



THE
KHOSHBIN
COMPANY
Setting the Path to Critical Mass



190-220 W. El Norte Parkway | Escondido, CA



Investment Opportunity



Well Located Multi-Tenant Center

190-220 W El Norte Parkway | Escondido, CA 92026

Highlights

Aerials

Site Plan

About Escondido

Demographics

Property Highlights

This is a unique property that includes the combination of value-add potential, excellent tenant mix, and aesthetic appeal

Access to center on both W. El Norte Pkwy and N. Escondido Blvd.

Conveniently located half mile of both Interstate 15 and the 78 Freeway

Center is surrounded by established residential area, businesses, hotels and National Retailers

Excellent upside in below market rents

Stabilized center occupied by six (6) tenants
Fast Auto & Payday Loans, a national lending company with over 800 locations nationwide
Several of the other tenants have been long-time occupants in the center for ±20 years

Ample parking, 84 parks

Property Details

Building GLA	±15,297 SF
Lot Size	±1.61 Acres
Purchase Price	\$4.5 million
CAP Rate	5.2%
NOI	\$216,000
Zoning	Commercial

Demographics

	1 Mile	3 Mile	5 Mile	City	County	MSA
Est. Population	30,878	153,531	218,529	153,195	3,345,802	3,345,802
Est. Households	9,581	47,585	68,348	47,425	1,157,440	1,157,440
Avg. HH Income	\$54,370	\$67,275	\$75,841	\$73,481	\$93,083	\$93,083
Daytime Employees	8,976	63,098	81,149	65,023	1,467,947	1,467,947

