

FOR LEASE

157 E. Grand Avenue

Escondido, CA 92025

## Downtown Creative Office

*Newly Remodeled Office Space with Beautiful Brick and Exposed Ceilings*

**AVAILABLE**

**4,500 SF**

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**\$2.00 PSF  
MG**

- Rare Creative Office Located in the Heart of Downtown Escondido
- Public Parking Lot in Rear
- Built-out Glass Conference Room
- High, Exposed Ceiling
- Three Dedicated Offices



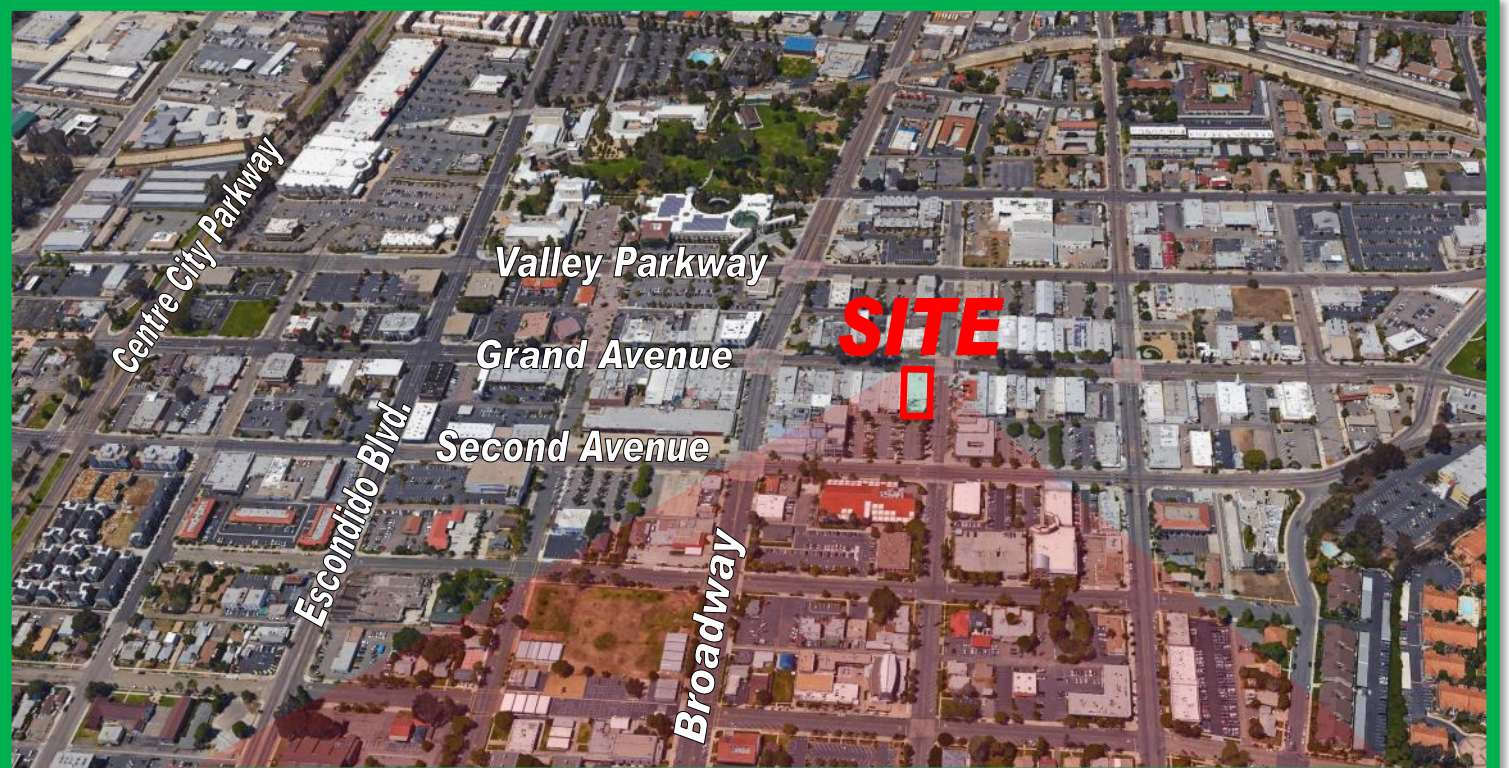
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v8

