

FOR SALE

**RetailNet**  
REAL ESTATE

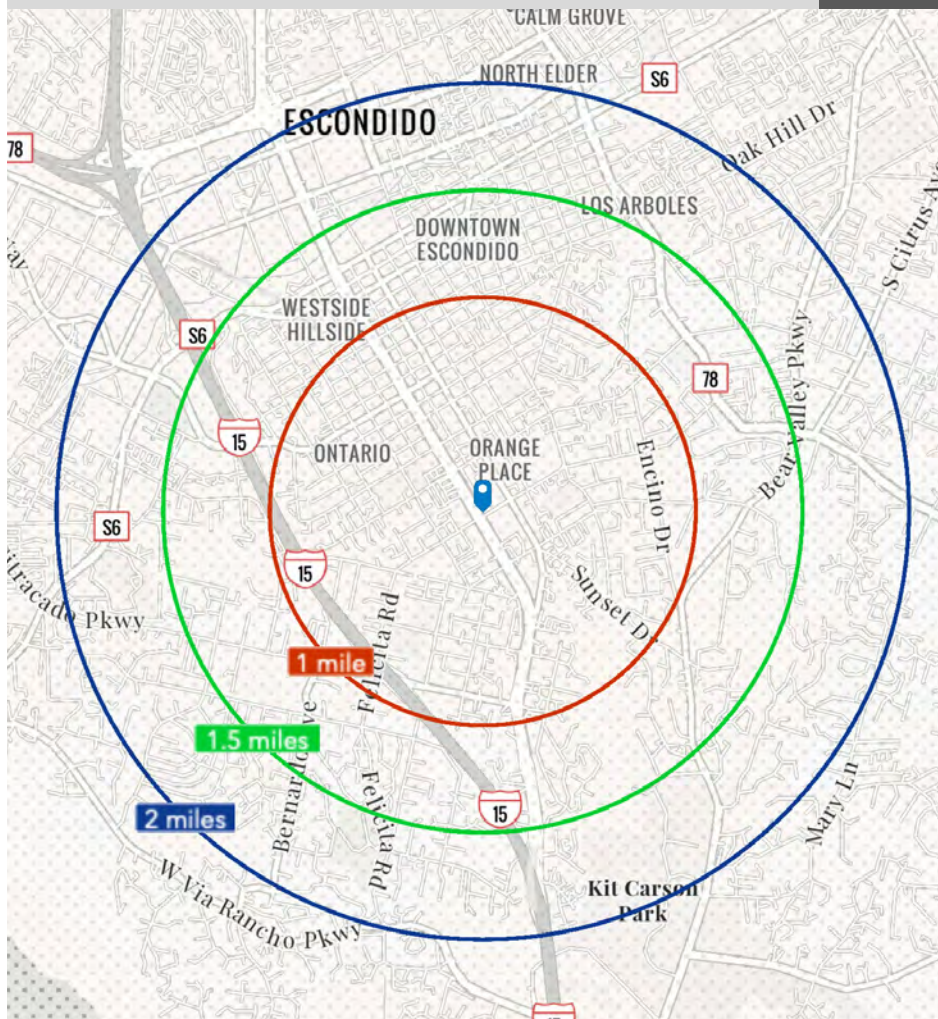
± 0.76 AC | ± 11.8K SF | S-P | \$3.45MM

ESCONDIDO, CA

Former *Walgreens* #10142

460 W FELICITA AVE





## Property Overview

- ✦ **Offering Price.** \$3,450,000
- ✦ **Delivery.** 'As-Is', Vacant (*FF&E not included*)
- ✦ **Property.** ±0.76 AC
- ✦ **Building.** ±11,850 (±9,450 ground floor) + DT
- ✦ **Parking.** 35 spaces
- ✦ **Signage.** Dedicated monument + building
- ✦ **Yr Built.** 2005
- ✦ **Parcel Number.** [236-223-40-00](#) & [236-223-61-00](#)
- ✦ **Access.** RI/RO on Center City; RI/RO on Felicita
- ✦ **Intersection.** Felicita Ave & Center City Pkwy (±58K VPD).
- ✦ **Zoning.** Specific Plan Area (S-P, SPA 15) – [SP Zone](#)
- ✦ **Deed Restriction.** Pharmacy

