

# Office Building For Sale

105 N. Rose Street  
Escondido, CA

Investment, or  
Owner-User Opportunity



For more information, please contact:



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# Investment Highlights

<b>BUILDING AREA:</b>	+/- 10,722 SF
<b>BUILDING PRICE PSF:</b>	\$121.25 PSF
<b>LAND AREA:</b>	+/- .44 AC
<b>APN #:</b>	230-243-03-00
<b>YEAR BUILT:</b>	1974
<b>OCCUPANCY:</b>	76.3% Occupied
<b>ZONING:</b>	Commercial General
<b>PARKING:</b>	~34 Total Parking Stalls 2.04:1000 Parking Ratio

**Contact Broker for additional information.**



# \$1,300,000

**Pro-Forma CAP: 5.76%**

(at Current Asking Rent Price PSF)

**Existing (In Place) CAP: 2.13%**

(with 23.7% of the Building Available)

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V2

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# Aerial Map



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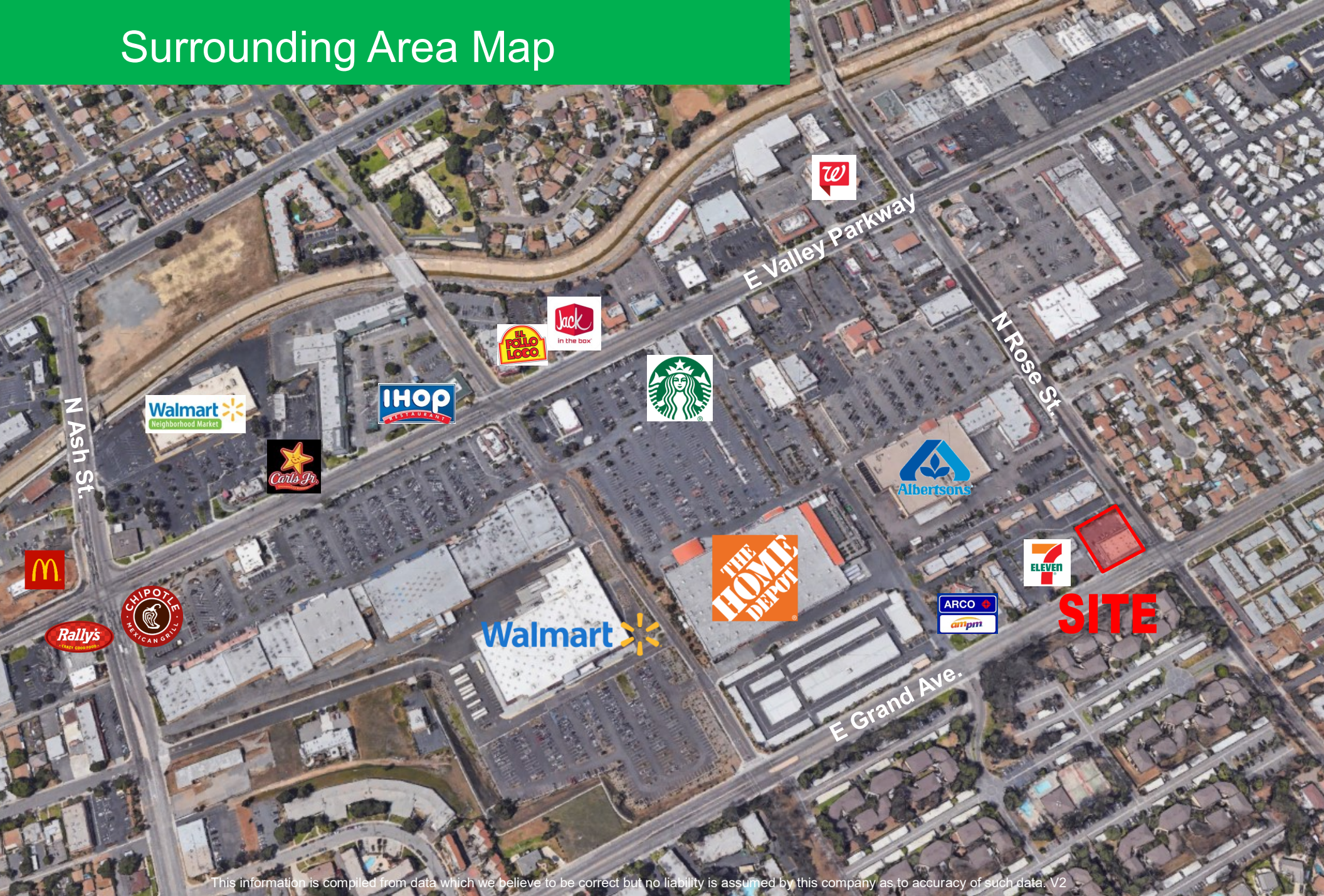
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# Surrounding Area Map



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# Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	35,901	135,026	180,287
2024 Population:	37,165	139,342	185,706
Pop Growth 2019-2024:	3.52%	3.20%	3.01%
Average Age:	33.50	35.00	36.60
Households			
2019 Total Households:	10,377	41,452	57,783
HH Growth 2019-2024:	3.46%	3.24%	3.08%
Median Household Inc:	\$46,155	\$55,824	\$62,756
Avg Household Size:	3.40	3.20	3.10
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$326,784	\$420,485	\$455,570
Median Year Built:	1974	1978	1979



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