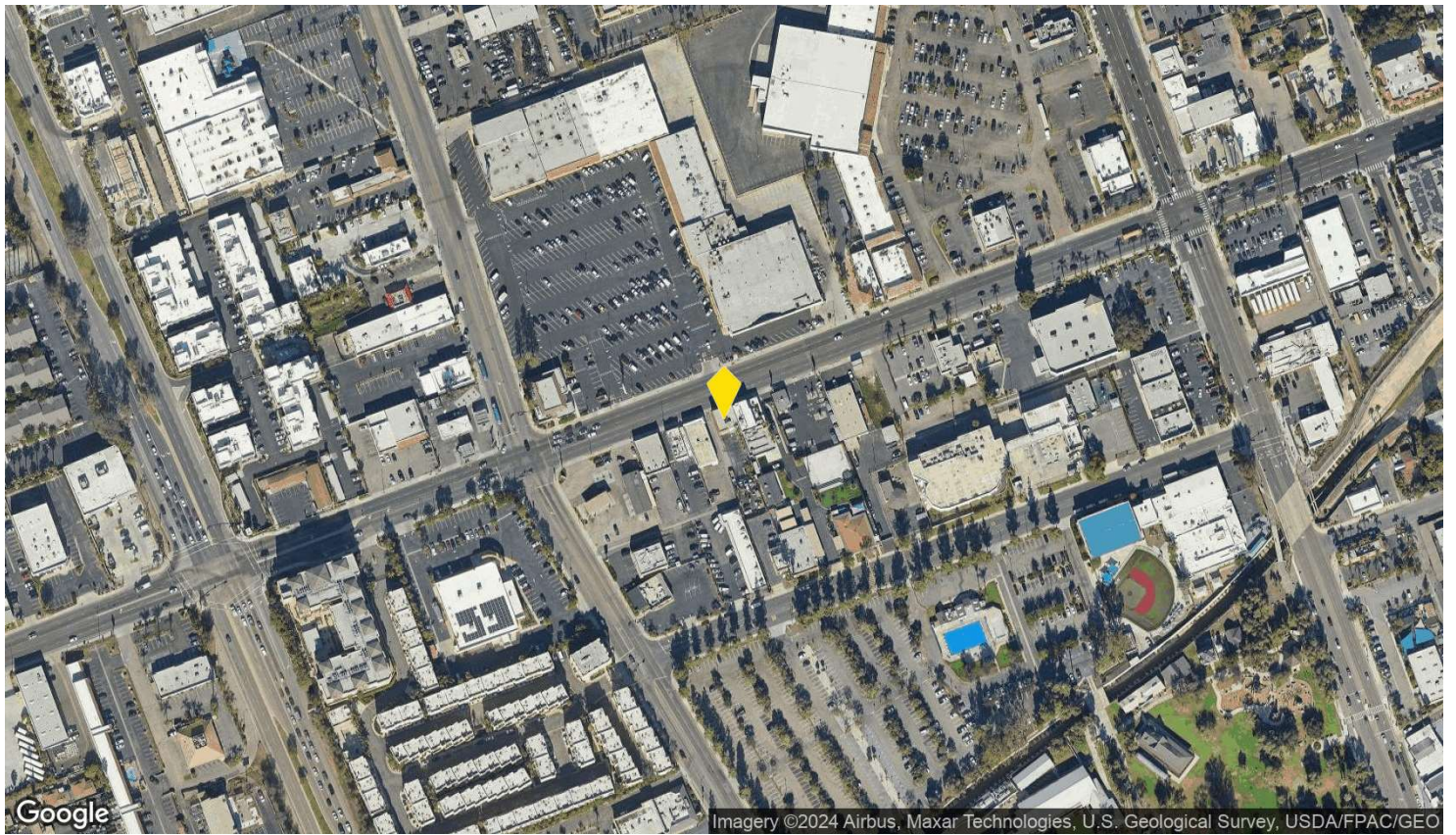
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# Subject Property