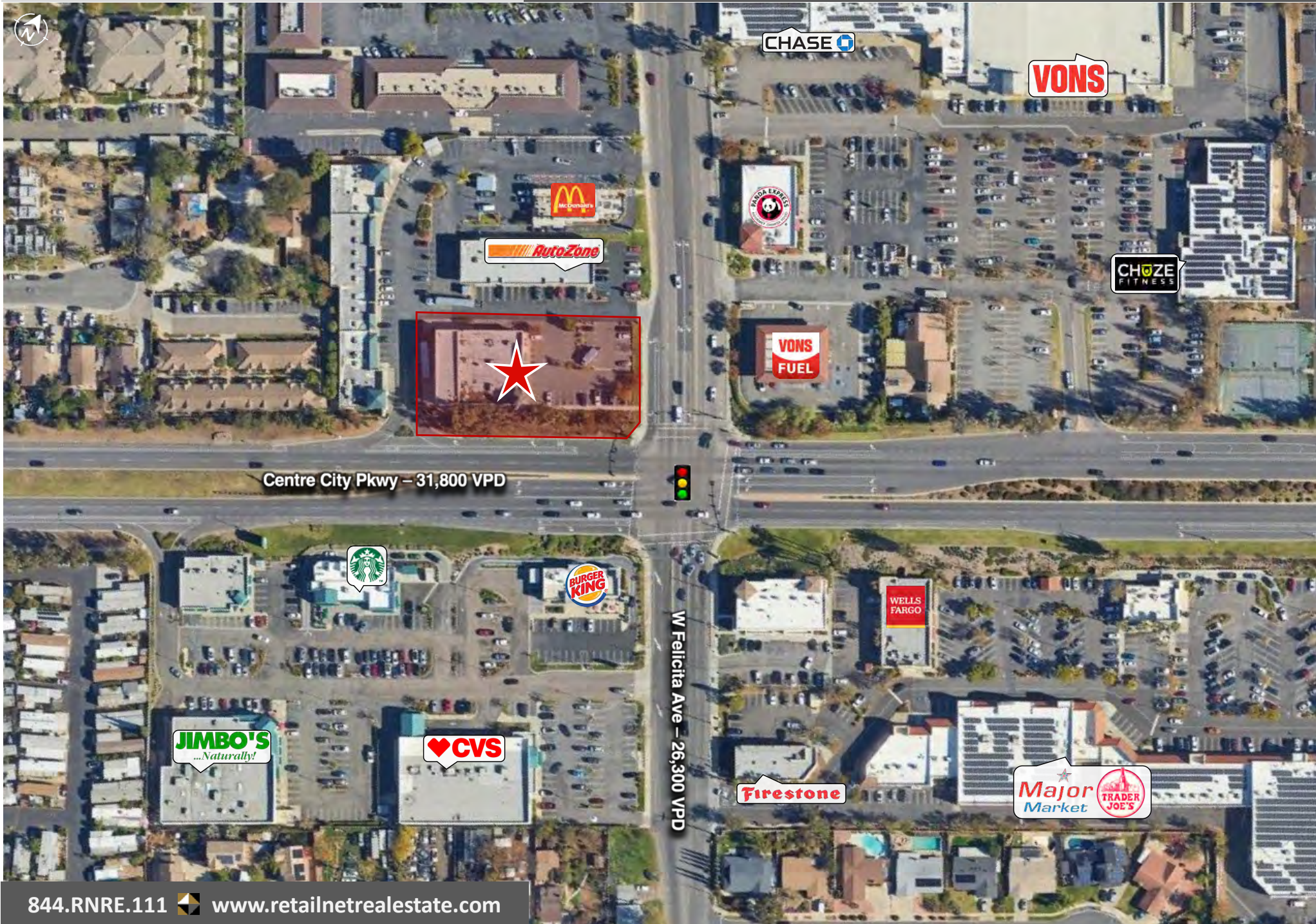
## Location Overview

- ✦ **Prominent Intersection.** Intersection traffic counts of nearly 60K VPD and retailers include Trader Joe's, Vons, McDonald's, Starbucks, CVS, Wells Fargo, & Chase.
- ✦ **High Traffic Area.** ±32K VPD on Centre City Pkwy and ±26K VPD on W Felicita Ave.
- ✦ **Above Avg. HH Incomes.** ±\$107K w/in 2 mi.

| '25 Estimates                                          | 1 Mile           | 1.5 Mile         | 2 Miles            |
|--------------------------------------------------------|------------------|------------------|--------------------|
| <b>Population</b>                                      | <b>22,150</b>    | <b>34,386</b>    | <b>59,713</b>      |
| <b>Households</b>                                      | <b>6,589</b>     | <b>10,754</b>    | <b>19,351</b>      |
| <b>Avg. HH Inc.</b>                                    | <b>\$105,101</b> | <b>\$113,574</b> | <b>\$106,926</b>   |
| <b>Centre City Pkwy – Daily Traffic Count Estimate</b> |                  |                  | <b>±31,800 VPD</b> |
| <b>W Felicita Ave – Daily Traffic Count Estimate</b>   |                  |                  | <b>±26,300 VPD</b> |

