



## ESCONDIDO -- MULTIFAMILY: For Sale

3/27/09

### JUST LISTED – FOR SALE – THE HERITAGE AT CANYON POINTE CONDOMINIUMS

Grubb & Ellis|BRE Commercial is pleased to announce the newest listing for our Multi-Family Investment Team:

### [The Heritage at Canyon Pointe Condominiums](#)

495-505 San Pasqual Valley Road  
Escondido, California 92027



**The Heritage at Canyon Pointe** is a bulk sale of 53 out of 116 condominium units located on San Pasqual Valley Road at East 5th Avenue, with entry off South Ash Street and East 5th Avenue. The property is on a very visible street less than two miles east of downtown Escondido and near major employment, retail and entertainment centers. This is a tremendous opportunity to acquire a large portion of a fully renovated condominium project at below replacement costs.

**The Heritage at Canyon Pointe** was fully renovated to high-quality condominium specifications in 2006 and 2007 and a number of units were sold at that time. Currently for sale are 53 one-, two- and three-bedroom units, ranging in size from approximately 644 to 1,378 square feet of living space. Upgrades include granite and marble counter tops, stainless steel appliances, plush carpeting, washers and dryers, garages, fireplaces, dual pane windows, tile entry and energy efficient forced heating and air-conditioning. Community amenities include two pools, two spas, a fully renovated clubhouse, lush landscaping, carports and garages.

All 53 units for sale are vacant and are offered free and clear.

### **CONTACT US**

We invite you to view the [Heritage at Canyon Pointe](#) brochure and welcome any questions you may have. We look forward to working with you.

### **MIRAMONTES MULTI-FAMILY ADVISORS GRUBB & ELLIS|BRE COMMERCIAL**

**Diane Miramontes**  
(858) 546-5409  
[dmiramontes@breb.com](mailto:dmiramontes@breb.com)



**Darcy Miramontes**

(858) 546-5421

[darcy.miramontes@breb.com](mailto:darcy.miramontes@breb.com)

**Hunter Combs**

(858) 625-5249

[hcombs@breb.com](mailto:hcombs@breb.com)

**Kip Malo**

(858) 625-5231

[kmalo@breb.com](mailto:kmalo@breb.com)