



E GRAND AVE

Escondido, CA 92025

DESIGN
SUPPORTS
SOCIAL
DISTANCING!

FOR SALE OR LEASE | 2,700 - 8,844 SF
medical/professional building

PLAY VIDEO

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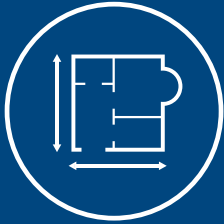


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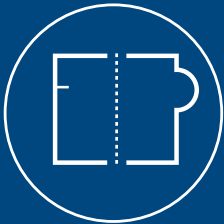
opportunity



SPACE AVAILABLE
8,844 SF



PARKING
4+/1,000 SF



MIN. DIVISIBLE
4,200 SF

Offering Summary

704 E. Grand Avenue consists of two buildings totaling approximately 8,844 SF located in the heart of Downtown Escondido. The property offers a unique opportunity to occupy a project that has historical character coupled with the functionality of new construction.

Highlights

Central Escondido Location – Surrounded by various medical and professional resources, this building is ready to be the new home to a complementary or expanded medical practice, small business, or satellite office.

Walkable Urban Location – Walk to the vibrant downtown Escondido retail district for a dense collection of amenities.

Brand New Building Renovation – From a functional standpoint the building is brand new, including new HVAC, electrical, plumbing, roofing, ADA bathrooms, drought tolerant landscaping, etc.

Abundant Parking – 4+/1,000 SF parking available, with additional ample street parking directly adjacent to the project

Indoor/Outdoor Work Environment – The project has a glass overhead door that opens to the center courtyard

Highly Visible Corner – Project is located at the signalized corner of Fig and E Grand with a bus stop situated in front of the building.

No Traffic Commute - the property is well located as a reverse commute from executive housing on the coast and in close proximity to more affordable housing along the I-15 Corridor.



Unique Features That Facilitate Social Distancing:

Never Before Occupied - Building is a brand new, clean canvas - ready to customize to desired floorplan

Brand New LG Ductless HVAC System - Significantly less shared air than centralized systems - Each office/work area has its own unit - Each unit circulates in outside air exclusive to the area it is servicing, and will not mix air from the other areas of the same building - Open areas serviced by multiple units will potentially receive double the amount of fresh air and filtering compared to centralized/ducted systems

Flexible Floorplate - Opportunity to design a new layout adhering to social distancing guidelines - Easier than trying to retrofit a second-generation space

Single Tenant/Single Story Building - Promotes social distancing and eliminates comingling of employees between companies - No elevator confinement issues

Exterior Loaded With Open Common Areas - Reduces risk of close contact between employees

Access to Natural Air - Roll-up glass and exterior access doors can be opened

Suburban Location - A less dense suburban environment makes it easy to practice social distancing without sacrificing access to retail amenities



details



Total Space Available:	8,844 SF (can be demised to 2,700 SF)
Rental Rate:	\$1.95/SF NNN (NNN's ±\$0.50/SF)
Sale Price:	\$2,950,000
Min. Divisible:	±2,700 SF
Property Type:	Office/Medical use allowed
Building Size:	Bldg A: ±4,478 SF Bldg B: ±4,366 SF
Building Class:	Class A Renovation
Condition:	Ground-up renovation completed
Parking Ratio:	4+/1,000 SF Abundant street parking
Lot Size:	24,393 SF

completed
interior
renovations



Courtyard Between Buildings: Glass Roll-up Door



What makes this project so unique?

New Roof - 4" Foam Roof Coating will significantly lower electricity costs with a 20 year warranty

New Electrical - Brand new 400 amp panels; one for each building with separate metering

New HVAC - LG Ceiling mounted "ductless" HVAC System - "Whisper quiet" with remotes

