

Office Building For Sale

613 W. Valley Parkway
Escondido, CA

Investment, Owner-User, or
Redevelopment Opportunity



NAMING RIGHTS AVAILABLE!

For more information, please contact:

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11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
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Investment Highlights

TOTAL BUILDING AREA: +/- 51,007 SF

BUILDING PRICE PSF: \$243 PSF

TOTAL LAND AREA: +/- 2.73 AC

APN #: 232-100-20-00; 232-100-21-00

YEAR BUILT: 1984 - First time EVER on the Market!

OCCUPANCY: 72.5% Occupied

ZONING: SPA 9 (Specific Plan Area)

PARKING: ~193 Total Parking Stalls

4.35:1000 Parking Ratio (3.35:1000 required)



\$12,400,000

Pro-Forma CAP: 6.3% at Current Rents

Existing (In Place) CAP: 3.4%

(with 27.5% of the Building Available)

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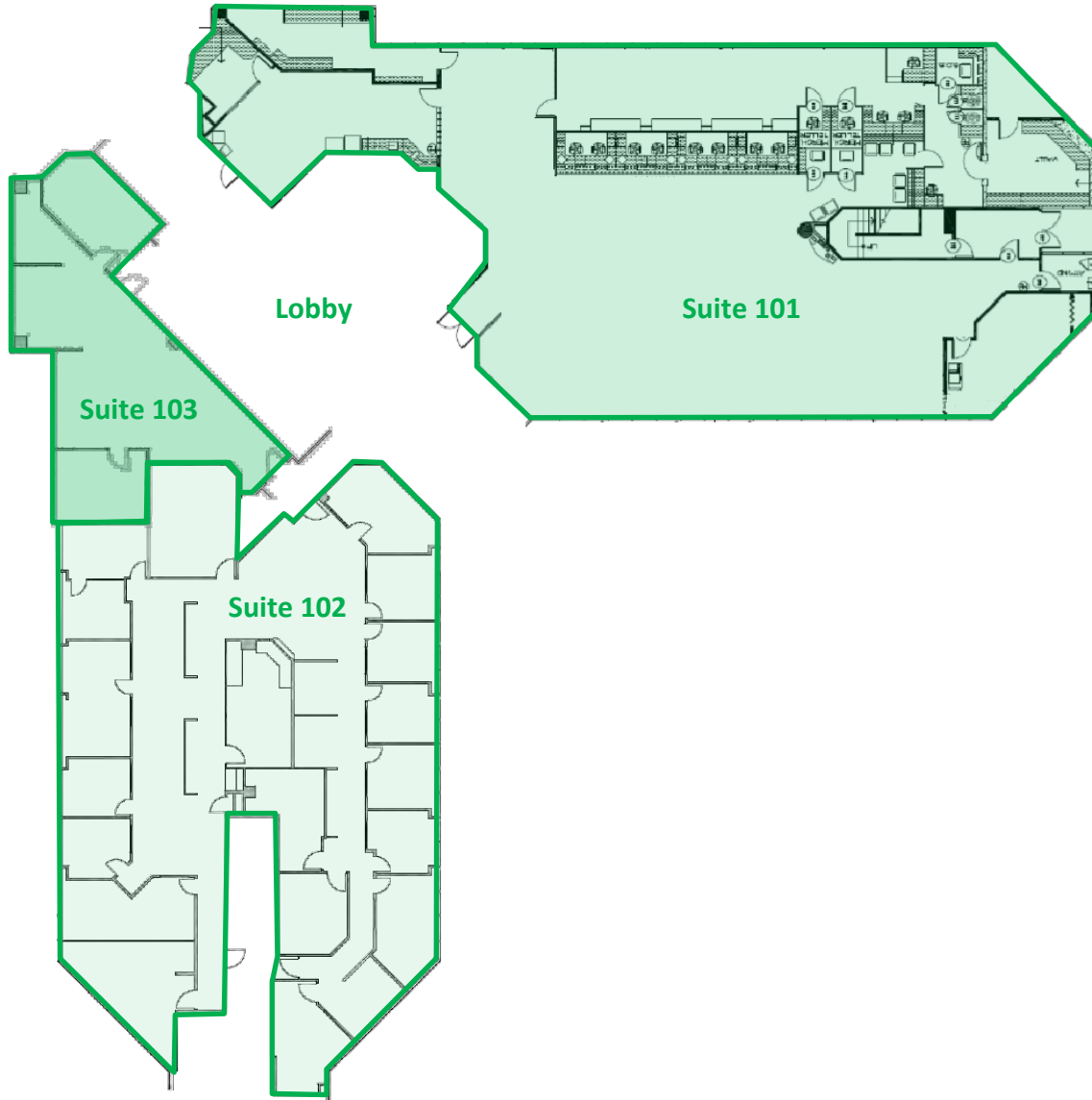
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Owner-User Potential



