

MEDICAL/PROFESSIONAL OWNER-USER OPPORTUNITY IN ESCONDIDO, CA

MEDICAL/PROFESSIONAL PROPERTY

FOR SALE OR LEASE

1045

E PENNSYLVANIA
AVENUE

Colliers
INTERNATIONAL

OFFERING SUMMARY

Colliers International, as exclusive marketing advisor, is pleased to present to qualified investors the opportunity to purchase or lease 1045 E Pennsylvania Avenue, Escondido 92025. The freestanding multi-tenant office/medical property consists of four stories and approximately 9,600 square feet. It is ideally located near Escondido’s historic downtown and the redevelopment of former Palomar Hospital, and is zoned for medical or professional office use.

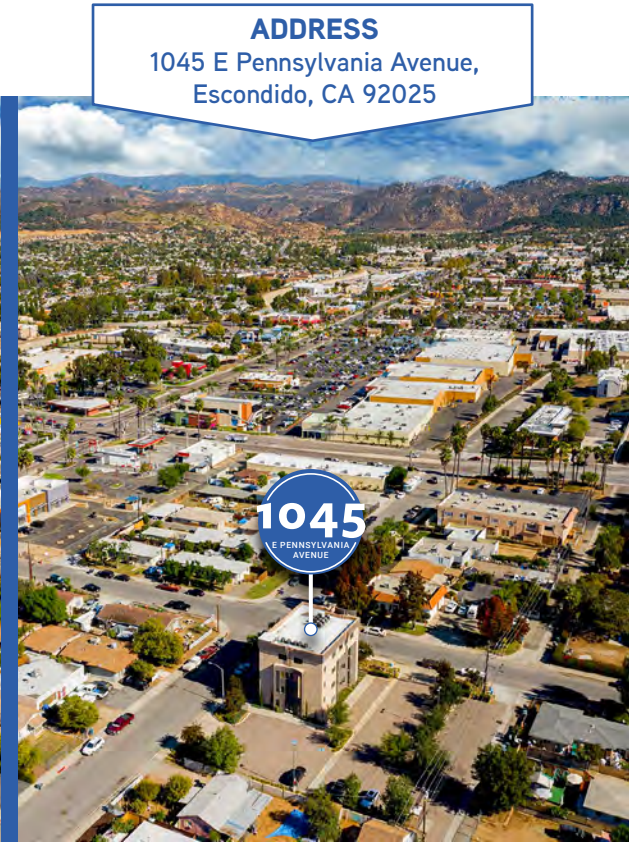
CENTRAL ESCONDIDO LOCATION

Surrounded by various medical and professional resources, 1045 E Pennsylvania is situated in the heart of Escondido’s medical & professional district, and is a short walk to the vibrant downtown Escondido retail district for a dense collection of amenities. It is also adjacent to Palomar Heights - a proposed 14-acre mixed-use commercial/residential project located on the old Palomar Hospital site.

MEDICAL/
PROFESSIONAL
PROPERTY

FOR SALE:
\$3,100,000

FOR LEASE:
\$1.75 NNN



PROPERTY DESCRIPTION



DESCRIPTION

One four-story multi-tenant, free-standing, medical/professional office building on .49 acres of land



PROPERTY

Owner/user investment opportunity
Vacant building is a clean canvas ready for immediate occupancy



SQUARE FOOTAGE

Approximately 9,600 sq. ft.
2,400 sq. ft. per floor



ACCESSIBILITY

Elevator Served, ADA Accessible



PARKING

Secure, gated parking lot
Competitive parking ratio:
5.00/1,000 SF that accommodates medical uses

SITE DETAILS

GENERAL SITE DESCRIPTION

The property is comprised of a rectangular shaped parcel of land which totals .49 acres and is zoned Hospital Professional (H-P) - a zone established to allow areas in close proximity to hospitals related medical, professional, and support-type uses, including medically-related retail.

This unique property built in 2012 offers a professional impression and inviting, updated architecture.

SITE ACCESS

The subject site is located on the corner E Pennsylvania Avenue and N Beech Street in central Escondido.