New Lighting System - 100% LED current with Title 24 compliance

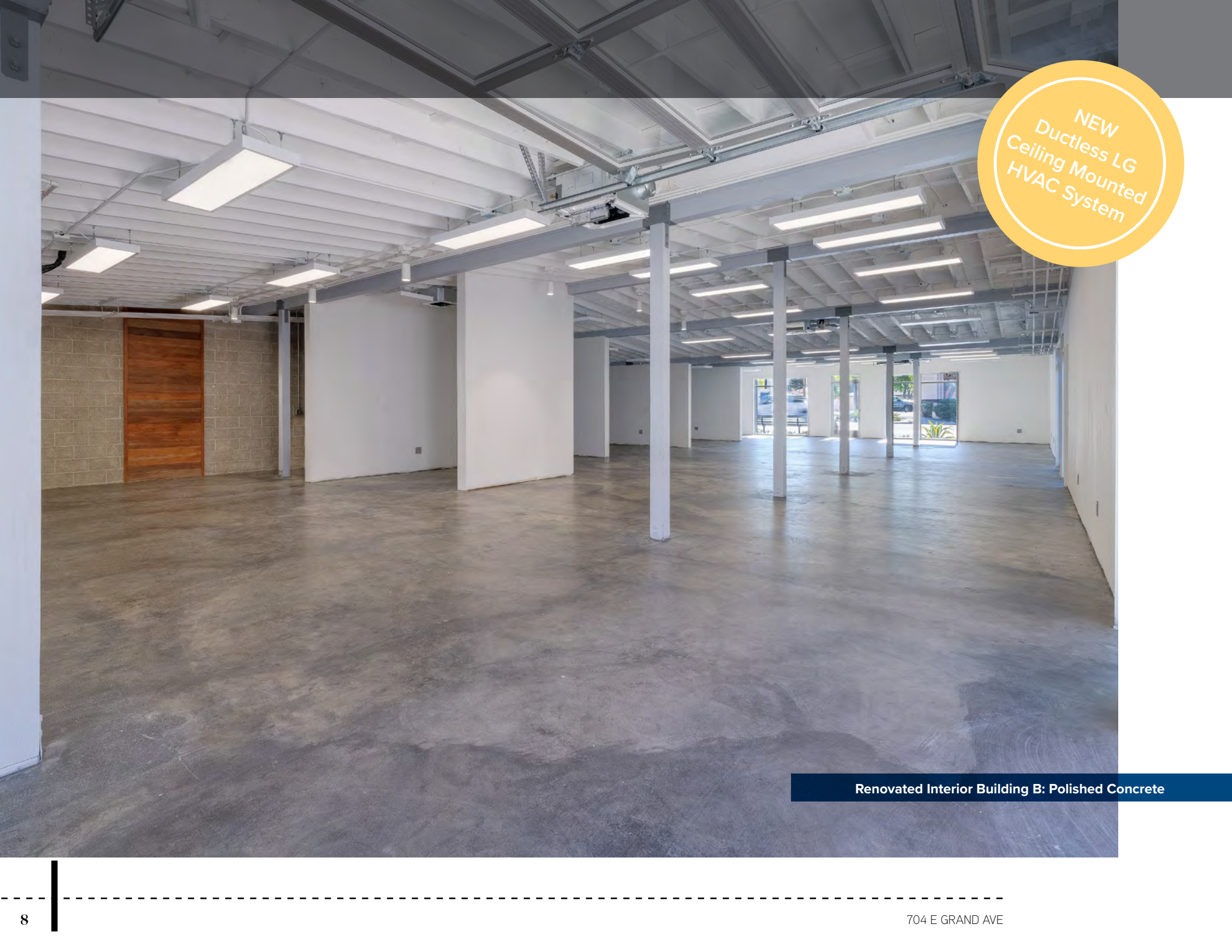
New Plumbing - Brand new underground plumbing all the way to the sewer main. New plumbing added under corridor to allow distribution wherever needed inside buildings

New Low Water Usage Landscaping – Designed by a landscape architect to reduce operating costs

New Parking Lot - New sealing and striping of parking spaces

ADA Compliant - Project is current with ADA compliance including construction of new entryway and parking spaces adjacent to building at appropriate slope