Entire First Floor Assemblage Possible

TOTAL ASSEMBLAGE : +/- 14,700 SF

Suite 101 - 7,506 SF

Suite 102 - 5,625 SF

Suite 103 - 1,569 SF

Great Mix of Open Layout in Suite 101
and Window-Lined Offices in Suite 102

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Site Plan - Existing

W. VALLEY PARKWAY



QUINCE STREET

PARKING SPACES

EXISTING OFFICE - GENERAL

- $1:300 = 51,007 * 13\%$ (CORE FACTOR)
 $= -6,631 = 44,376 / 300 = 148$ Spaces required

PARKING SUMMARY - EXISTING

West parking lot	108 Spaces
East Parking lot	85 Spaces
Total Spaces	193 Spaces +/-

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Redevelopment - Housing



3D View Looking SW across parking lot

UNIT SUMMARY

NEW RESIDENTIAL

- 1 BEDROOM 637 S.F. / PER UNIT X 12 = 7,644 S.F.
- 2 BEDROOM 874 S.F. / PER UNIT X 12 = 10,488 S.F.
- TOTAL = 18,132 S.F.

PARKING SPACES - REQUIRED

NEW RESIDENTIAL

- 1 BEDROOM 1 1/2 SPACES PER UNIT
 - 12 UNITS X 1 1/2 = 18 SPACES REQUIRED
- 2 BEDROOM 1 3/4 SPACES PER UNIT
 - 12 UNITS X 2 = 24 SPACES REQUIRED

EXISTING OFFICE - GENERAL

- 1:300 = 51,007*13% (CORE FACTOR) = -6,631 = 44,376/300 = 148 Spaces required

Total Spaces Required 190 Spaces +/-

PARKING SUMMARY - EXISTING

Parking Garage 24 Spaces
 West parking lot 95 Spaces
 East Parking lot 80 Spaces

Total Spaces 199 Spaces +/-



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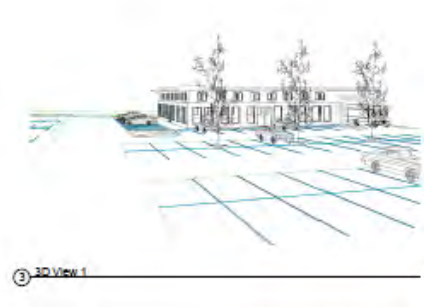
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Redevelopment - Retail



