



Peer Properties

141 E Grand Ave

13,576 SF Retail Storefront

Escondido, California - Escondido Submarket

PREPARED BY



COMMERCIAL REAL ESTATE SERVICES

Michael Golden

Principal

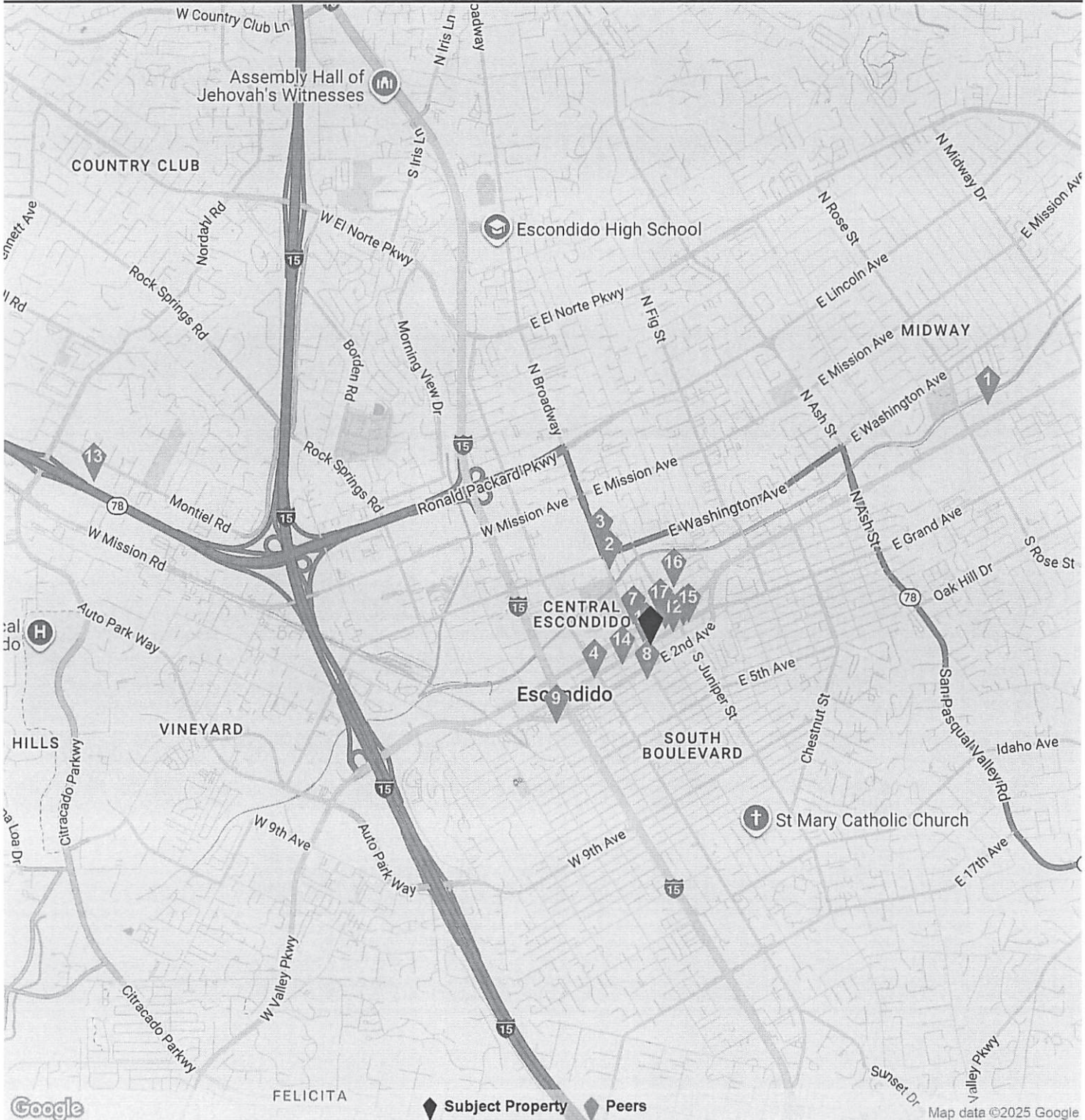


Peer Properties Summary

141 E Grand Ave

No. Peers	NNN Market Rent/SF	Availability Rate	Vacancy Rate
17	\$1.81	7.5%	7.5%

PEER LOCATIONS



Peer Properties Summary

141 E Grand Ave

							Availability				
Property Name / Address			Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Spcs	Avail %	Vac %	NNN Rent Per SF
	141 E Grand Ave ★ ★		1929/-	0.00 mi	88	13,576	-	0	0%	0%	\$2.80 - 3.50 (Est.)
	1680 E Valley Pky ★ ★ ★ ★ ★		1960/-	1.6 mi	78	19,800	-	0	0%	0%	\$2.70 - 3.30 (Est.)
	528 N Broadway ★ ★ ★ ★ ★		-/-	0.34 mi	58	10,000	-	0	0%	0%	\$2.10 - 2.50 (Est.)
	618 N Broadway St ★ ★ ★ ★ ★		1988/-	0.43 mi	59	10,500	-	0	0%	0%	\$2.00 - 2.50 (Est.)
	303 W Grand Ave ★ ★ ★ ★ ★		-/-	0.25 mi	88	6,944	-	0	0%	0%	\$1.80 - 2.20 (Est.)
	Downtown Escondido... 224-228 E Grand Ave ★ ★ ★ ★ ★		1940/-	0.08 mi	58	13,500	-	2	100%	100%	\$2.20
	130 E Grand Ave ★ ★ ★ ★ ★		1985/-	0.02 mi	88	7,700	-	0	0%	0%	\$1.80 - 2.20 (Est.)
	150 E Valley Pky ★ ★ ★ ★ ★		-/-	0.10 mi	88	7,776	-	0	0%	0%	\$1.80 - 2.20 (Est.)
	225 S Broadway ★ ★ ★ ★ ★		1941/-	0.14 mi	88	8,250	-	0	0%	0%	\$1.70 - 2.10 (Est.)
	525 W 2nd Ave ★ ★ ★ ★ ★		-/-	0.47 mi	33	10,466	-	0	0%	0%	\$1.70 - 2.10 (Est.)
	122 E Grand Ave ★ ★ ★ ★ ★		1925/-	0.03 mi	88	9,869	-	0	0%	0%	\$1.70 - 2.10 (Est.)
	Ritz Theater 309 E Grand Ave ★ ★ ★ ★ ★		1937/-	0.15 mi	87	8,400	-	0	0%	0%	\$1.70 - 2.10 (Est.)
	249 E Grand Ave ★ ★ ★ ★ ★		1950/-	0.10 mi	87	7,400	-	0	0%	0%	\$1.70 - 2.00 (Est.)
	2135 Montiel Rd ★ ★ ★ ★ ★		1990/-	2.3 mi	53	9,190	-	0	0%	0%	\$1.60 - 2.00 (Est.)
	155 W Grand Ave ★ ★ ★ ★ ★		1953/-	0.13 mi	53	23,900	-	0	0%	0%	\$1.00 - 1.20 (Est.)

Peer Properties Summary

141 E Grand Ave

Property Name / Address		Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
							Spce	Avail %	Vac %	
 333 E Grand Ave ★★★★★		-/-	0.17 mi	87	9,620	-	0	0%	0%	\$0.90 - 1.10 (Est.)
 351 E Pennsylvania Ave ★★★★★		1964/-	0.24 mi	46	10,000	-	0	0%	0%	\$0.80 - 1.00 (Est.)
 237 E Valley Pky ★★★★★		1982/-	0.11 mi	88	7,000	-	0	0%	0%	\$0.80 - 1.00 (Est.)