LANDMARK
MULTIFAMILY & DEVELOPMENT

OFFERING MEMORANDUM

2005 S ESCONDIDO BLVD

ESCONDIDO, CA 92025

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01 INVESTMENT SUMMARY

INVESTMENT SUMMARY

PROPERTY OVERVIEW

Parcel Number	236-311-28-00
Type	Commercial
Land Use	Retail
Square Footage	1,252
Lot Size	12,706
Zoning	Mixed-Use Overlay
Year Built	1970
Parking	Eight
Office Spaces	Six
Bathrooms/showers	Two/One
Price	$840,000
Price/ SF	$670.92
Price/ LOT	$66.11

THE OFFERING

Landmark Multifamily & Development is pleased to present 2005 S Escondido Blvd, a freestanding commercial building situated on a gated 12,706 SF parcel along one of Escondido's most established commercial corridors. The 1,252 SF building offers a unique opportunity for both owner-users and investors seeking a highly visible location with long-term upside and or development potential.

The property is currently leased under a triple-net (NNN) lease to a long-standing tenant that has occupied the property for approximately 15 years. The current lease expires at the end of 2026, and ownership has indicated that the tenant has expressed interest in negotiating a new five-year lease should a future owner elect to continue the tenancy. This provides an attractive combination of near-term income with future flexibility for an investor or owner-user.

The property is located within the Southern Entry District of the South Centre City Specific Plan and falls within the Mixed-Use Overlay Zone, providing potential future redevelopment flexibility. Buyers are encouraged to review the South Centre City Specific Plan for permitted uses, development standards, and long-term planning objectives.

With eight on-site parking spaces, a secure gated lot, excellent street frontage, and strong visibility along South Escondido Boulevard, the property is well positioned to appeal to a broad range of buyers. Whether the objective is stable investment income, owner occupancy, or long-term redevelopment potential, 2005 S Escondido Blvd presents a compelling opportunity in a supply-constrained market.

Investment Highlights

EXCELLENT Owner-user Opportunity

The property's freestanding configuration, gated lot, and eight dedicated parking spaces create an ideal opportunity for an owner-user seeking to control their real estate, eliminate future rent increases, and build long-term equity in a highly visible location. The flexible layout is well suited for a variety of professional office, specialty retail, and other service-oriented businesses.

PRIME Redevelopment Opportunity

Located within the Mixed-Use Overlay Zone, the property offers long-term redevelopment potential. The City's vision for the area encourages higher-density residential and mixed-use projects, creating future optionality as the corridor continues to evolve. Buyers should review the South Centre City Specific Plan for permitted uses and development standards

LIMITED Competing Inventory

Few freestanding commercial buildings of this size are currently available in Escondido. The combination of a stand-alone building, secure gated lot, existing income, and future flexibility creates a rare opportunity for owner-users, investors, and developers alike.

LONG-TERM Tenant with Near-Term Flexibility

The property has been occupied by the same tenant for approximately 15 years, demonstrating the strength of the location and consistent occupancy. The current lease expires at the end of 2026, providing a buyer the flexibility to pursue a lease extension for continued income or transition the property to owner occupancy.

NNN Lease Structure

The property is leased pursuant to a triple-net (NNN) lease, with the tenant responsible for property taxes, insurance, maintenance, and operating expenses as outlined in the lease. Buyers should independently verify lease terms and expense reimbursements during due diligence.