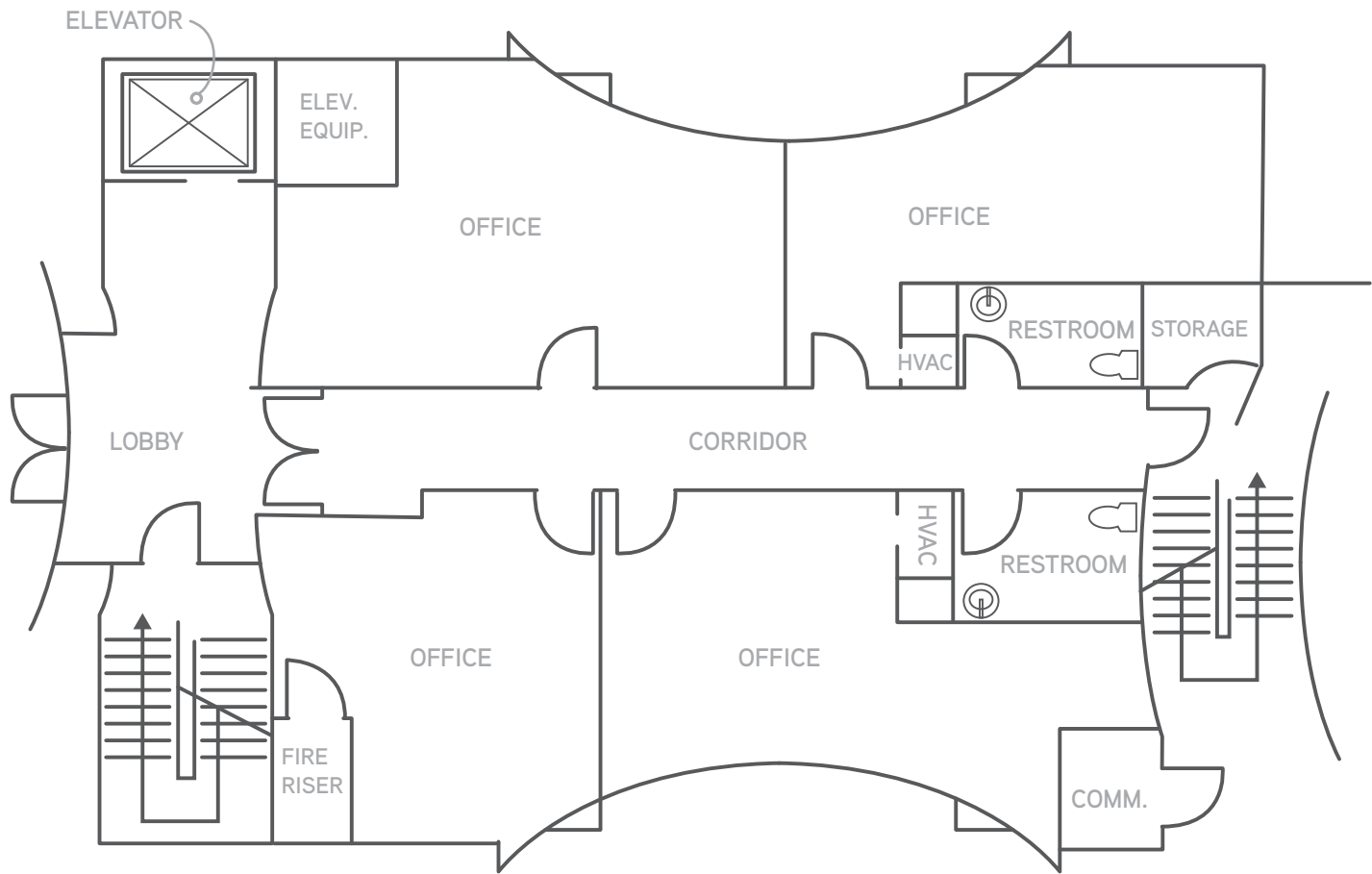
The major thoroughfares surrounding the city block upon which 1045 E Pennsylvania resides include Valley Parkway to the north, I-15 to the west, CA-78 to the east, and E Grand Avenue to the south. Valley Parkway provides direct access to I-15, and Fig Street provides direct access to CA-78 - approximately four city blocks east of 1045 E Pennsylvania.



