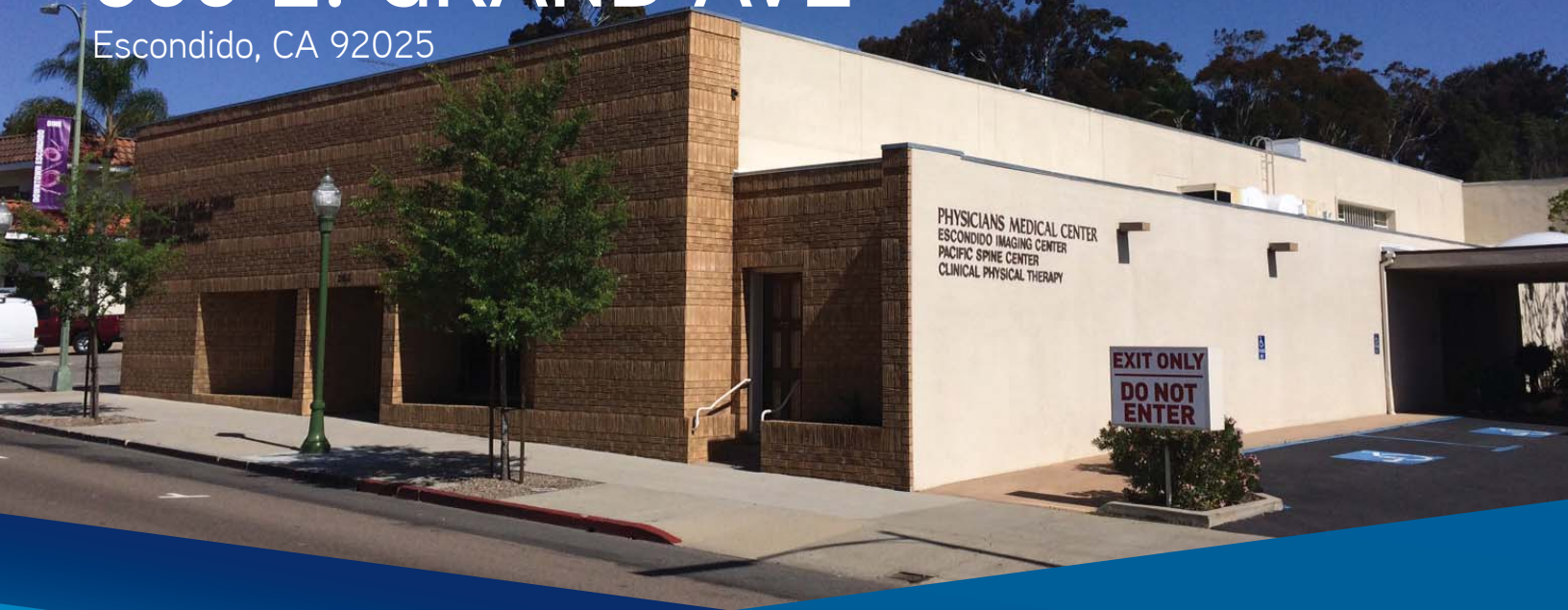


CLEAR SPAN SPACE FOR POTENTIAL REDEVELOPMENT

FOR SALE > 12,290 SF OFFICE/MEDICAL/RETAIL BUILDING

355 E. GRAND AVE

Escondido, CA 92025



PROPERTY FEATURES

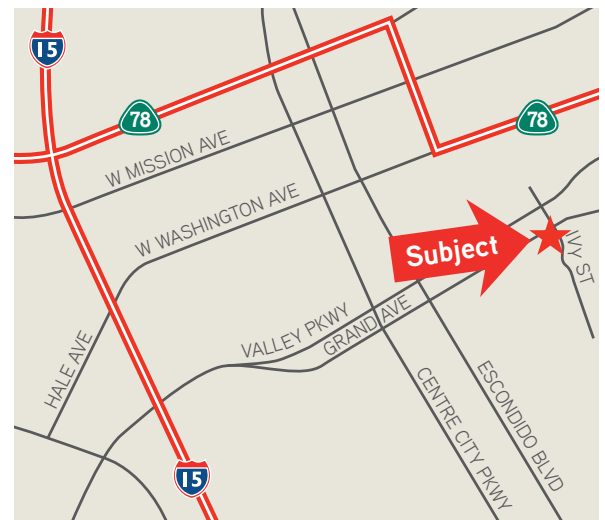
- » Former bank/medical building located in the heart of the resurgent Historic Downtown District
- » Creative space with vaulted wood truss ceiling
- » Excellent visibility and storefront signage
- » 39 on-site parking spaces
16 street parking spaces
- » Handicapped lift to the 2nd floor