STRATEGIC North County Location & Regional Connectivity

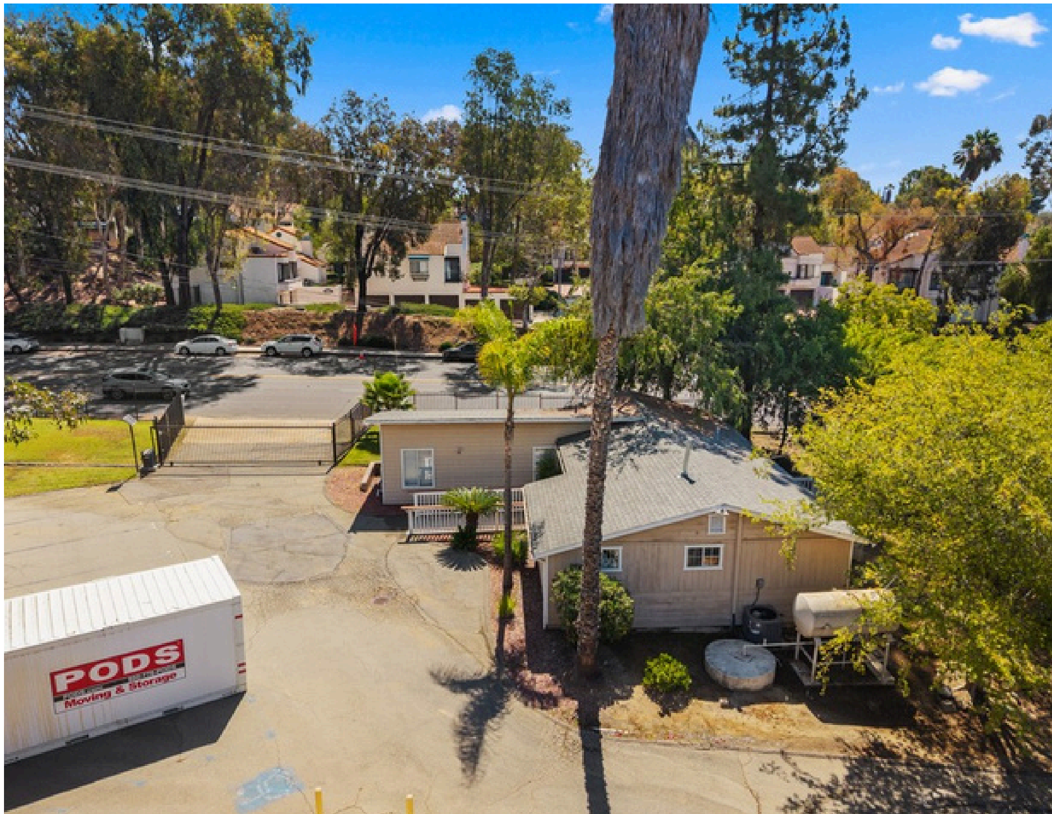
Positioned along South Escondido Boulevard, the property offers outstanding accessibility to North County San Diego's major employment, retail, and lifestyle destinations. Located just minutes from Downtown Escondido, Palomar Medical Center, Westfield North County, California State University San Marcos, and the California Center for the Arts, the property also benefits from immediate access to Interstate 15 and State Route 78, providing convenient connectivity throughout San Diego County.