239 W Washington Ave

## AERIAL VIEW

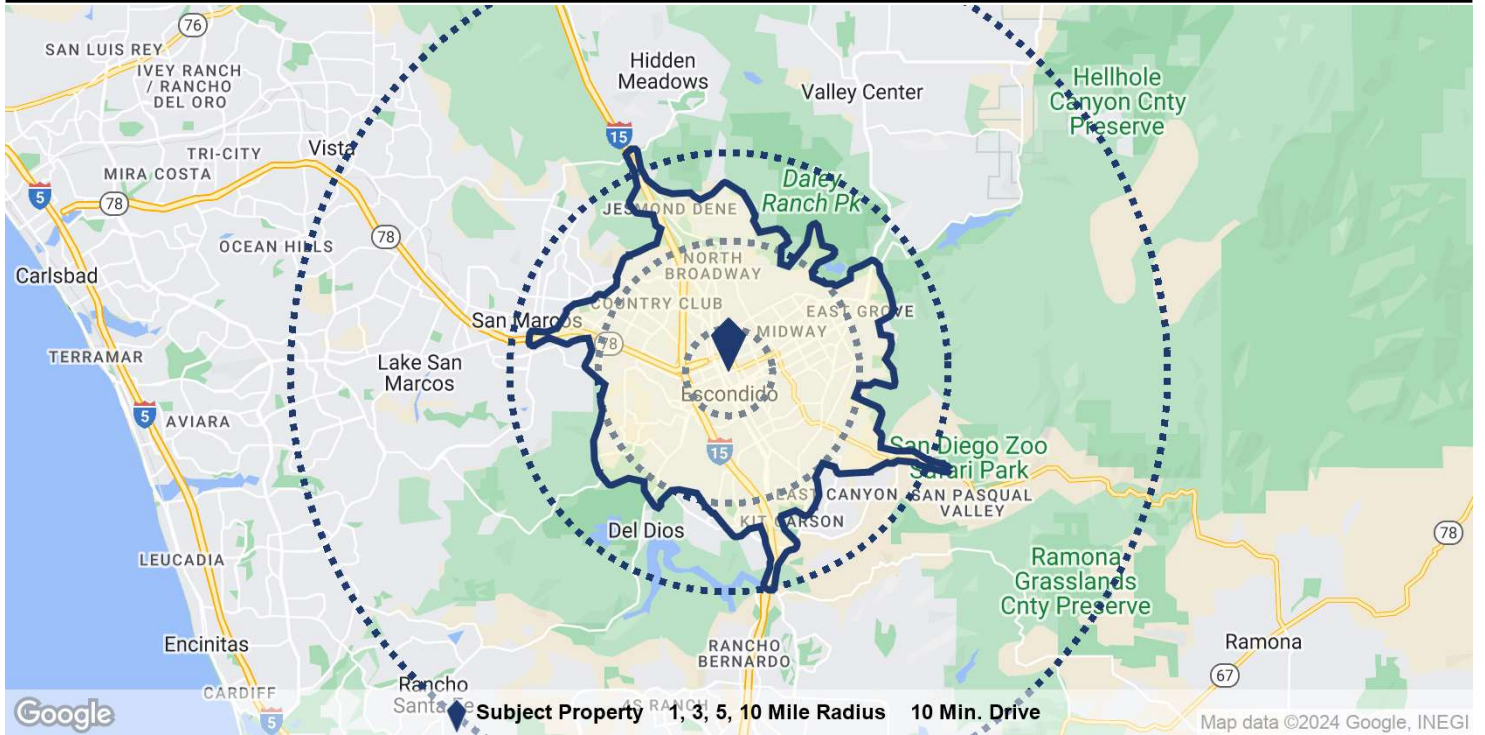


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# Subject Property

239 W Washington Ave

## DEMOGRAPHICS



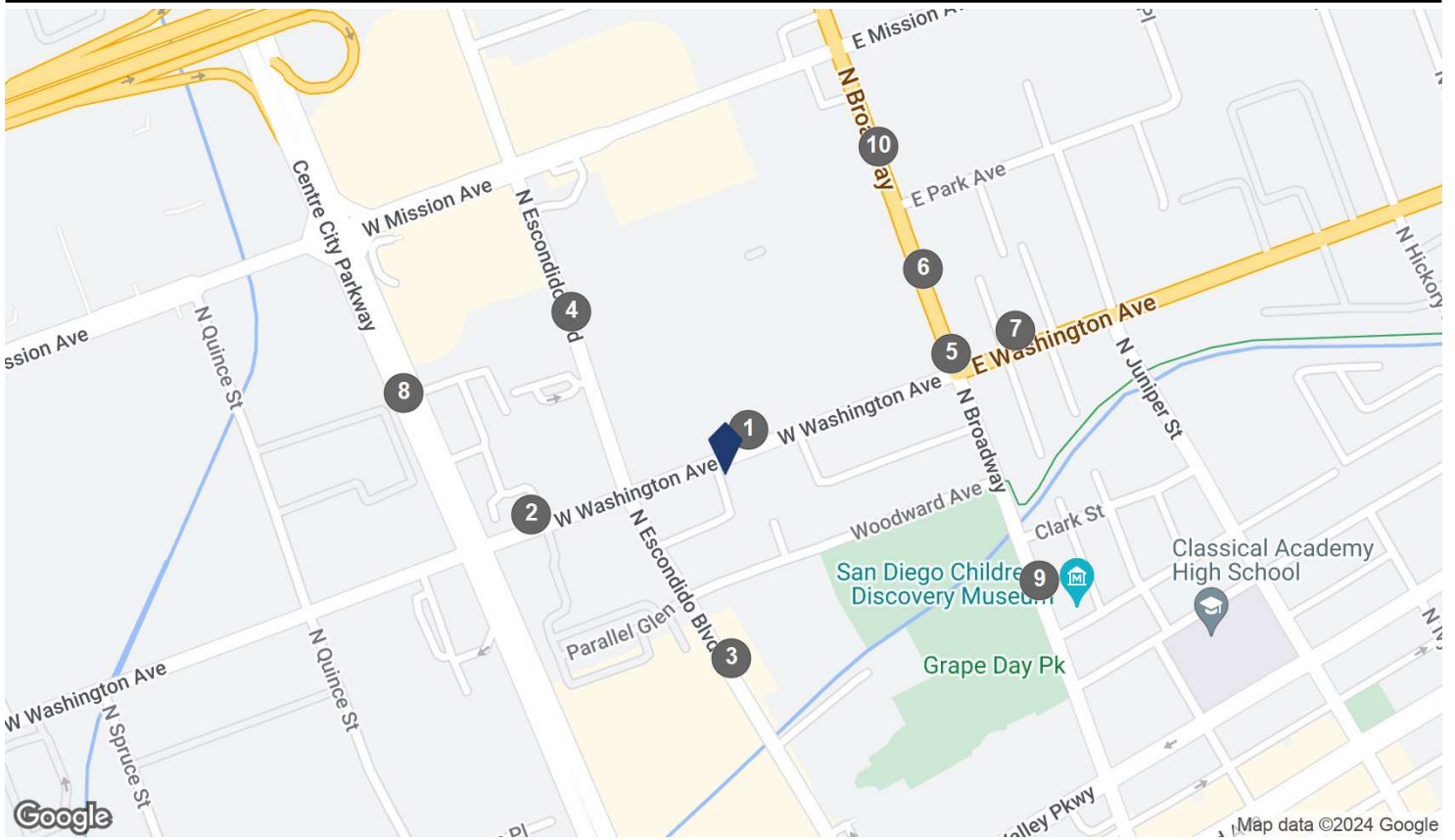
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	33,055	152,687	213,506	466,589	178,065
5 Yr Growth	-0.4%	-1.3%	-1.1%	-0.9%	-1.2%
Median Age	33	35	36	38	36
5 Yr Forecast	35	37	38	40	38
White / Black / Hispanic	85% / 4% / 74%	83% / 3% / 53%	83% / 3% / 48%	79% / 3% / 34%	83% / 3% / 49%
5 Yr Forecast	85% / 4% / 74%	83% / 3% / 53%	83% / 3% / 48%	79% / 3% / 34%	82% / 3% / 50%
Employment	22,757	60,069	78,668	194,711	88,946
Buying Power	\$451.5M	\$3.3B	\$5.3B	\$15.6B	\$4.3B
5 Yr Growth	0.9%	0.9%	1.4%	1.5%	2.1%
College Graduates	12.4%	20.7%	24.7%	36.8%	29.3%
<b>Household</b>					
Households	9,447	48,464	68,866	159,317	57,158
5 Yr Growth	-0.3%	-1.2%	-1.0%	-0.9%	-1.1%
Median Household Income	\$47,792	\$68,776	\$76,710	\$98,164	\$75,439
5 Yr Forecast	\$48,377	\$70,265	\$78,579	\$100,568	\$77,863