PROPERTY FEATURES

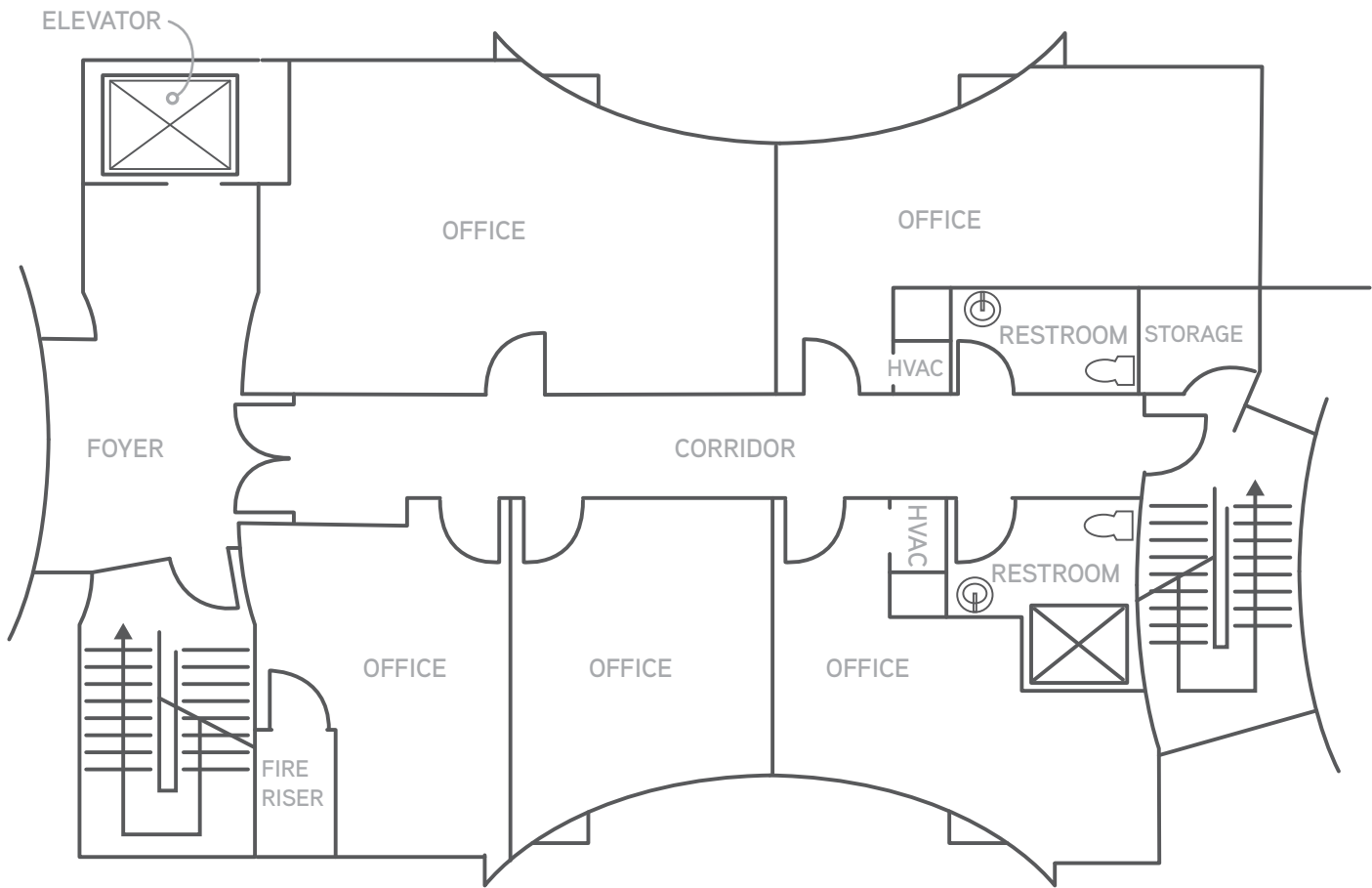
YEAR BUILT	2012
SIZE	9,600 SF four-story commercial property on 0.49 acres (± 21,344 square foot parcel)
CONSTRUCTION	Steel Framing High-Grade (SIP) Paneling
ZONING	H-P allows medical support activities & services, professional and administrative offices
PARKING	47 parking spaces Secure, gated parking lot
PROXIMITY	Close to big-box retailers, major freeways, & redevelopment of former Palomar Hospital
LAYOUT	Open floorplan with high ceilings
SECURITY	24-hour building access with security system
UNIQUE FEATURES	Operable Windows Mountain Views