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# Map



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# Floor Plan

**E. GRAND AVE.**

**S. KALMIA ST.**

DATE 7/20  
**LEASED**

**AVAILABLE**

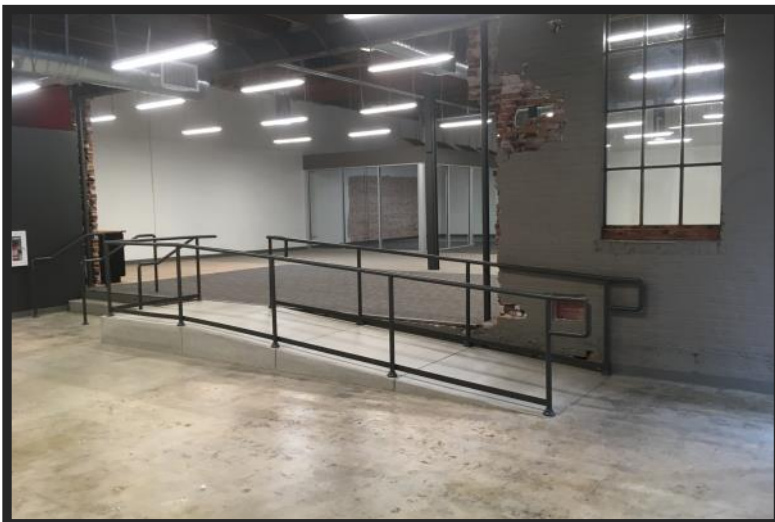
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# Interior Pictures



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# Demographics

<b>Demographics</b>			
<b>2015 (Est.)</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Population</b>	<b>30,962</b>	<b>148,328</b>	<b>201,932</b>
<b>Average Income</b>	<b>\$33,333</b>	<b>\$47,620</b>	<b>\$52,641</b>

<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>Population</b>						
2020 Projection	32,502		156,312		213,021	
2015 Estimate	30,962		148,329		201,932	
2010 Census	29,987		141,128		191,223	
Growth 2015 - 2020	4.97%		5.38%		5.49%	
Growth 2010 - 2015	3.25%		5.10%		5.60%	
<b>2015 Population by Hispanic Origin</b>	22,731		76,901		90,199	
<b>2015 Population By Race</b>	30,962		148,329		201,932	
White	26,909	86.91%	126,124	85.03%	171,067	84.72%
Black	1,085	3.50%	4,628	3.12%	5,963	2.95%
Am. Indian & Alaskan	936	3.02%	2,986	2.01%	3,613	1.79%
Asian	978	3.16%	9,232	6.22%	13,763	6.82%
Hawaiian & Pacific Island	108	0.35%	506	0.34%	711	0.35%
Other	946	3.06%	4,853	3.27%	6,815	3.37%
<b>Households</b>						
2020 Projection	9,024		49,437		69,690	
2015 Estimate	8,574		46,816		65,911	
2010 Census	8,223		44,222		61,894	
Growth 2015 - 2020	5.25%		5.60%		5.73%	
Growth 2010 - 2015	4.27%		5.87%		6.49%	
Owner Occupied	2,015	23.50%	23,478	50.15%	37,799	57.35%
Renter Occupied	6,559	76.50%	23,338	49.85%	28,111	42.65%
<b>2015 Households by HH Income</b>	8,576		46,814		65,911	
Income: <\$25,000	2,901	33.83%	11,053	23.61%	13,981	21.21%
Income: \$25,000 - \$50,000	3,303	38.51%	13,555	28.96%	17,584	26.68%
Income: \$50,000 - \$75,000	1,126	13.13%	8,333	17.80%	11,803	17.91%
Income: \$75,000 - \$100,000	468	5.46%	4,737	10.12%	6,903	10.47%
Income: \$100,000 - \$125,000	327	3.81%	3,543	7.57%	5,348	8.11%
Income: \$125,000 - \$150,000	126	1.47%	2,075	4.43%	3,361	5.10%
Income: \$150,000 - \$200,000	166	1.94%	1,895	4.05%	3,494	5.30%
Income: \$200,000+	159	1.85%	1,623	3.47%	3,437	5.21%
<b>2015 Avg Household Income</b>	\$46,970		\$66,371		\$74,638	
<b>2015 Med Household Income</b>	\$33,333		\$47,620		\$52,641	

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