Khoshbin Company
18071 Fitch | Irvine, CA 92614

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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Mazi Khoshbin
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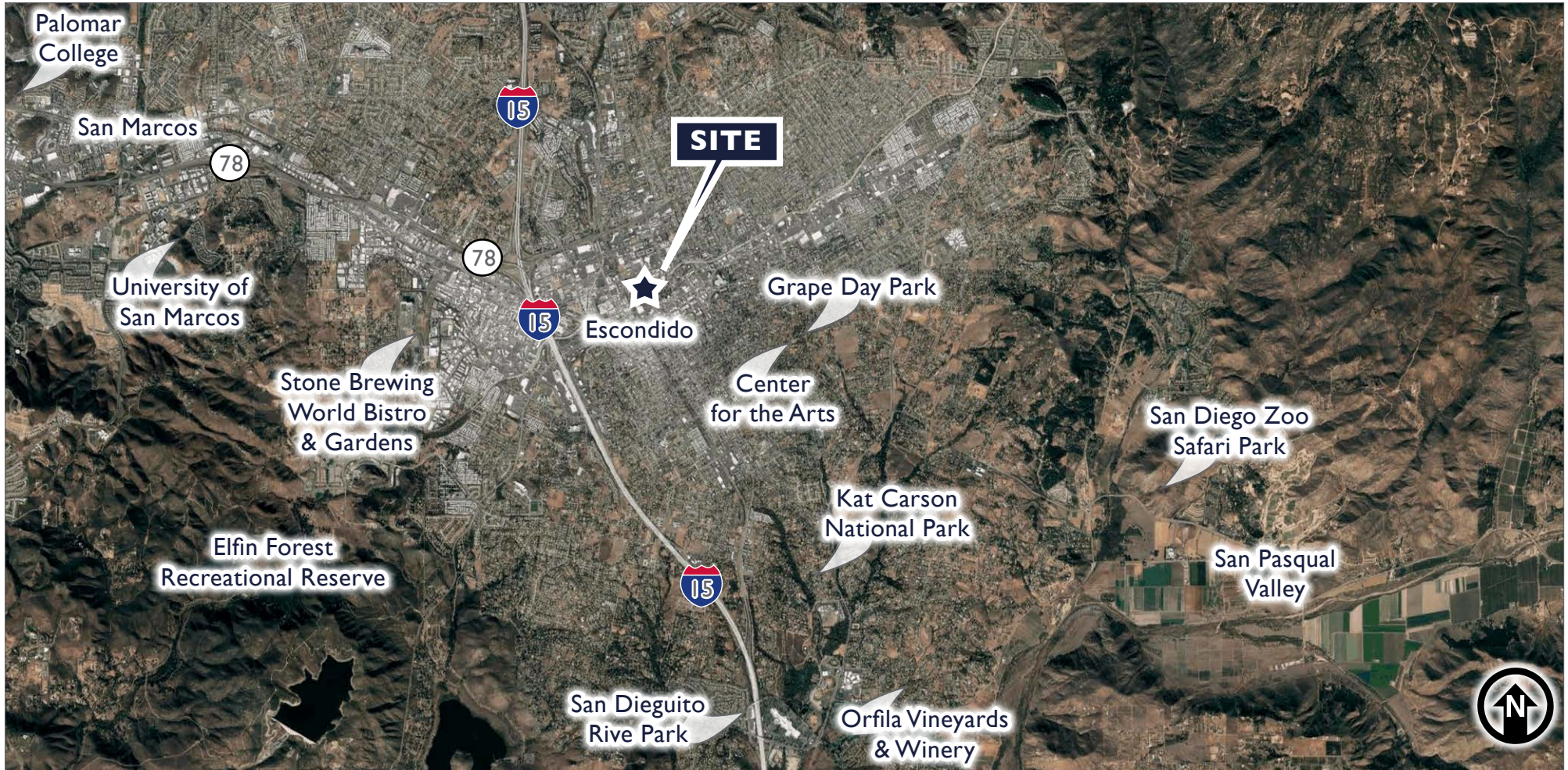
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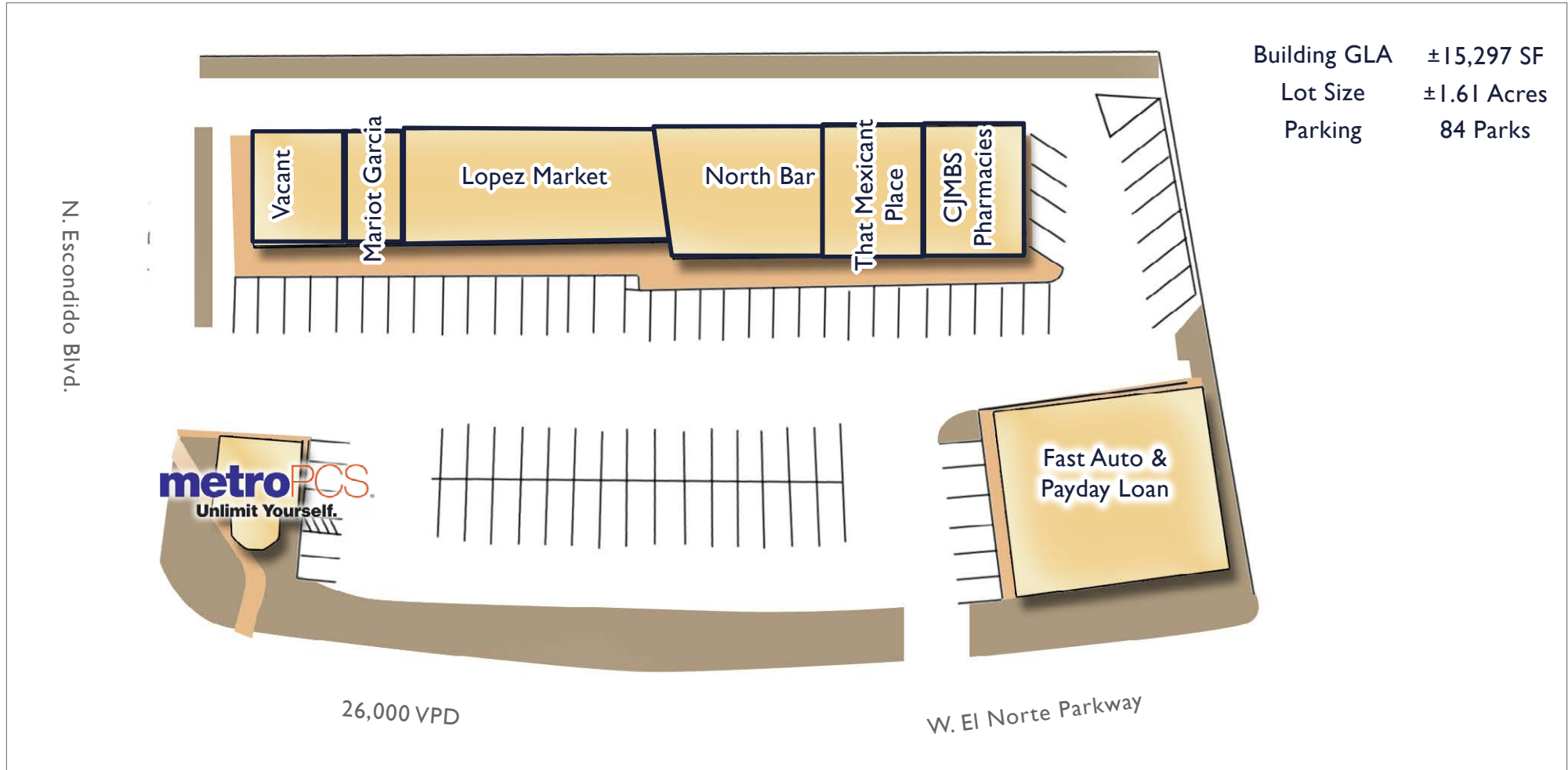
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Located in the Great San Diego MSA, Escondido is thriving urban environment conveniently located in the middle of everything. Escondido lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego.

