



Arrow Real Estate Office:
760-602-0221 9191
Towne Centre Dr., STE 380
San Diego, CA 92122 CA
DRE Lic. # 02007217

925 E. Pennsylvania Ave
Escondido, CA 92025

AVAILABLE SPACE

PROPERTY OVERVIEW

Suite A

1050 SF

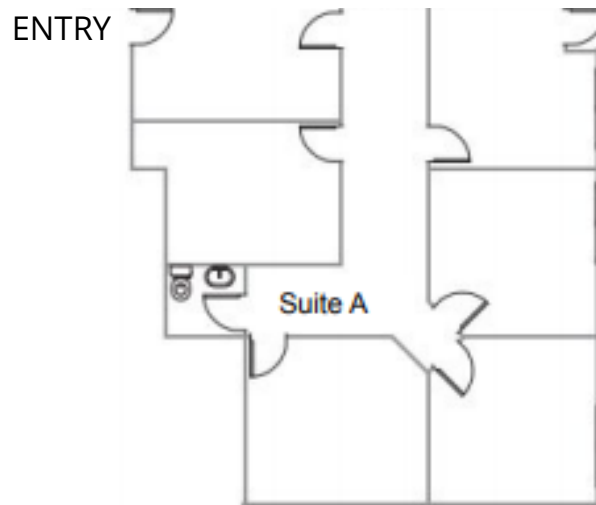
\$2.10/SF

CENTRALLY LOCATED
1/2 MILE FROM
PALOMAR MEDICAL
CENTER

FLEXIBLE LEASE
OPTIONS

EASY FREEWAY ACCESS

3.4 PARKING SPACES
AVAILABLE PER 1000/SF



Suite A has 1050 SF available consisting of an entry room, 5 private rooms, and a restroom. There is existing plumbing for dental offices.

Suite A

Space Use:
Office/Medical

Building Height: 1
story

Direct access to I-15
and CA-78

Attractive and gated
courtyard setting



DEMOGRAPHICS

TOTAL BUSINESSES

1 MILE - 2,017
 3 MILE - 6,098
 5 MILE - 7,866

TOTAL POPULATION

1 MILE - 38,594
 3 MILE - 146,024
 5 MILE - 196,381

2020-2025 POP. GROWTH

1 MILE - 2.95%
 3 MILE - 2.26%
 5 MILE - 2.39%

TRANSPORTATION

Walk Score® Walker's Paradise (85)

FREEWAY ACCESS

CA-78 W
 3.7 MI



TRANSIT/SUBWAY

1.4 MI



AIRPORT

McCellan-Palomar
 Airport 13.3 MI



HOSPITAL

Kaiser Permanente
 1.2 MI



HOUSEHOLD INCOME

1 MILE - \$46,243
 3 MILE - \$63,269
 5 MILE - \$70,635



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