FIRST
FLOOR



±2,400 SF

SECOND
FLOOR



±2,400 SF

THIRD
FLOOR

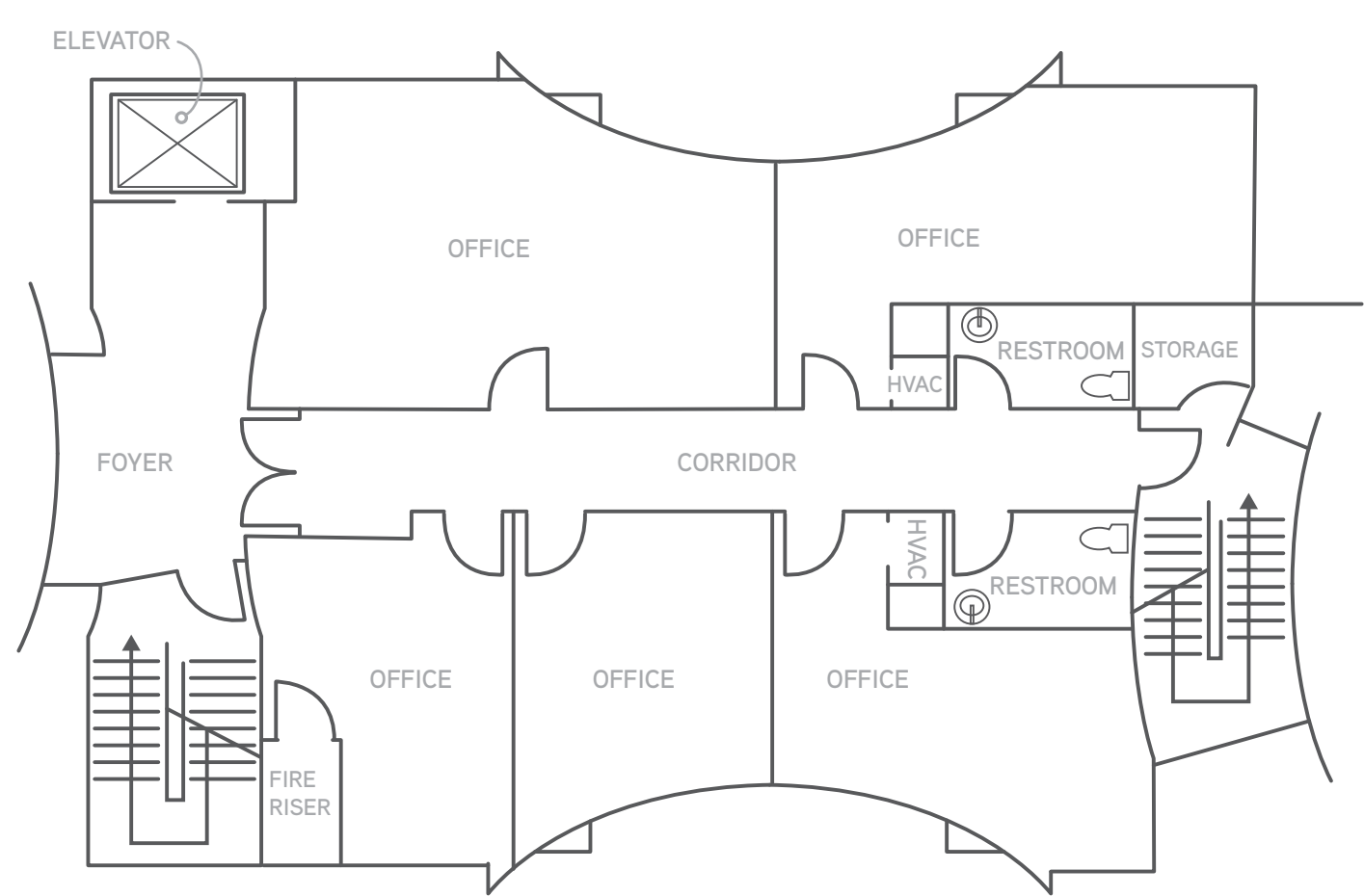


Elevator Served, ADA Accessible

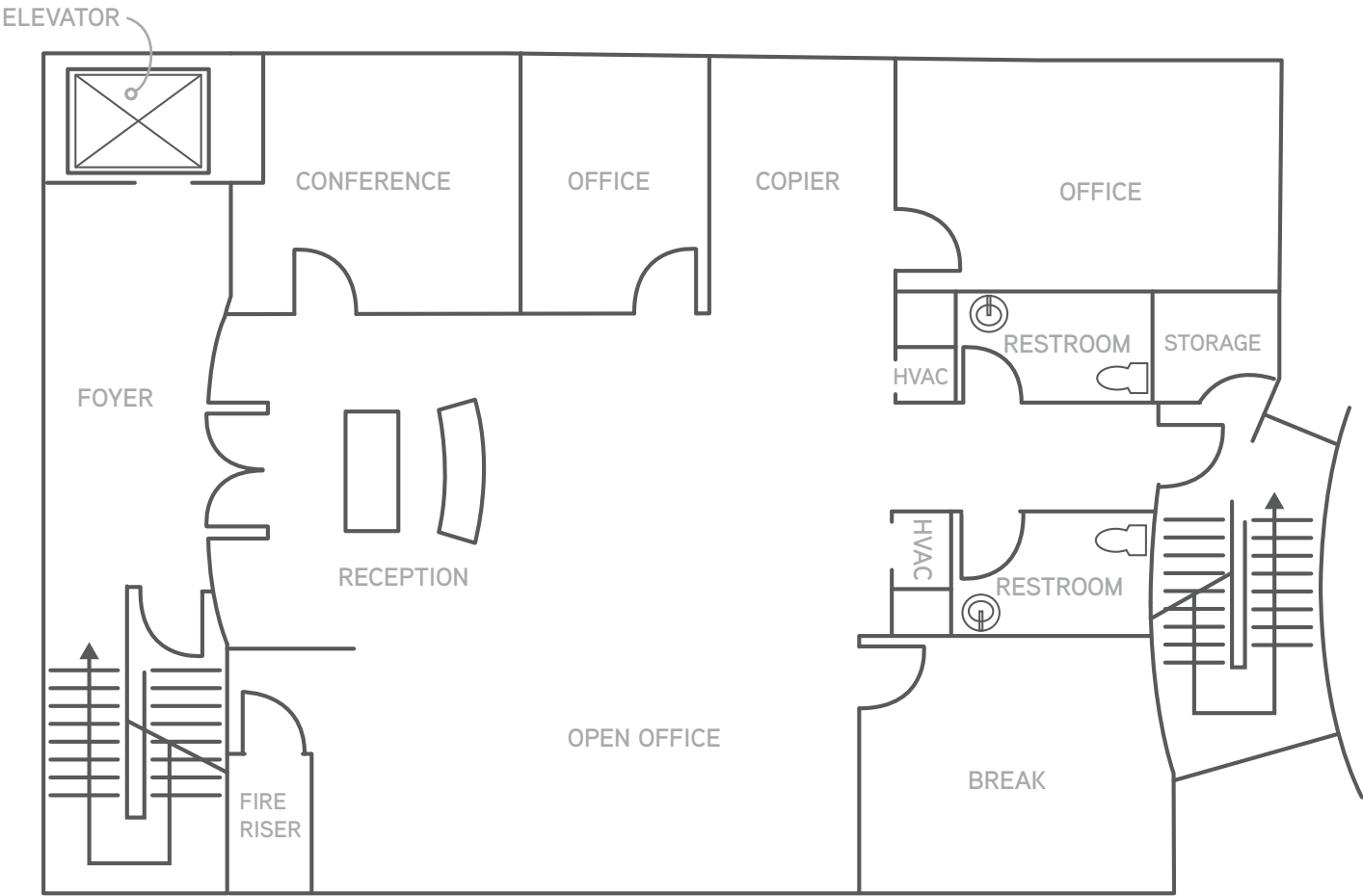
FOURTH
FLOOR



Spectacular Mountain Views from Fourth Floor

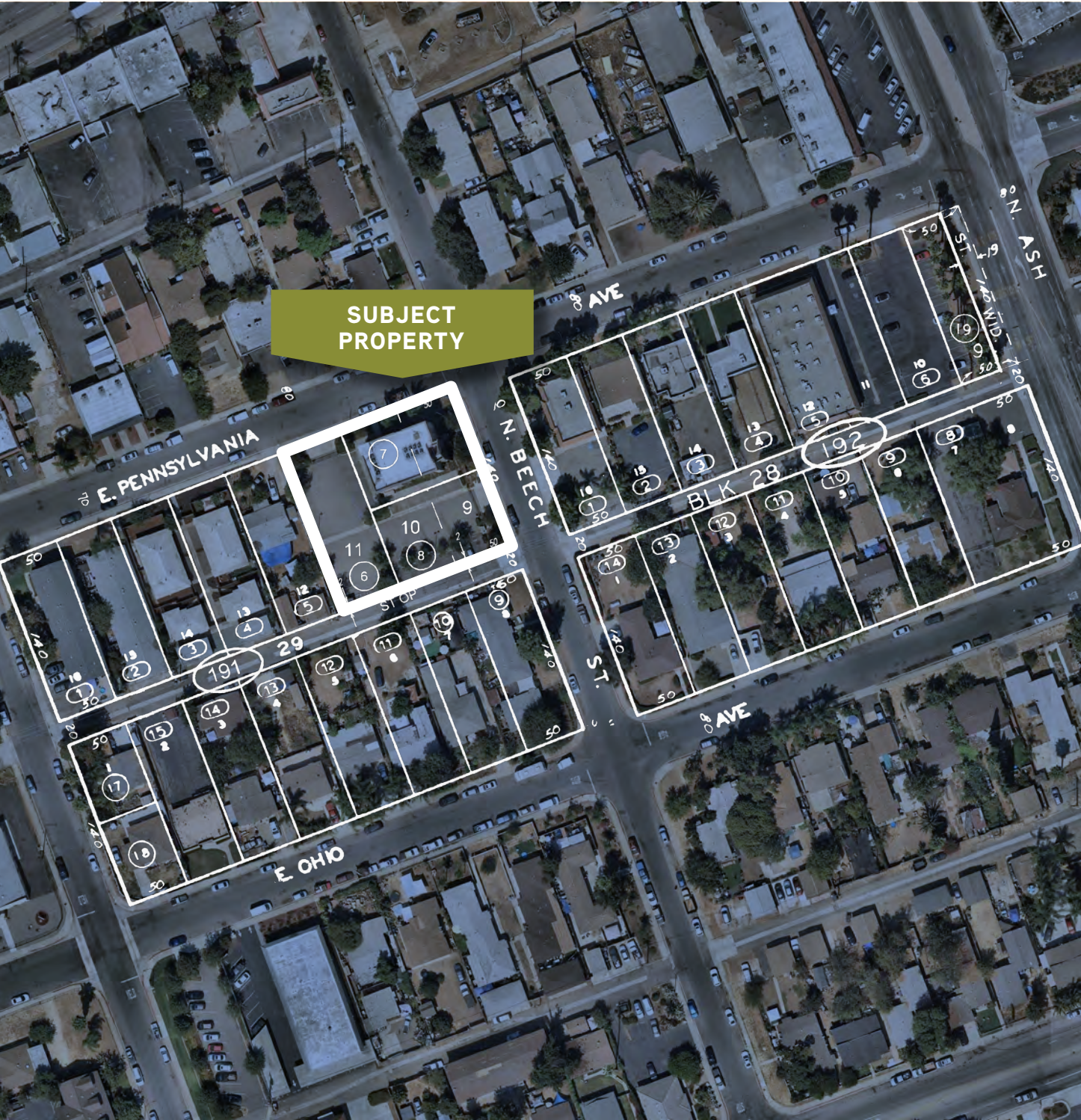


±2,400 SF



±2,400 SF

SITE
PLAN



PURCHASE VS. LEASE ANALYSIS

OWN

Purchase Assumptions		
Size (Square feet)	9,600	
Purchase Price plus closing costs	\$3,100,000	
Start-Up Costs		
10% Down Payment	\$310,000	
Total out of pocket costs	\$310,000	
Monthly Costs		