Average Household Income	\$64,408	\$91,036	\$101,216	\$125,320	\$100,406
5 Yr Forecast	\$65,440	\$92,683	\$102,935	\$127,616	\$102,523
% High Income (>\$75K)	30%	46%	51%	61%	50%
<b>Housing</b>					
Median Home Value	\$422,916	\$500,275	\$588,370	\$712,047	\$656,831
Median Year Built	1977	1978	1980	1984	1979
Owner / Renter Occupied	22% / 78%	50% / 50%	56% / 44%	64% / 36%	55% / 45%



# Subject Property

239 W Washington Ave

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 W Washington Ave	N Escondido Blvd - SW	22,132	2022	0.02 mi
2 W Washington Ave	Centre City Pkwy - SW	19,763	2022	0.15 mi
3 N Escondido Blvd	Alley - NW	18,690	2022	0.15 mi
4 N Escondido Blvd	W Mission Ave - N	15,276	2022	0.15 mi
5 West Washington Avenue	N Escondido Blvd - SW	31,857	2020	0.18 mi
6 78	N Escondido Blvd - SW	31,383	2022	0.20 mi
7 E Washington Ave	Waverly Pl - E	29,891	2022	0.23 mi
8 Centre City Pkwy	W Washington Ave - SE	29,755	2022	0.24 mi
9 N Broadway	Sherman Pl - SE	16,168	2022	0.25 mi
10 N Broadway	E PkAve - SE	30,700	2022	0.25 mi