



FOR SALE

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## 125 S GRAPE ST.

Escondido, CA 92025

AVAILABLE SPACE  
3,000 SF

ASKING PRICE  
\$825,000

### FEATURES

- Attractive professional office
- A few blocks away from coffee shops and restaurants in downtown Escondido
- Minutes away from the 78 and 15 highways



### OFFICE

Richard Marcus  
760.747.8899  
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### OFFERING SUMMARY

Sale Price:	\$825,000
Lot Size:	0.18 Acres
Building Size:	3,000 SF
Zoning:	HP-Hospital Professional) (CP)
Market:	North San Diego County
Submarket:	Escondido
Price / SF:	\$275.00

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### PROPERTY OVERVIEW

Opportunity to own an attractive professional office building near downtown Escondido and only a few minutes away from the 78 and 15 highways.

### PROPERTY HIGHLIGHTS

- Attractive professional office
- A few blocks away from coffee shops and restaurants in downtown Escondido
- Minutes away from the 78 and 15 highways
- Separate units on the first and second floor
- Permitted uses are the same as in the CP zone



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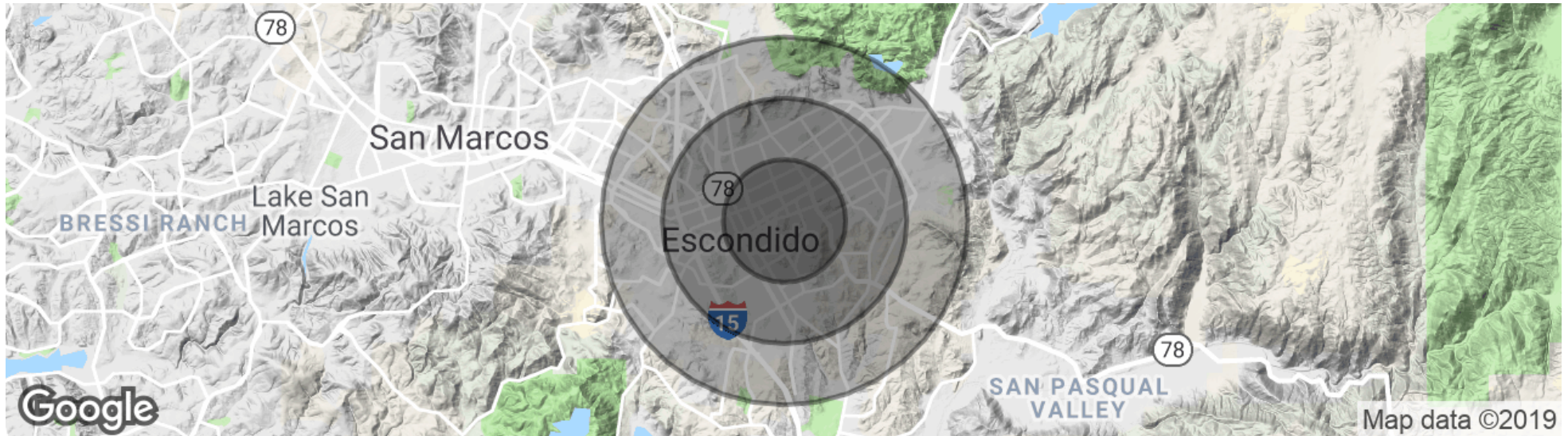




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### POPULATION

	1 MILE	2 MILES	3 MILES
Total population	33,301	97,561	139,011
Median age	28.3	31.5	32.9
Median age (Male)	27.8	30.4	31.6
Median age (Female)	28.9	32.5	33.9

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	9,338	28,607	42,779
# of persons per HH	3.6	3.4	3.2
Average HH income	\$50,421	\$56,654	\$63,353
Average house value	\$389,539	\$400,166	\$432,445

\* Demographic data derived from 2010 US Census

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