Mortgage Payment (P&I)	1.42	\$13,596
Operating Exp/CAM	0.35	\$3,360
Property Taxes	0.30	\$2,842
Total Monthly Costs	\$19,798	
Monthly Ownership Benefits (Estimated)		
Tax Benefits		
Depreciation Benefit	\$1,855	
Operating Expense Deduction	\$1,344	
Property Tax Deduction	\$1,137	
Interest Deduction (5 year avg)	\$4,895	
Other Benefits		
Rental Income	n/a	
Average Appreciation	2.0%	\$5,167
Total Ownership Benefits	\$14,397	
TOTAL EFFECTIVE MONTHLY COST: \$5,401 (.59 PSF)		

LEASE

Lease Assumptions		
Size (Square feet)	9,600	
Lease rate per sq ft/mnth FSG	\$1.75	
Monthly lease	\$16,800	
Start-Up Costs		
Prepaid Rent	\$16,800	
Security Deposit	\$16,800	
Total out of pocket costs	\$33,600	
Monthly Costs		
Lease Payment	4.80	\$16,800
Operating Exp/CAM	0.35	\$3,360
Property Taxes	0.89	\$2,842
Total Monthly Costs	\$23,002	
Monthly Ownership Benefits (Estimated)		
Tax Benefits		
Depreciation Benefit	n/a	
Operating Expense Deduction	\$1,344	
Lease Deduction	\$6,720	
Interest Deduction	n/a	
Other Benefits		
Rental Income	0	
Average Appreciation	n/a	
Total Ownership Benefits	\$8,064	
TOTAL EFFECTIVE MONTHLY COST: \$14,938 (\$1.55 PSF)		