San Diego was recently the only U.S. city to be featured in National Geographic's acclaimed documentary series "World's Smart Cities". In recent years Escondido was named by Money Magazine as the Best Place in the West in which to retire and, at the other end of the spectrum, was named a Kid-Friendly City for our broad range of youth programs. Ladies Home Journal also ranked Escondido number eight among the Top Ten Cities for Government.

Escondido is quickly emerging as a regional economic leader in the forefront of job development and new industries. The City's largest employers include Palomar Medical Center, the School and College Districts, and the City.

The centerpiece of the City's redevelopment efforts is the California Center for the Arts, Escondido which attracts more than 270,000 visitors from San Diego and surrounding regions each year. The Center is conveniently located in a charming downtown area, adjacent to historic Grape Day Park. In addition, The City offers two lakes, several parks, a sports center, golf courses, restaurants, wineries, shopping centers, comprehensive healthcare and the nearby San Diego Zoo Safari Park and the Queen Califia's Magical Circle, a sculpture garden in Kit Carson Park donated by late internationally renowned artist Niki de Saint Phalle. Finally, the successful brewery and winery industry is also making Escondido a tourist destination.



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	1 Mile	3 Mile	5 Mile	City	County	MSA
2017 Estimated Population	30,878	153,531	218,529	153,195	3,345,802	3,345,802
2022 Projected Population	32,500	161,441	229,463	160,982	3,514,907	3,514,907
2010 Census Population	29,070	143,705	203,463	143,930	3,095,313	3,095,313
2000 Census Population	28,102	133,209	181,120	133,660	2,813,837	2,813,837
Projected Annual Growth 2017 to 2022	1.1%	1.0%	1.0%	1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2017	0.6%	0.9%	1.2%	0.9%	1.1%	1.1%
2017 Median Age	32.7	34	35	33.6	35	35
2017 Estimated Households	9,581	47,585	68,348	47,425	1,157,440	1,157,440
2022 Projected Households	10,079	50,055	71,834	49,858	1,218,218	1,218,218
2010 Census Households	9,163	45,318	64,777	45,366	1,086,865	1,086,865
2000 Census Households	9,000	43,574	59,348	43,638	994,674	994,674
Projected Annual Growth 2017 to 2022	1.0%	1.0%	1.0%	1.0%	1.1%	1.1%
Historical Annual Growth 2000 to 2017	0.4%	0.5%	0.9%	0.5%	1.0%	1.0%
2017 Estimated Average Household Income	\$54,370	\$67,275	\$75,841	\$73,481	\$93,083	\$93,083
2017 Estimated Median Household Income	\$49,001	\$59,648	\$67,216	\$58,760	\$72,274	\$72,274
2017 Estimated Per Capita Income	\$17,037	\$20,991	\$23,843	\$22,876	\$32,681	\$32,681

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