



MISSION ESCONDIDO RETAIL CENTER UNDERGOES A \$1 MILLION REVITALIZATION

Capstone Advisors adds modern upgrades to central Escondido retail property

Escondido, Calif. – July 7, 2025 – Capstone Advisors, a Carlsbad-based diversified real estate investment, development and advisory firm, has completed a \$1 million revitalization of Mission Escondido, modernizing the prominent retail center in central Escondido.

Located at 201-205 W. Mission Ave., the center now features a contemporary design with a refreshed color palette and a standing seam metal roof. Other enhancements include drought-tolerant landscaping, updated site and tenant signage and parking lot improvements, including electric vehicle charging stations.

Situated in Escondido's downtown district, the center is currently leased by 14 tenants with a wide variety of focuses, such as food, retail, health, professional services and education. The newest tenants include Dongbu Korean BBQ, Prism Jiu Jitsu and Swan Hair Salon.

Capstone Advisors acquired the 41,530-square-foot property in 2011 when it was 70% leased. Following strategic enhancements shortly after it was acquired, the center has consistently been well occupied and is now fully occupied

"Our goal from the moment we acquired Mission Escondido was to enhance the center and create a great place for Escondido residents," said Alex Zikakis, president of Capstone Advisors. "While we made significant upgrades when we purchased the property, we knew it was now time for a significant investment in the property to refresh it and make the center even more dynamic and inviting for tenants and the local community."

The renovation was designed by AO and MW Peltz + Associates of Solana Beach and completed by Dowling Construction, San Diego Electric Sign, Pacific Western Painting, Pyle Landscape Care, and Doo-Rite Roofing.

For more information on Mission Escondido, visit missionescondidoshops.com.

About Capstone Advisors

Capstone Advisors is a diversified real estate investment and development company with a proven track record of having acquired millions of square feet of commercial properties throughout the U.S. across multiple real estate cycles and product types. Since 1996, Capstone

Advisors has served as an operating partner, advisor, capital provider, joint venture partner, and developer for some of the most well-regarded financial institutions in the world. The company has invested and developed a variety of commercial property types as well as been an active investor in residential land development, home building and resort development. Capstone Advisors is headquartered in Carlsbad, California. Visit CapstoneAdvisors.com for more information.

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