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Centre City Pkwy – 31,800 VPD



W Felicita Ave – 26,300 VPD

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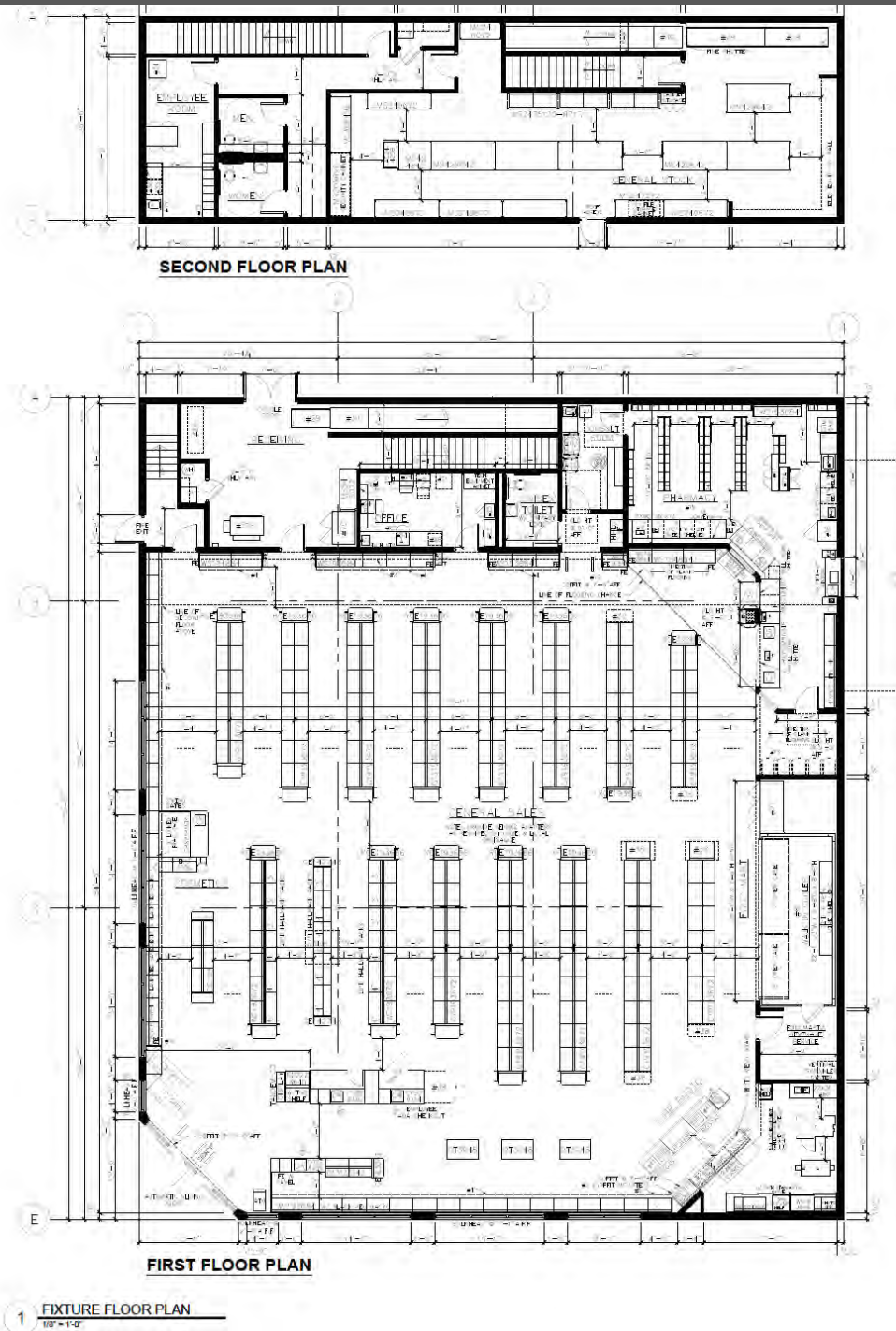
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## TERMS

|                              |                                   |
|------------------------------|-----------------------------------|
| OFFERING PRICE               | \$3,450,000                       |
| DELIVERY                     | Vacant                            |
| TERMS                        | 'As-Is', No Financing Contingency |
| DEED RESTRICTION             | Walgreens Pharmacy                |
| OFFERS EVALUATED AS RECEIVED |                                   |

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

## CONTACT

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INVESTMENT OFFERING

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