02 PROPERTY PHOTOS

EXTERIOR PHOTOS


PODS

PODS

PODS
Moving & Storage

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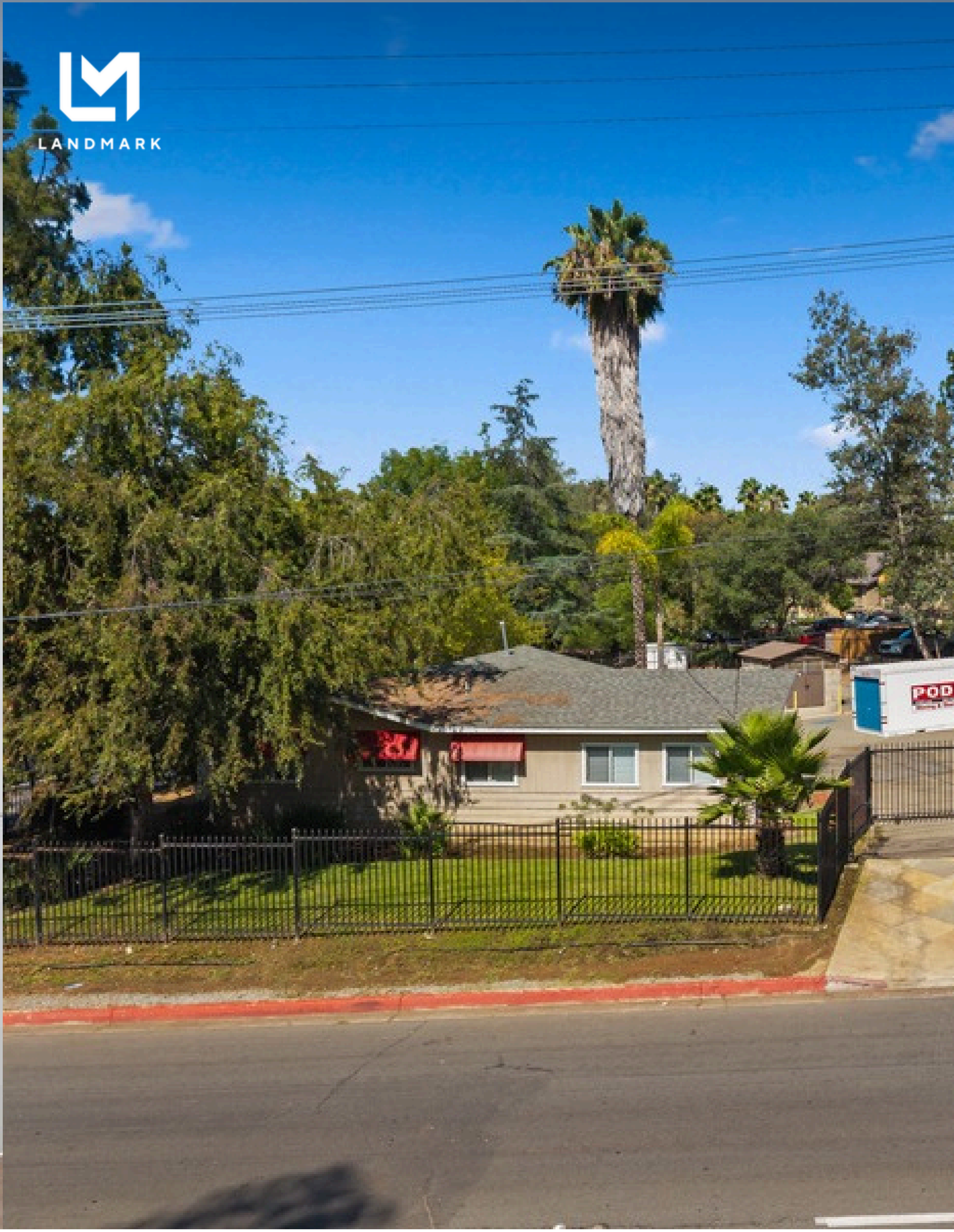

PROPERTY FEATURES

- EXPANSIVE GATED PROPERTY
- DESIGNATED OFFICE ROOMS
- KITCHENET & LOUNGE AREA
- EIGHT GATED PARKING SPACES
- WELL MAINTAINED PROPERTY

03 FINANCIALS

RENT ROLL & EXPENSES

FINANCING & CASHFLOW

Rent Roll & Expenses

RENT ROLL - CURRENT

Property	Square Footage	In-Place Rent
2005 S Escondido Blvd	1,252	$3,886

RENT ROLL - PRO FORMA (BEGINNING JANUARY 1ST, 2027 WITH LEASE RENEWAL)

	Year 1	Year 2	Year 3	Year 4	Year 5
	$4,200	$4,326	$4,455	$4,589	$4,727
Price per Building Square Foot	$3.35	$3.45	$3.55	$3.66	$3.77

ANNUAL OPERATING EXPENSES

Gas & Electric	Tenant Pays	0.0%
Water & Sewer	Tenant Pays	0.0%
Trash	Tenant Pays	0.0%
Landscaping	Tenant Pays	0.0%
Maintenance	Tenant Pays	0.0%
CAM	Tenant Pays	0.0%
Insurance	Tenant Pays	0.0%
Taxes	Tenant Pays	0.0%
Total	**$0**	**0% of GSI**

Financing & Cashflow Analysis

FINANCING ASSUMPTIONS

PRINCIPAL & INTEREST LOAN

Down Payment	$294,000
Loan Amount (65% LTV)	$546,000
Interest Rate	6.5%
Amortization	30
DSCR	1.13
Annual Debt Service	$41,413