NEW
Ductless LG
Ceiling Mounted
HVAC System

Renovated Interior Building B: Polished Concrete

NEW
100% LED
Lighting
System



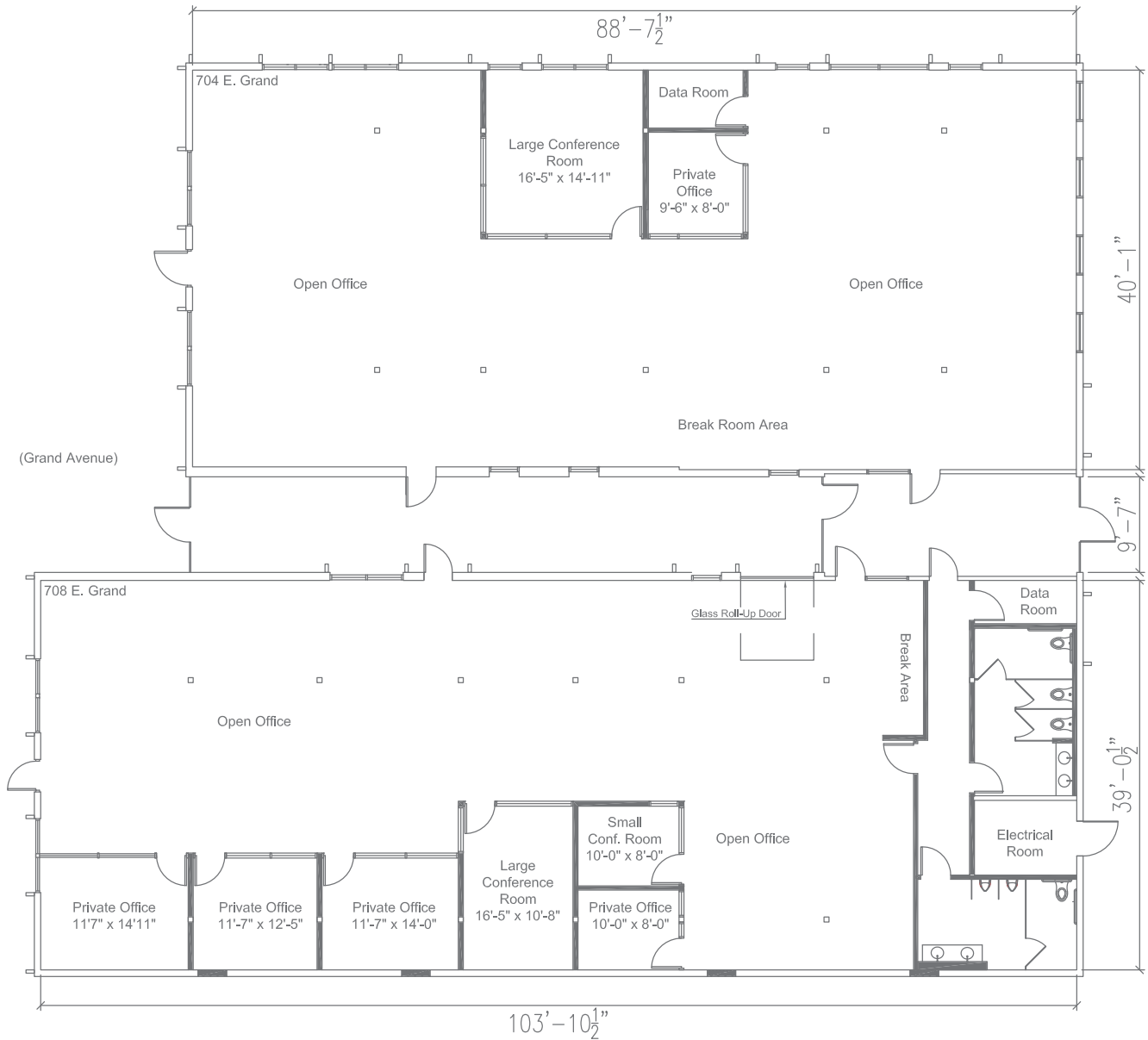
Renovated Interior Building A: New Large Windows



NEW
Underground
Plumbing

Renovated Restrooms with Modern Finishes

floor plan*



*Tenant will have a strong impact on the final space plan and finishes in this above-standard fully-renovated property.

Building A
±4,478 SF

Building B
±4,366 SF

Spec plan is to build out shell space that can accommodate medical, professional or creative office design.