Ownership Analysis Summary	
Annual Effective Cost Difference	\$114,442
Average Annual Principal Paydown	\$78,584
Annual Wealth Creation	\$193,027
15 Year Wealth Creation	\$2,895,400

*Do not rely on the assumptions used in this analysis; please consult your financial advisor



AMENITIES NEARBY



+ 5 blocks from Palomar Heights - a proposed 14-acre mixed-use commercial/residential project located on the old Palomar Hospital site



[Click Here to Learn More](#)

+ 8 blocks from downtown retail district. Can walk/bike/drive to one of the most dense collection of retail amenities in San Diego county

+ 9 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

ESCONDIDO OVERVIEW



San Diego Zoo Safari Park in Escondido

ESCONDIDO

Settled in a long valley in the coastal mountains of Southern California, Escondido provides a thriving urban environment in the midst of gentle rolling hills and avocado and citrus groves.

Inland North San Diego County, of which Escondido is at the core, is emerging as a regional economic leader in the forefront of job development and new industries.

The City of Escondido is a vibrant and diverse community of more than 153,000 people. The City's economic base is made up largely of successful small businesses, many of which are family-owned.

Escondido is a wonderful place to visit, live, work, play, or do business, and provides a business-friendly environment.

LOCAL LIFESTYLE



CALIFORNIA CENTER FOR THE ARTS

The California Center for the Arts, Escondido is the cultural center of North San Diego County. The Center's unique campus includes a 1,500-seat concert hall, a 400-seat theater, a contemporary art museum, art and dance studios, and a full-service conference center with meeting and banquet facilities. The Center produces over 52 free community events, such as the summer music series Hidden City Sounds, Música en la Plaza, Independence Day Festival, Día de los Muertos Festival, and the Winter Wonderland Festival.



CRUSIN' GRAND FRIDAY NIGHTS (APR - SEPT)

One of the greatest ongoing traditions in San Diego County, Cruisin' Grand Escondido runs for six spectacular months and brings from 5,000 to 10,000 visitors, locals, families, and car enthusiasts every Friday Night to check out 500+ classic cars lining the streets of historic downtown Escondido.



ESCONDIDO WINE REGION

Escondido's regional wineries offer over 20 diverse tasting experiences from cool urban wineries & tasting rooms to hilltop terraces with spectacular views. The Escondido Wine Region is rich in California's historical significance for both grape growing and wine making. Some of California's first wine grapes were grown and pressed right here, starting our state's wine making traditions dating back to the late 1700's. Cheers!