CASH FLOW ANALYSIS

	CURRENT	STARTING JAN 1ST 2027
Gross Scheduled Income	$46,632	$50,400
Less: Vacancy (3%)	($1,399)	($1,512)
Gross Operating Income	$45,233	$48,888
Less: Expenses	($0.00)	($0.00)
Net Operating Income (NOI)	**$45,233**	**$48,888**
Less: Debt Service	($41,413)	($41,413)
Annual Cash Flow	**$3,820**	**$7,475**
Cash on Cash Return	1.3%	2.5%
Principal Reduction	$6,103	$6,103
Total Return	**4%**	5%

04 SALE COMPARABLES

Sales Comparables

SUBJECT PROPERTY

2005 S Escondido Blvd
Escondido, 92025

Type	Freestanding Commercial
Sale Price	$840k
Square Footage	1,252 | 12,706
Price / SF	$670 | $66
Structures	1
Occupancy Type	Tenant / NNN
Year Built	1970
STATUS:	**FOR SALE**

1408 S Escondido Blvd
Escondido, 92025

Type	Freestanding Retail
Sale Price	$850k
Square Footage	3,000 | 15K
Price / SF	$283 | $56
Structures	2
Occupancy Type	Own-User
Built/Renovated	1959
STATUS:	**COE DATE: 5/9/2025**

400 N Broadway
Escondido, 92025

Type	Freestanding Office
Sale Price	$750K
Square Footage	1,769 | 6,982
Price / SF	$423 | $107
Structures	1
Occupancy Type	Owner-User
Year Built	1977
STATUS:	**COE DATE: 5/8/2026**

Sale Comparables

1555 E Valley Pky
Escondido, CA 92027

Type:	Freestanding Retail
Sale Price	$875k
Square Footage	1,344 | 20,311
Price / SF	$651 | $43
Structures	1
Occupancy Type	Owner-User
Year Built	1989
STATUS:	COE DATE: 8/1/2025

1848 S Escondido Blvd
Escondido, CA 92025

Units	Freestanding Office
Sale Price	$825k
Square Footage	1,845 | 10,676
Price / SF	$447 | $77
Structures	1
Occupancy Type	Owner-User
Year Built	1953
STATUS:	COE DATE:4/09/2025

705 E Ohio Ave
Escondido, CA 92025

Units	Freestanding Office
Sale Price	$1.2M
Square Footage	2,492 | 11,406
Price / SF	$482 | $105
Structures	1
Occupancy Type	Owner-User
Year Built	1979
STATUS:	COE DATE: 4/29/2025

	PRICE	PRICE / SF	PRICE / SF LAND	Avg. Year Built
COMPARABLE AVERAGES	$900,000	$457	$77.6	1971
SUBJECT: 2005 S Escondido Blvd	$840,000	$670	$66	1970

05 MARKET OVERVIEW

ESCONDIDO MARKET OVERVIEW

Escondido is one of North County San Diego's most established commercial hubs, offering businesses and investors a strategic inland location, a growing consumer base, and excellent regional connectivity. As the largest inland city in San Diego County, with a population of approximately 152,000, Escondido serves as the economic center for North County, drawing residents, employers, and visitors from surrounding communities including San Marcos, Vista, Valley Center, and Hidden Meadows. Its affordability relative to coastal markets, combined with a strong local workforce and expanding residential population, continues to support demand for neighborhood-serving retail, office, and service-oriented businesses.

Positioned along South Escondido Boulevard, the subject property benefits from excellent visibility within one of the city's primary commercial corridors. Convenient access to Interstate 15 and State Route 78 provides seamless connectivity to Rancho Bernardo, Sorrento Valley, Downtown San Diego, and the broader North County region. The surrounding area is anchored by established residential neighborhoods, medical offices, retail centers, schools, and local employers, creating a consistent customer base and making the location well suited for both owner-users and investment properties.

Looking ahead, the property's location within the Southern Entry District of the South Centre City Specific Plan provides an additional layer of long-term value. The City's vision for the corridor encourages thoughtful reinvestment through a mix of commercial, residential, and mixed-use development, positioning the area for continued growth over time. Combined with limited inventory of freestanding commercial buildings of similar size, excellent regional accessibility, and long-term redevelopment potential, 2005 S. Escondido Boulevard represents a compelling opportunity for owner-users, investors, and buyers seeking future flexibility.

2005 S ESCONDIDO BLVD

ESCONDIDO, CA 92025

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