

365 W. 2ND AVE.
ESCONDIDO, CA



OFFICE / RETAIL BUILDING FOR SALE

14,918 sf

INVESTMENT / OWNER-USER OPPORTUNITY



For more information, please contact:

MARC POSTHUMUS, CCIM

Senior Associate

(760) 517 5812

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Lic. #01440118

STEVE BRUCE

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CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #01329963

5800 Armada Drive, Suite 101

Carlsbad, CA 92008

www.cushmanwakefield.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

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AVAILABLE
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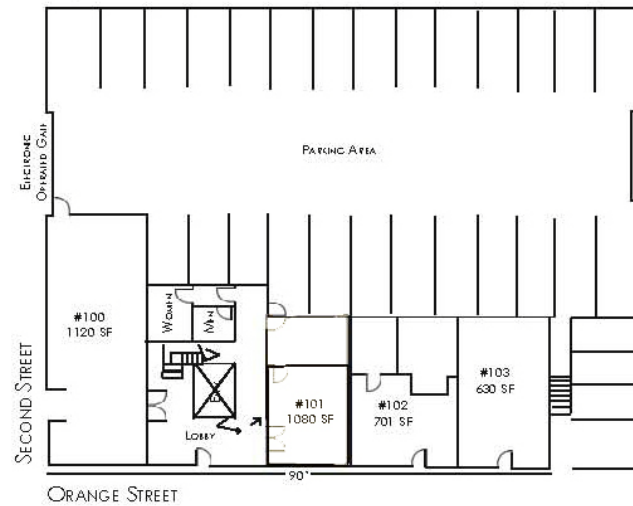
EXCELLENT VISIBILITY AND PARKING

PROPERTY FEATURES

- 14,918 sf Office Building
- 2nd Floor Office Space can be made available for Owner-User
- Clean, Well-Maintained Building
- Elevator-Served
- Secured Parking Garage
- Central Downtown Location at Signalized Intersection
- Convenient Access to Interstate 15 and Highway 78
- Offered at \$2,400,000



SECOND FLOOR



FIRST FLOOR

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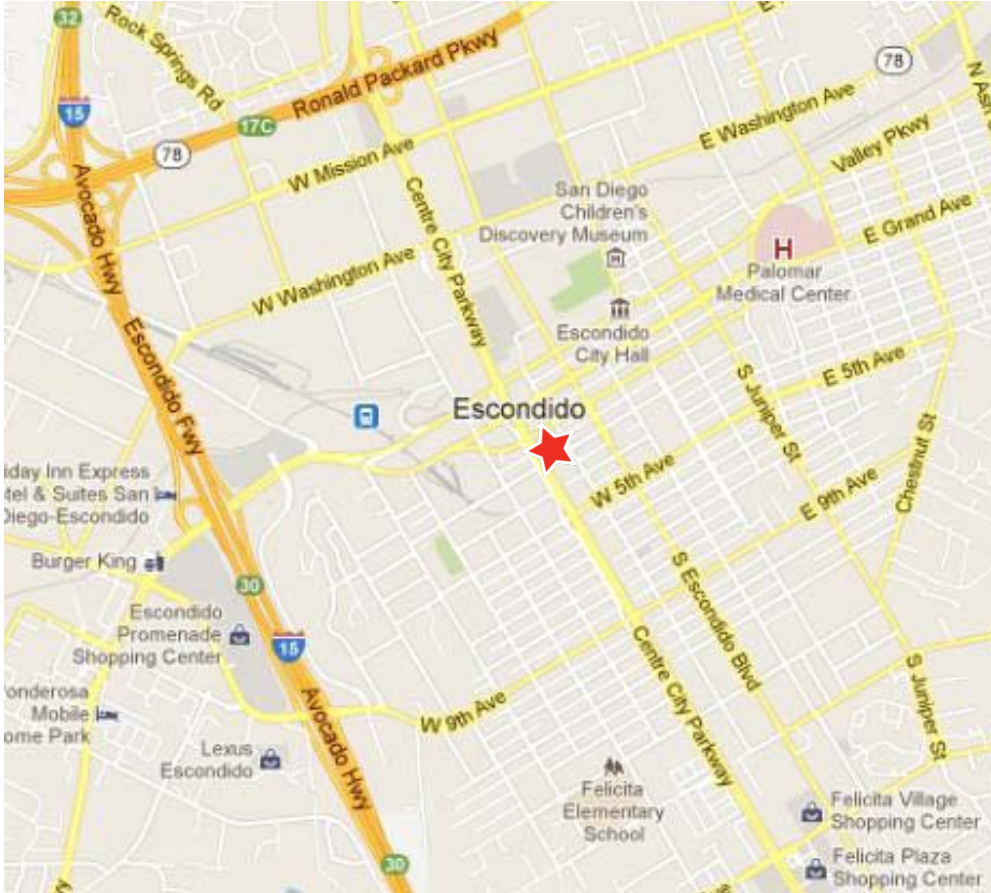
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CLOSE ACCESS TO INTERSTATE 15 AND HIGHWAY 78

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