

OFFERING MEMORANDUM

1027 & 1035 E GRAND AVENUE

Escondido, California 92025

VALUE-ADD OFFICE / MEDICAL BUILDING
WITH TOWNHOUSE REDEVELOPMENT UPSIDE

ASKING PRICE

\$1,199,999

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Investment Highlights

A value-add opportunity with income today and two distinct paths to upside

Prime Corner Location

Signalized corner site on East Grand Avenue in central Escondido, San Diego County.

In-Place Income

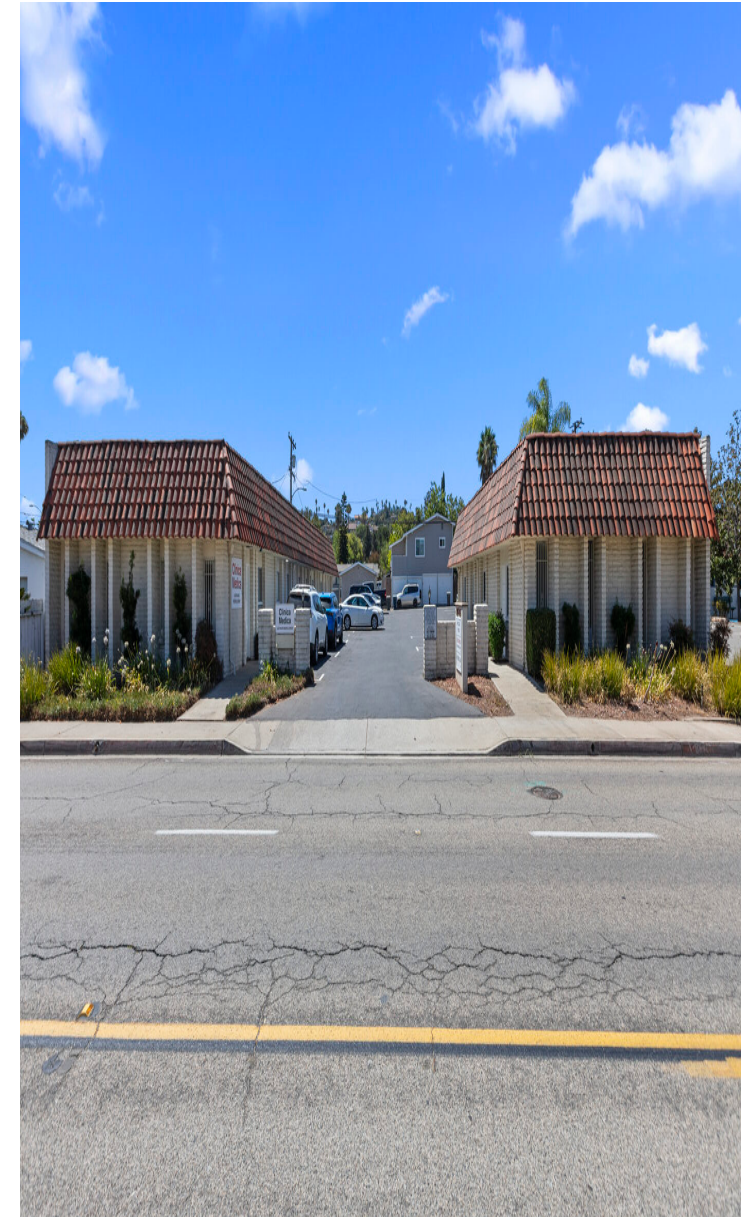
Two leased suites in the 1035 building generating \$44,400 in current annual rent.

Move-In Ready Building

1027 E Grand Avenue is fully renovated (new flooring, paint, plumbing, ADA restroom) and vacant — ready for an owner-user or new tenant at a projected \$2,500/month.

Redevelopment Upside

Zoned Urban Residential (30 du/ac) under the East Valley Specific Plan — supports up to 9-10 three-story townhouse units, per a 2026 feasibility study.



Property Overview

Address	1027 & 1035 E Grand Ave, Escondido, CA 92025
APN	230-331-04 (1027) 230-331-05 (1035)
Site Area	± 14,000 SF (0.321 acres) — two merged parcels
Building Size	± 4,082 SF, two single-story buildings
Price / SF	± \$294 / SF
Year Built	1973
Occupancy	1035: Ste 101 & 102 leased; 1027: vacant, renovated
Zoning	Urban Residential overlay, 30 du/ac*
Parking	Shared surface lot, approx. 20 spaces
Walk Score®	77 — Very Walkable

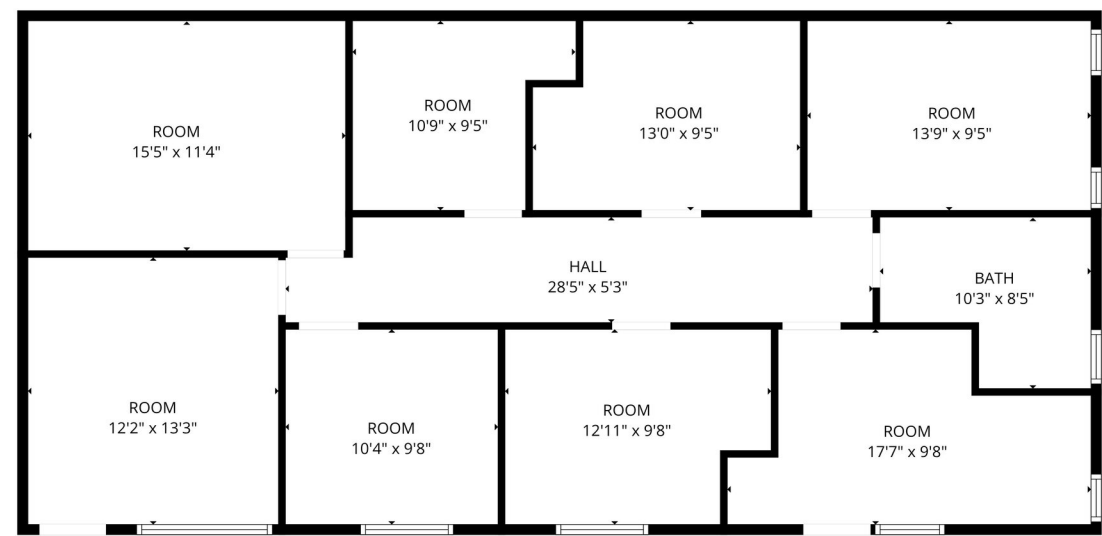


**Per a 2026 townhouse feasibility study; current assessor zoning on file is Restricted Commercial. Figures reflect public records and seller-provided documents — buyer to independently verify square footage, lot size, and zoning.*

Floor Plans

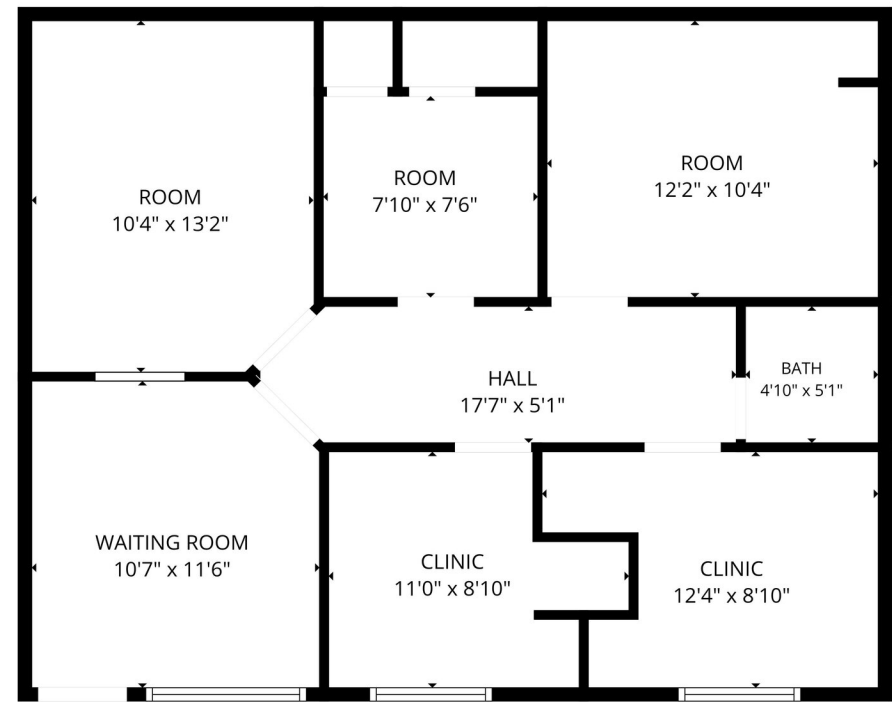
Room-by-room layouts, professionally measured