- » Corner location

BUILDING FEATURES

Total SF	12,290 SF (9,745 SF 1 st Floor + 2,545 SF 2 nd Floor)
Lot Size	28,000 SF
Zoning	S-P Historic District
APN	229-461-21, 11

FOR SALE

- » \$1,400,000 (\$114 PSF)



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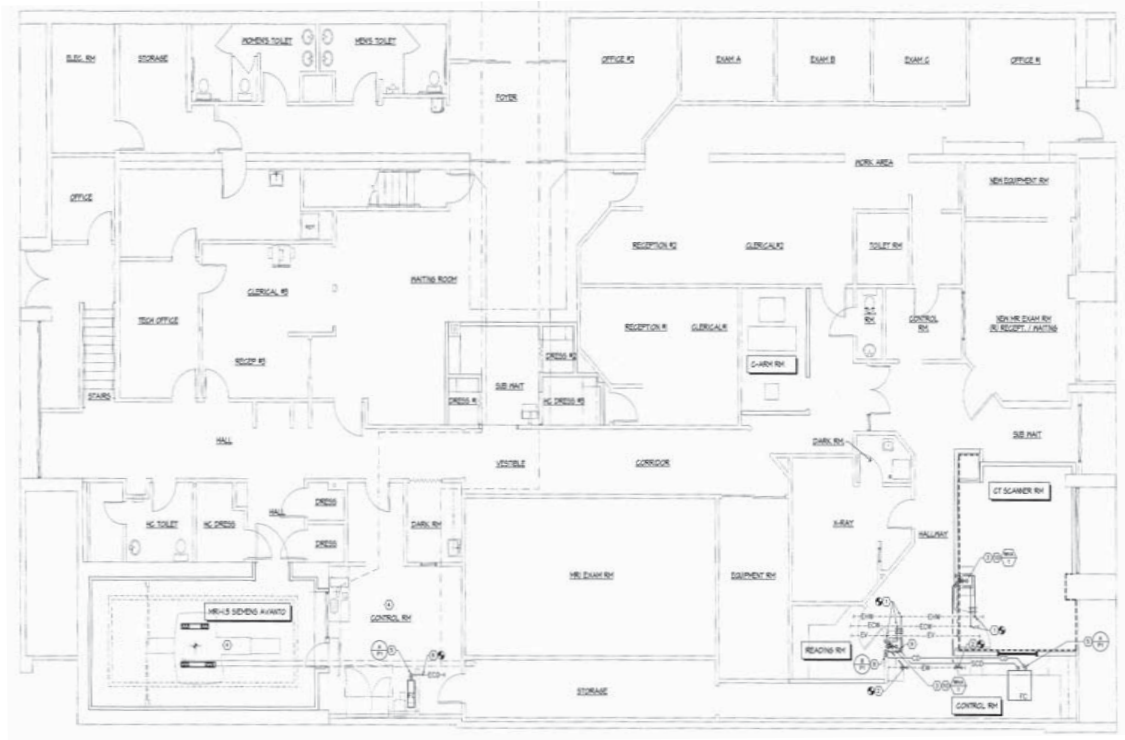


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FIRST FLOOR PLAN - APPROXIMATELY 9,745 SF



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SITE PLAN



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