

FOR LEASE: ± 1,250 SF & ±1,750 SF RETAIL / OFFICE OPPORTUNITY

1408 SOUTH ESCONDIDO BOULEVARD, ESCONDIDO, CA 92025

Voit
REAL ESTATE SERVICES



MAX STONE, CCIM

License #01944151 | 858.458.3348

mstone@voitco.com

MICHAEL PAUL

License #02219768 | 619.994.3535

mpaul@voitco.com



1408 South Escondido Boulevard offers a highly visible leasing opportunity along one of Escondido's primary commercial corridors. The property consists of two freestanding buildings with excellent street frontage, convenient access, and ample on-site parking.

Ideally suited for retail, medical, office, or service-oriented users, the property benefits from strong traffic exposure, nearby residential neighborhoods, and easy access to Interstate 15 and State Route 78.

PROJECT SPECIFICATIONS

BUILDING SIZE	±1,250 & 1,750 SF
LAND ACREAGE	±15,003 SF (0.34 AC)
YEAR BUILT	1959 (Renovated in 2026)
SIGNAGE	Building Signage Available
ZONING	General Commercial I Downtown SP

1,250 SF & 1,750 SF
AVAILABLE SPACE

IMMEDIATELY
AVAILABILITY

PLEASE CONTACT BROKER
LEASE RATE





ESCONDIDO OVERVIEW

Escondido is one of North County San Diego's largest and most established business communities, offering a diverse economic base, a growing residential population, and excellent regional connectivity. Anchored by a vibrant mix of retail, healthcare, professional services, and industrial employers, the city continues to attract businesses seeking a central North County location with strong consumer demand.

Located along South Escondido Boulevard, the property benefits from excellent visibility, convenient access, and proximity to major transportation corridors serving the greater San Diego region.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	23,333	122,828	194,789
Avg. Household Income	\$104,300	\$106,400	\$117,400

TRAFFIC COUNTS

South Escondido Boulevard: 13,120 ADT

Source: AlphaMap.com



WHY ESCONDIDO?

PRIME LOCATION



- » Prominent frontage along South Escondido Boulevard
- » Convenient access to Interstate 15 & State Route 78
- » Strong daily traffic counts and excellent visibility
- » Centrally located within North County San Diego

GROWING TRADE AREA



- » Population exceeding 150,000 residents
- » Established residential neighborhoods surrounding the property
- » Diverse customer base with strong daytime population
- » Continued investment throughout the Escondido market

BUSINESS ENVIRONMENT



- » Established retail and service-oriented commercial corridor
- » Ideal for retail, medical, office, and professional users
- » Nearby national retailers and complementary businesses
- » Strong regional accessibility for customers and employees





MAX STONE, CCIM
 License #01944151 | 858.458.3348
mstone@voitco.com

MICHAEL PAUL
 License #02219768 | 619.994.3535
mpaul@voitco.com

Voit
 REAL ESTATE SERVICES

RETAIL
 PROPERTY
 GROUP

9530 Towne Centre Drive, Suite 100, San Diego, California 92121 · 858.453.0505 · 858.408.3976 Fax · Lic #01991785 · www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc.