

600-640 W MISSION AVE

ESCONDIDO, CA 92025



INTERACTIVE
LEASING BROCHURE

±2,200 SF OF RETAIL SPACE AVAILABLE FOR LEASE | ±27,000 VPD ON W MISSION AVE

ANCHORED BY



MATTHEWS™

PROPERTY OVERVIEW



SIZE

Suite 644 – ±2,200 SF

ASKING RENT

Suite 644 - \$2.90 PSF

CURRENT CONDITION

Former Financial Institution

AVAILABILITY

Now

POTENTIAL USE

Restaurant, Retail, QSR, Office, Service,
Medical, Bank

JOIN THESE NEIGHBORING TENANTS





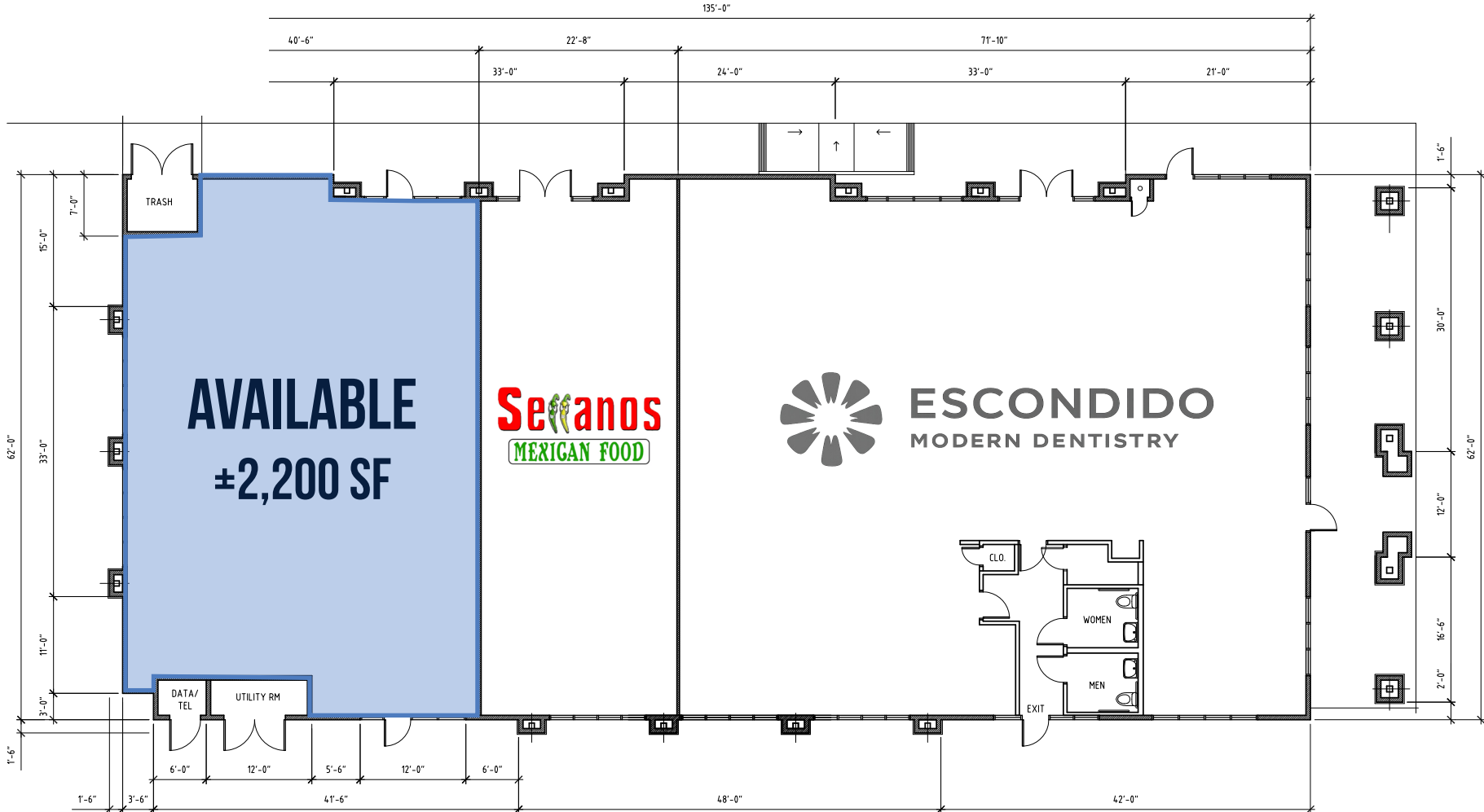
INTERIOR PHOTOS



SURROUNDING TENANT MAP



SUITE 644 FLOOR PLAN





± 95,000 VPD

SUBJECT
PROPERTY

78

15

± 102,000 VPD

the Habit **marco's** **SUPER STAR**
BURGER GRILL CAR WASH
SUBWAY **YOSHINOYA**
Banfield Stanton
PET HOSPITAL OPTICAL

HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices
McDonald's **Arby's**

VONS
Home's Place

FERRARA PLAZA
Ralphs **CVS** pharmacy
Little Caesars **O'Reilly** AUTO PARTS

COSTCO WHOLESALE **Guitar Center** **Starbucks**
Walmart Supercenter **crumbl** cookies
KOHL'S **rubio's** **Freddy's**
HOOTERS **LONG JOHN SILVER'S** **McDonald's** **PANDA EXPRESS** **TACO BELL**

Michaels **BARNES & NOBLE**

PLAZA CIVIC CENTER
PET SMART **dd's DISCOUNTS**
Smart & Final **REGAL** **99¢ only STORES**
UNITED STATES POSTAL SERVICE **Starbucks**
COLD STONE CREAMERY

PLAZA LAS PALMAS
BOOT BARN **petco**
CHUCK E. CHEESE **jiffy lube** **McDonald's**
PACIFIC SALES
KITCHEN & HOME

Staples **HomeGoods** **BevMo!**
ALDI **Pollo Loco** **FedEx Office**
Print & Ship Services

THE HOME DEPOT **Albertsons** **WELLS FARGO**
CVS pharmacy **Wendy's** **MATTRESS FIRM**

JIMBO'S
LESLIE'S **SUBWAY**
CVS pharmacy **BURGER KING** **Starbucks**

SPROUTS
FARMERS MARKET

cricket wireless **menchie's** **BRIGANTINE**
SEAFOOD & OYSTER BAR
VONS

ESCONDIDO PROMENADE
Target **TJ-maxx** **ups**
five BELOW **ULTA** BEAUTY **VANS**
"OFF THE WALL"
carter's **GameStop** **BOB'S** DISCOUNT FURNITURE
ROSS DRESS FOR LESS **GNC** LIVE WELL
planet fitness **DICK'S** SPORTING GOODS **SALLY** BEAUTY

FELICITA TOWN CENTER
RITE AID **TRADER JOE'S**
Firestone **Major Market** **WELLS FARGO** **BETTER BUZZ** **H&R BLOCK**

NORTH COUNTY MALL
JCPenney **24 HOUR FITNESS**
target **sears** HOME SERVICES **macy's**
OLD NAVY **Apple Store**

MATTHEWS™

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ESCONDIDO, CA 92025

EXCLUSIVE LEASING AGENTS

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