1027 E GRAND AVENUE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

1035 E GRAND AVENUE — SUITE 101



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

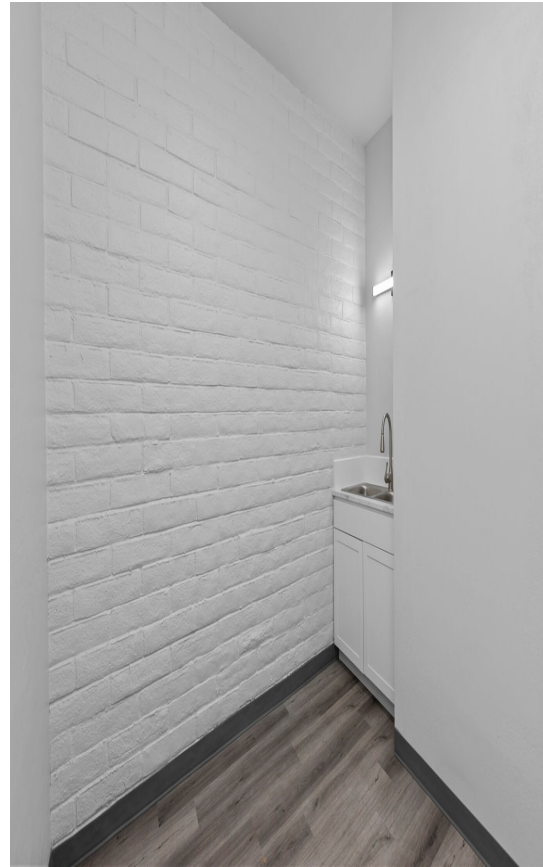
Floor plans reflect the two building layouts; buyer to independently verify all room dimensions and square footage.

Move-In Ready Building — 1027 E Grand Avenue

Fully renovated and vacant — immediate upside for an owner-user or new tenant lease-up at a projected \$2,500/month.



New flooring & fresh paint



Updated plumbing & cabinetry



ADA-compliant restroom



Private rear entrance

Income Summary

Suite / Address	Tenant / Use	Monthly Rent	Lease Expiration
1035 E Grand Ave, Ste 101	Medical Clinic	\$2,300	10/31/2027
1035 E Grand Ave, Ste 102	Professional / Office	\$1,400	—
1027 E Grand Ave (entire bldg.)	Vacant — renovated, move-in ready	\$2,500 (projected)	—

CURRENT (IN-PLACE)

\$44,400

annual rent (1035 Ste 101 + 102) — 3.70% gross cap rate

STABILIZED (1027 LEASED)

\$74,400

projected annual rent (all 3 suites) — 6.20% gross cap rate

Gross cap rate = annual gross rent ÷ \$1,199,999 asking price. 1027 rent is a projected/asking figure, not an executed lease — buyer to independently verify all rents, lease terms, and expenses.

Redevelopment Upside



Site	Two merged parcels totaling ± 14,000 SF (0.321 acres)
Zoning	Urban Residential under the East Valley Specific Plan — 30 du/ac
Unit Yield	9 units by-right; up to 10 with design efficiency or density bonus
Concept	3-story townhomes with alley-loaded 2-car garages, ± 1,300–1,700 SF/unit
Parking	18–20 spaces required — met via private garages

Per a townhouse feasibility study prepared by a third-party design firm (April 2026). Zoning, entitlement feasibility, and unit yield are estimates — buyer to independently verify with the City of Escondido before relying on them.

Escondido Demographics

149,668

Population, City of Escondido

\$91,967

Median Household Income

37

Median Age

\$827,900

Median Home Value (ZIP 92025)

A well-established, growing submarket

Escondido is San Diego County's north inland hub, with a large, stable population base and steady demand for local medical, professional, and residential real estate. The immediate ZIP code (92025) has a median age of just 34, among the youngest in the county, pointing to a growing base of future homeowners and patients alike.

Sources: U.S. Census Bureau (2024 ACS 5-Year Estimates); California Department of Finance.





Location Highlights

- Located on the East Grand Avenue corridor in Central Escondido, San Diego County
- Walk Score® of 77 (“Very Walkable”) — most errands can be accomplished on foot
- Easy access to both CA-78 and I-15, Escondido's two primary freeway corridors
- Roughly 30 miles south of Downtown San Diego
- Surrounded by an established mix of residential neighborhoods and neighborhood-serving medical, dental, and professional office users

77

WALK SCORE® — VERY WALKABLE

30 mi

TO DOWNTOWN SAN DIEGO

Walk Score per [walkscore.com](https://www.walkscore.com) for this block of East Grand Avenue; distance approximate.

Investment Summary

\$1,199,999

Asking Price

3.70%

Current Gross Cap Rate

6.20%

Stabilized Gross Cap Rate

9–10

Potential Townhouse Units

- Value-add office/medical property on East Grand Avenue in Escondido
- Two leased suites in the 1035 building; 1027 vacant, renovated, and ready for lease-up at a projected \$2,500/month
- 3.70% current gross cap rate, growing to an estimated 6.20% once 1027 is leased
- Zoned Urban Residential (30 du/ac) — feasibility study supports up to 9-10 townhouse units

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