±8,844 Gross Square Feet (GSF)

replacement cost analysis

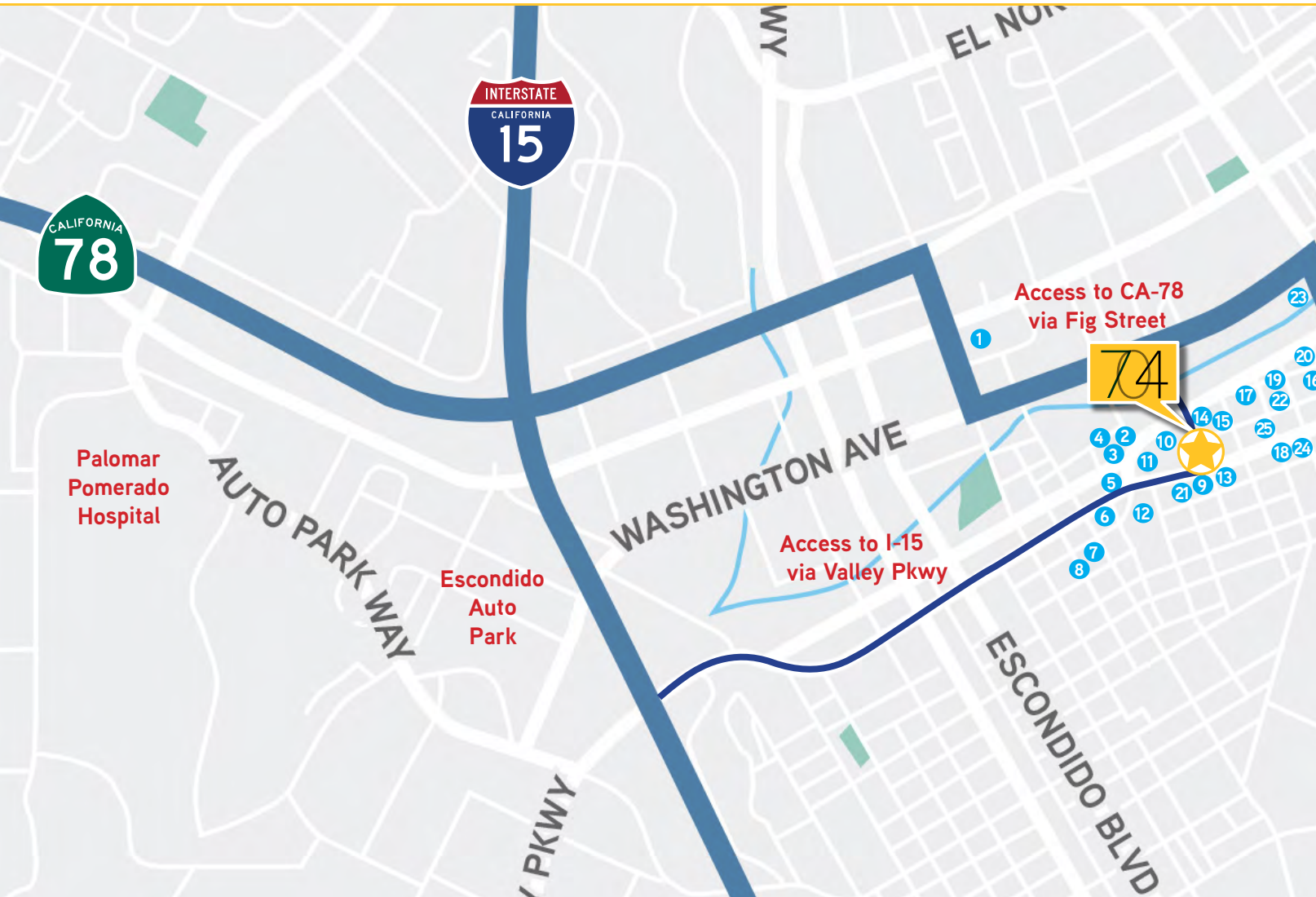
CATEGORY	PRICE per RSF	RSF	VALUE
Building Shell & Core Improvements	\$200	8,844	\$1,768,800
Site & Parking Lot	\$15	8,844	\$132,660
Tenant Improvements	\$80	8,844	\$707,520
Soft Costs (including financing)	\$20	8,844	\$176,880
Entrepreneurial Profit	\$10	8,844	\$88,440
Total: New Project Replacement Costs	\$325		
+ Land Market Value Buildable SF	\$100		\$884,400
= TOTAL PROPERTY REPLACEMENT COSTS	\$425		