\$87,900

AVERAGE HH INCOME



34

MEDIAN AGE



\$489,000

MEDIAN HOME
VALUE



5,300

ACRES NATURAL
OPEN SPACE

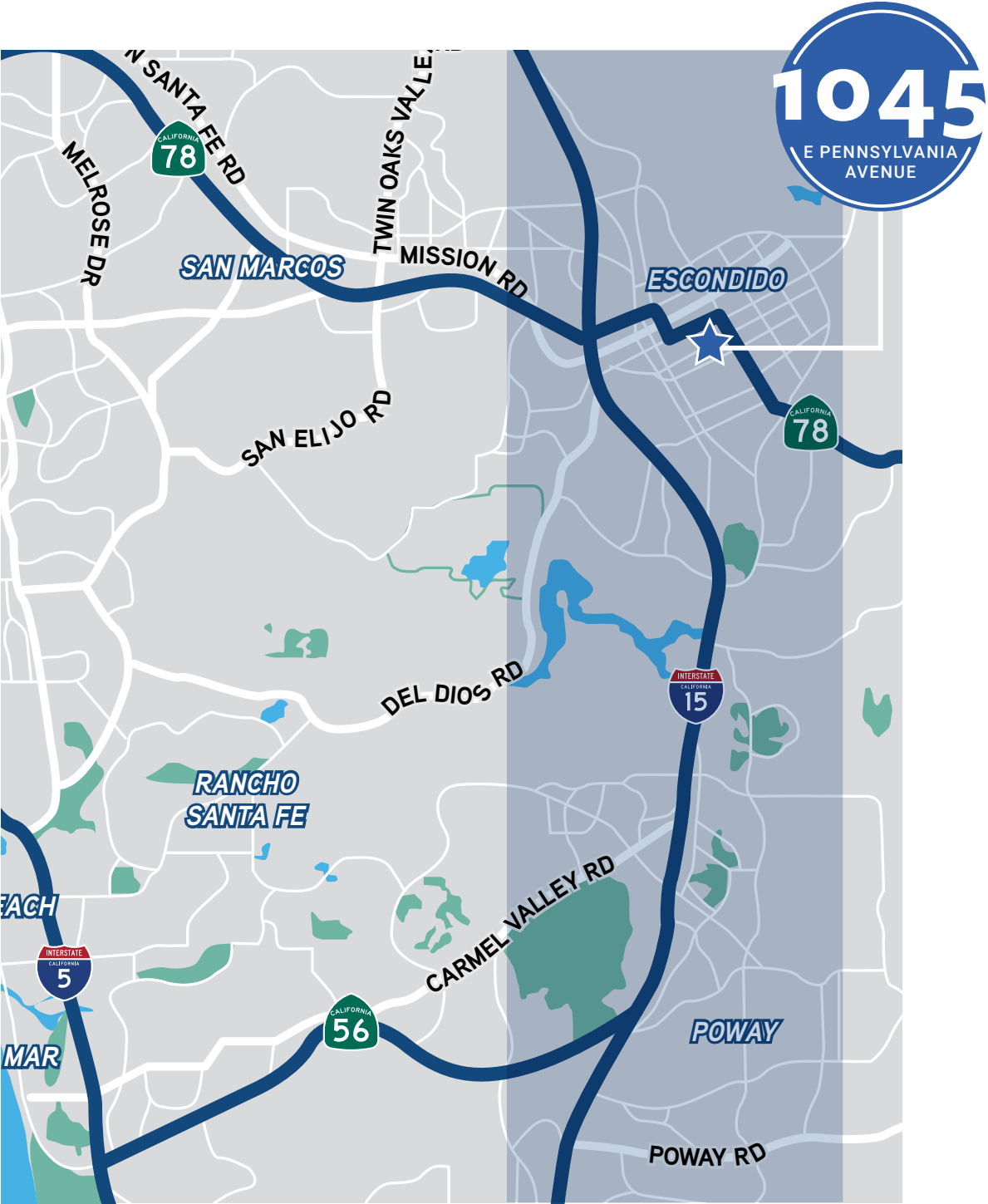


153,000

TOTAL POPULATION

ESCONDIDO - PATIENT DEMAND FORECAST

The Advisory Board Outpatient Market Scenario Planner provides current and projected patient utilization estimates for specific specialties in key markets across the US. This data is representative of the Escondido Market along the 78 and I-15 Corridor.



		2024		2029	
SERVICE LINES	TODAY'S VOLUME	5-YEAR VOLUME ↑		10-YEAR VOLUME ↑	
Cardiology	47,933	53,751	12.1%	58,849	22.8%
Cosmetic Procedures	4,092	4,781	16.8%	4,941	20.7%
Dermatology	28,538	32,991	15.6%	36,322	27.3%
Endocrinology	422	610	44.4%	690	63.3%
ENT	17,854	20,813	16.6%	21,883	22.6%
Evaluation & Management	536,611	558,193	4.0%	589,496	9.9%
Gastroenterology	13,654	15,505	13.6%	16,676	22.1%
General Surgery	4,091	4,454	8.9%	4,748	16.0%
Lab	201,432	224,177	11.3%	241,004	19.6%
Miscellaneous Services	104,481	117,621	12.6%	126,709	21.3%
Nephrology	4,088	4,506	10.2%	5,103	24.8%
Neurology	8,199	10,213	24.6%	11,379	38.8%
Neurosurgery	460	547	19.0%	642	39.6%
Ophthalmology	41,824	49,012	17.2%	53,930	28.9%
Orthopedics	20,879	26,585	27.3%	29,581	41.7%
Pain Management	5,216	6,433	23.3%	7,180	37.7%
Physical Therapy/Rehabilitation	126,568	161,296	27.4%	174,784	38.1%
Podiatry	7,876	10,279	30.5%	12,389	57.3%
Psychiatry	68,478	74,199	8.4%	76,730	12.1%
Pulmonology	14,304	16,367	14.4%	17,900	25.1%
Radiology	152,770	163,043	6.7%	173,217	13.4%
Spine	636	749	17.8%	812	27.7%
Thoracic Surgery	129	153	18.8%	206	59.5%
Urology	7,945	8,818	11.0%	9,682	21.9%
Vascular	6,415	7,501	16.9%	8,533	33.0%

1045

E PENNSYLVANIA
AVENUE



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