

± 2,308 SF OFFICE FOR SALE | ESCONDIDO, CA

725 E VALLEY PARKWAY

ESCONDIDO, CA 92025



DON'T MISS THIS OWNER/USER OFFICE, RETAIL & REDEVELOPMENT OPPORTUNITY!

**CONTACT OUR
EXPERT BROKERS
FOR MORE INFORMATION**



Christian Thompson

Associate

760.481.1016

cthompson@lee-associates.com

Trent France

Principle

760.929.7838

tfrance@lee-associates.com

Nick Guerena

Junior Associate

760.525.6854

nguerena@lee-associates.com

PROPERTY HIGHLIGHTS

725 E VALLEY PARKWAY

SALE PRICE: \$1,100,000



BUILDING SQUARE FEET:
2,308 SF



LOT SQUARE FEET:
± 6,098 SF (0.14 AC)



YEAR BUILT:
1956



INFRASTRUCTURE:
3 HVAC Units



UPGRADES:
New Roof installed July 23, 2021



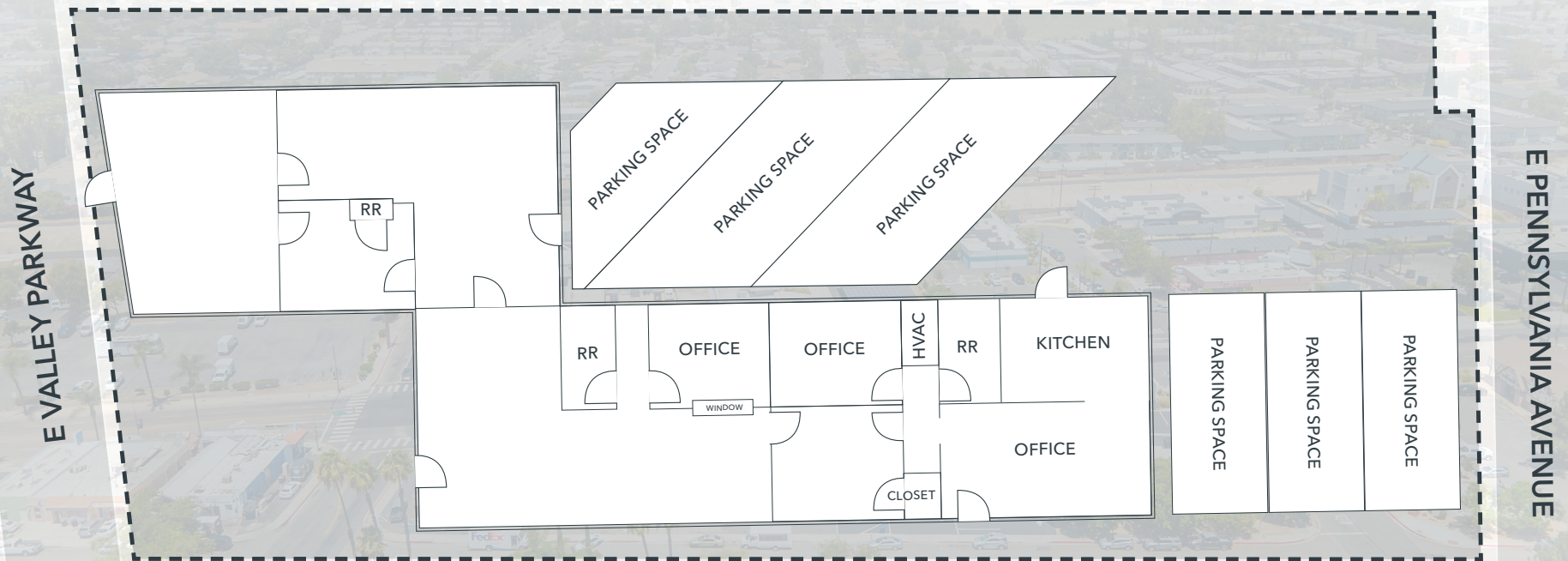
PARCEL #:
230-093-04-00



ZONING:
SP, Escondido



PROPERTY SITE PLAN



*Floor plans, layouts, and renderings are for illustration purposes only, are not to scale, and may not accurately reflect the exact-as-built dimensions, square footage, or features of the property. All measurements and sizes are approximate and subject to change without notice.

EXTERIOR PHOTOS



AVAILABLE FOR SALE

725 E Valley Parkway | Escondido, CA 92025

INTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY LOCATION



AVAILABLE FOR SALE

725 E Valley Parkway | Escondido, CA 92025

PROPERTY LOCATION



SUBJECT PROPERTY
725 E VALLEY PARKWAY
ESCONDIDO, CA 92025

E VALLEY PARKWAY

E PENNSYLVANIA AVENUE

N FIG STREET



AREA DEMOGRAPHICS

SUBJECT PROPERTY
725 E VALLEY PARKWAY
ESCONDIDO, CA 92025

WITHIN 5 MILE RADIUS OF PROPERTY



TRAFFIC COUNTS
22,483 ADT
*East Valley Parkway



POPULATION
189,969



HOUSEHOLDS
63,274



MEDIAN HH INCOME
\$115,654



MEDIAN AGE
37.6

ABOUT ESCONDIDO

Escondido is an established North County growth center benefiting from residential, commercial, industrial, and mixed-use development. Located at the intersection of Interstate 15 and State Route 78, the city serves as a connection between coastal North County, inland San Diego County, and communities to the north. Investment in downtown Escondido, Grand Avenue, East Valley Parkway, and areas near the Transit Center is introducing housing, employment space, services, and public improvements. These projects support a more connected urban core while creating opportunities for businesses and residents.

Growth throughout the surrounding region is further strengthening Escondido's position as an inland North County hub. San Marcos continues to expand through new housing, educational facilities, retail, and mixed-use projects, while Vista remains an important center for industrial, manufacturing, and commercial activity. Valley Center and nearby communities are also seeing residential development and infrastructure investment. Together, these areas form a growing corridor supported by healthcare, education, technology, manufacturing, construction, retail, and professional services. With expanding transportation connections, a large regional workforce, and continued investment, Escondido is well positioned to benefit from North County's long-term growth.

WITHIN 5 MILES OF PROPERTY



189,969
POPULATION



37.1
AVERAGE AGE



\$142,789
AVERAGE HH INCOME



7,447
TOTAL BUSINESSES



65,072
TOTAL EMPLOYEES

± 2,308 SF OFFICE FOR SALE | ESCONDIDO, CA

725 E VALLEY PARKWAY

ESCONDIDO, CA 92025



**CONTACT OUR
EXPERT BROKERS
FOR MORE INFORMATION**



Christian Thompson

Associate

760.481.1016

cthompson@lee-associates.com

Trent France

Principle

760.929.7838

tfrance@lee-associates.com

Nick Guerena

Junior Associate

760.525.6854

nguerena@lee-associates.com

Lee & Associates | North San Diego County A Member of the Lee & Associates® Group of Companies

1902 Wright Place, Suite 180, CA 92008 | Office: (760) 929-9700