*OWN YOUR BRAND NEW BUILDING FOR
28% BELOW REPLACEMENT COST!*

location

Convenient site location provides direct access to CA-78 and I-15 freeways

In the heart of the medical & professional district, within walking distance to Downtown Escondido



- 1 Kaiser Permanente
- 2 Scripps Coastal Medical Ctr
- 3 Arch Health Partners
- 4 Mercy Care Pharmacy
- 5 Palomar Health HR
- 6 Neurosurgical Medical Clinic
- 7 Alternatives Medical Clinic
- 8 Graybill Medical Group
- 9 Graybill Medical Grand Office
- 10 Palomar Medical Downtown
- 11 Palomar OP Behavioral Health
- 12 Genesis Healthcare Partners
- 13 Radiation Medical Group
- 14 Palomar Vista Healthcare Center
- 15 Valley Radiology Consultants
- 16 Neighborhood Healthcare V Pkwy
- 17 Neighborhood Healthcare Esc.
- 18 Neighborhood Healthcare E Grand
- 19 MHS
- 20 California Prosthetic & Orthotic
- 21 Escondido Eyecare
- 22 Accucare Medical
- 23 Cml Del Valle Medical Group
- 24 Las Palmas Medical Group
- 25 Escondido Family Dental Care

Located adjacent to 704 E Grand is **Palomar Heights** - a proposed 14-acre mixed-use commercial/residential redevelopment with 510 residential units and 12,000 SF of commercial space.

property aerial



neighbors



+ 1 block from Palomar Heights - a proposed 14-acre mixed-use commercial/residential project located on old Palomar Hospital site

[Click Here to Learn More](#)

+ 3 blocks from downtown retail district. Can walk/bike drive to one of the most dense collection of retail amenities in San Diego county

+ 4 blocks from The Grand Project - a restoration of the historic Ritz Theater and redevelopment of adjacent building into stunning new multi-use performing arts complex - plans include coffee shop and rooftop lounge

+ Direct access to I-15 and CA-78 within a mile

+ Little to no traffic driving to 704 from I-15 and CA-78 in the morning and afternoon. Flow of traffic moves in opposite direction during rush-hour

eats and drinks
nearby*

CURRENT

*Click logos to learn more



ESCOGELATO

koffie

COMING SOON

Tony Pepperoni



Pizzeria

**KNØ
BEVERAGE
HOUSE**

neighborhood



Phở TrúC Xanh (1.7 miles)



Maple Street Plaza (0.8 miles)



COMING SOON! Kno Beverage House (0.5 miles)



NOW LEASING: Rowan - 1-3+ bedrooms (1.5 miles)



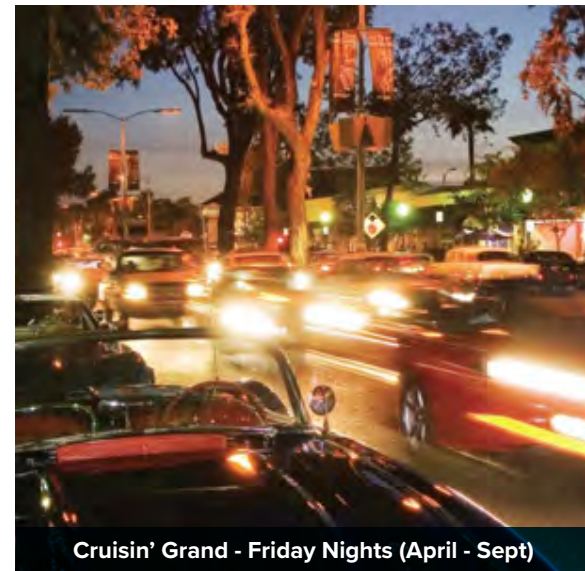
Mi Guadalajara Mexican Restaurant (1 mile)



Grape Day Park (0.7 miles)



Vintana - Fine Dining Restaurant (2.4 miles)



Cruisin' Grand - Friday Nights (April - Sept)

704

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