RETAIL AREA SUMMARY

- NEW OFFICE
- TOTAL AREA = 8,000 S.F. +/-

PARKING SPACES - REQUIRED

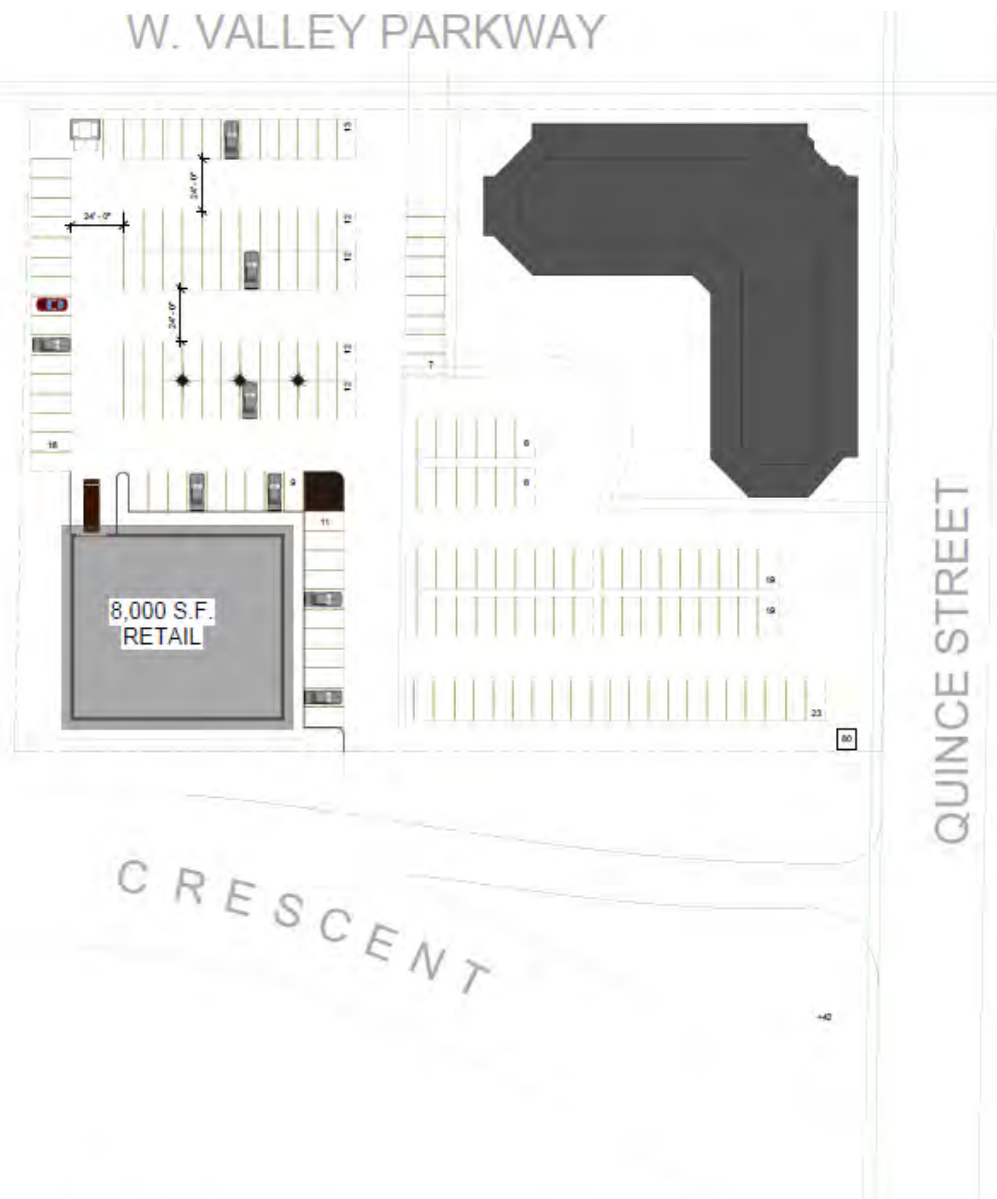
- RETAIL - GENERAL
- $1:250 = 8,000 \times 13\%$ (CORE FACTOR) = -1,040
 - $= 6,960 / 250 = 28$ Spaces required
- EXISTING OFFICE - GENERAL
- $1:300 = 51,007 \times 13\%$ (CORE FACTOR)
 - $= -6,631 = 44,376 / 300 = 148$ Spaces required

Total Spaces Required 176 Spaces +/-

PARKING SUMMARY - EXISTING

West parking lot 97 Spaces
 East Parking lot 80 Spaces

Total Spaces 177 Spaces +/-



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Redevelopment - Office



3D View 1

OFFICE AREA SUMMARY

- NEW OFFICE**
- 1ST FLOOR - 5,000 S.F. +/-
 - 2ND FLOOR - 5,000 S.F. +/-
 - 3RD FLOOR - 5,000 S.F. +/-
 - TOTAL AREA = 15,000 S.F. +/-

PARKING SPACES - REQUIRED

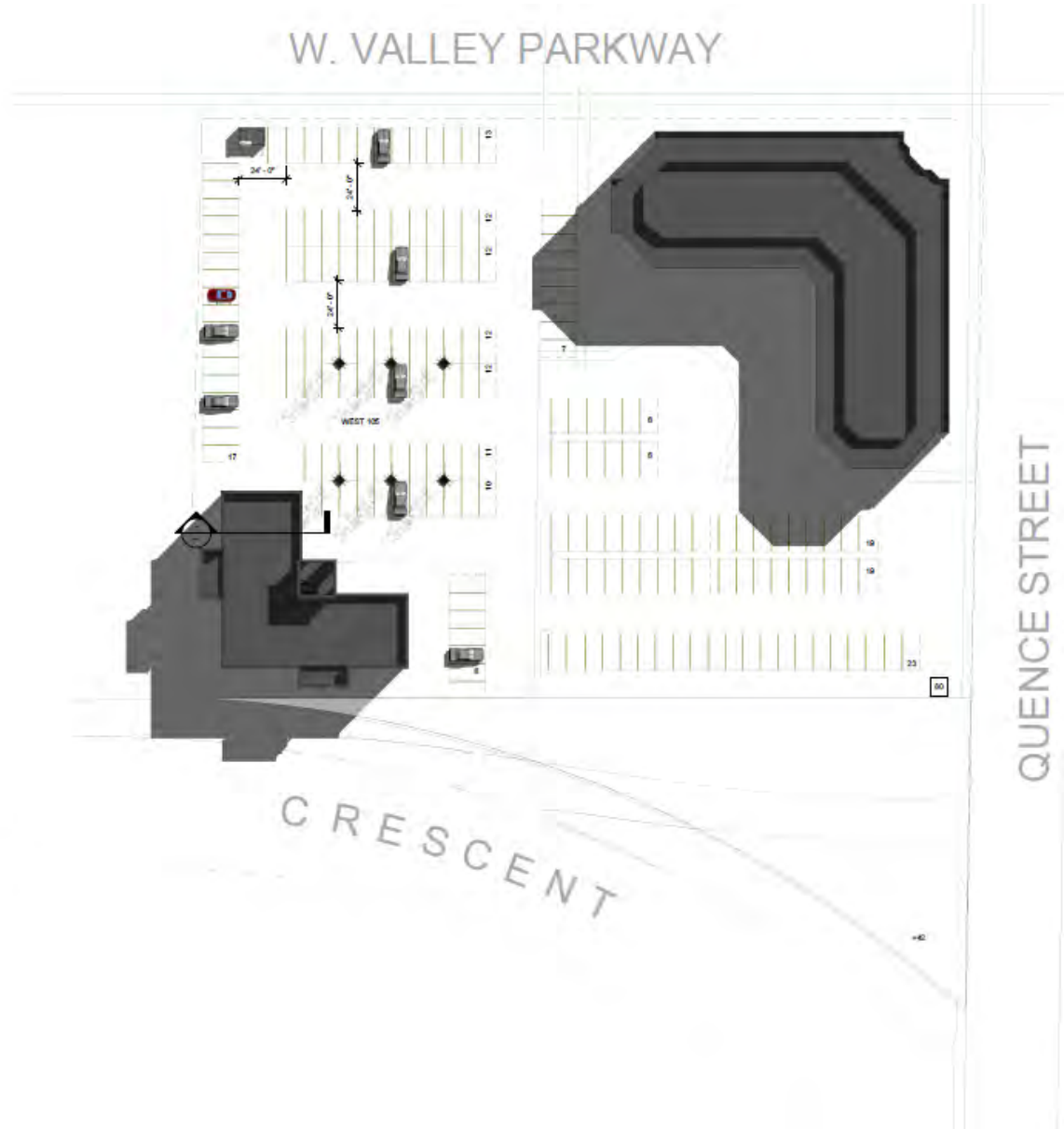
- NEW OFFICE - GENERAL**
- 1:300 = 15,000*13% (CORE FACTOR) = -1,950 = 13,050/300 = 44 Spaces required
- EXISTING OFFICE - GENERAL**
- 1:300 = 51,007*13% (CORE FACTOR) = -6,631 = 44,376/300 = 148 Spaces required

Total Spaces Required 192 Spaces +/-

PARKING SUMMARY - EXISTING

West parking lot 105 Spaces
 East Parking lot 80 Spaces

Total Spaces 185 Spaces +/-



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Surrounding Market Aerial



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New & Planned Housing in Area

Escondido Transit Center

Proposed:
Affordable
Senior Housing
145 Units

Recently Completed:
Apartment Building
126 Units

SITE

Proposed:
Apartment
Building
52 Units

Proposed:
Mixed Use
32 Units

Proposed:
Mixed Use
5 Units

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Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	23,402	147,199	216,519
2024 Population:	25,133	152,063	223,807
Pop Growth 2019-2024:	7.40%	3.30%	3.37%
Average Age:	33.30	35.70	36.30
Households			
2019 Total Households:	7,034	46,432	69,768
HH Growth 2019-2024:	7.61%	3.39%	3.38%
Median Household Inc:	41,706	58,092	64,353
Avg Household Size:	3.3	3.10	3.10
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$476,952	\$432,438	\$469,734
Median Year Built:	1984	1978	1981



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