



220-222
W Second Ave

2 story office building
available for lease in

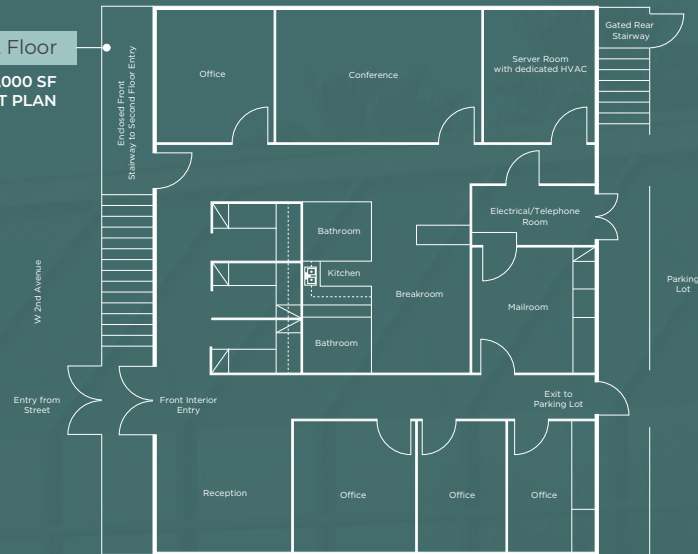
Escondido, Ca

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

THE WAGER BUILDING

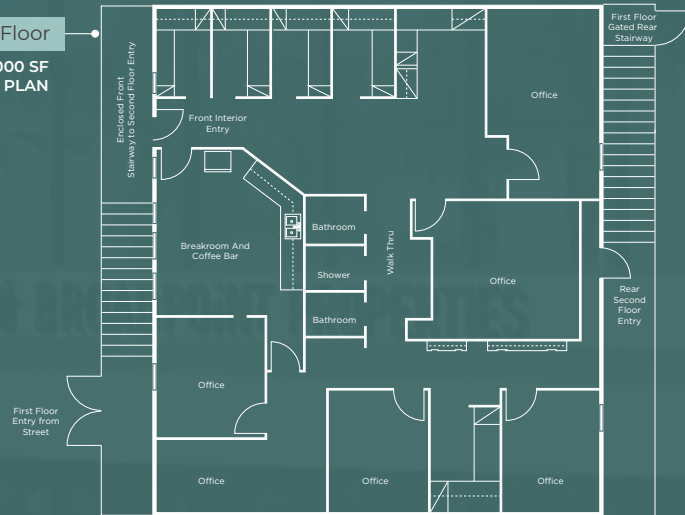
First Floor

**2,000 SF
AS BUILT PLAN**



Second Floor

**2,000 SF
AS BUILT PLAN**



Property Highlights



APPROXIMATELY 4,000 SF

Two-story professional office building



18 PARKING SPACES

Plus, abundant on-street parking



WALKING DISTANCE

To Downtown Escondido restaurants, shops, and amenities



PROFESSIONAL OFFICE LAYOUT

With in suite restrooms, showers, kitchen, conference rooms, private offices, server with dedicated HVAC and open area



EYEBROW SIGNAGE

Available facing busy 2nd Avenue



GREAT ACCESSIBILITY

To I-15 & Hwy-78

LEASE OPPORTUNITY

Entire building or half available at **\$1.85/SF NNN** with 1-5 year terms.

Floorplans not to scale, for reference only.

FOR LEASE

THE WAGER BUILDING

220-222 W Second Ave, Escondido, CA 92025

A versatile 4,000 SF professional building in Downtown Escondido, featuring a high-end "as-built" layout with 18 dedicated parking spaces.

Flexible Leasing Opportunities

Strategic floor-by-floor pricing designed to accommodate high-traffic medical practitioners and budget-conscious professional firms alike.

- **Entire Building (4,000 SF): \$1.85/SF NNN | \$10,000/mo total**
The most cost-effective option for a single-tenant headquarters.
- **First Floor – Medical/ADA (2,000 SF): \$2.95/SF NNN | \$7,200/mo total**
Premium ground-floor space with high visibility, patient accessibility, and medical-ready infrastructure.
- **Second Floor – General Office (2,000 SF): \$0.75/SF NNN | \$2,800/mo total**
Incentive-priced walk-up space. Ideal for administrative, billing, or creative uses at an unbeatable price point.

Key Property Features

- **Medical Infrastructure:** Includes a server room with dedicated HVAC, in-suite restrooms, and private showers.
- **Parking & Access:** 18 private spaces plus abundant on-street parking. Walking distance to Downtown amenities.
- **Signage:** High-visibility eyebrow signage available facing busy 2nd Avenue.
- **Transit:** Rapid accessibility to **I-15 and Hwy-78**.

NNN Breakdown

EXPENSE CATEGORY	ANNUAL TOTAL	MONTHLY TOTAL	PER SF/MONTH
Property Taxes (Actual 2025)	\$14,472.30	\$1,206.03	\$0.30
Property Insurance (Estimated)	\$4,800.00	\$400.00	\$0.10
CAM / Operating Expenses (Estimated)	\$12,000.00	\$1,000.00	\$0.25
Total Estimated NNN Fees	\$31,272.30	\$2,606.03	\$0.65

LEASE RATES

LEASE SCENARIO	SF	BASE RENT (NNN)	EST. NNN	MONTHLY TOTAL
Entire Building	4,000 SF	\$1.85/SF	\$0.65/SF	\$10,000.00
First Floor (Medical)	2,000 SF	\$2.95/SF	\$0.65/SF	\$7,200.00
Second Floor (Office)	2,000 SF	\$0.75/SF	\$0.65/SF	\$2,800.00

Property Photos





- IHOP
- LA FITNESS
- DAIRY QUEEN
- STARBUCKS

- SWAMI'S CAFE
- REGAL ESCONDIDO
- NORTHGATE MARKET
- FILIPPI'S PIZZA GROTTO

220
W Second Ave

- TOYOTA ESCONDIDO
- EL SUPER
- FOOD 4 LESS
- LITTLE CAESAR'S PIZZA

- TJ TACOS
- BEST PIZZA & BREW
- ESCONDIDO ANTIQUE MALL
- BURGER BENCH

- DUTCH BROS COFFEE
- LATITUDE 33
- PETSMART
- SMART & FINAL

- 24 HOUR FITNESS
- ROSS DRESS FOR LESS
- TARGET
- CHICK-FIL-A

- SPROUTS FARMERS MARKET
- STARBUCKS
- BURGER KING
- BRIGANTINE SEAFOOD
- JIMBO'S
- BETTER BUZZ COFFEE
- TRADER JOE'S
- MAJOR MARKET

- LITTLE CAESARS PIZZA
- PETERSON'S DONUT CORNER
- LOS PANCHOS MEXICAN GRILL
- LOURDES MEXICAN FOOD

Escondido

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means "hidden" in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, our award-winning City is a diverse, vibrant community.

More and more people are making Escondido their "City of Choice." As the heart of San Diego North, it is one of the few remaining communities where people of all income levels can enjoy the Southern California lifestyle. We offer attractive homes in a wide range of prices, two lakes, several parks, a sports center, golf courses, restaurants, wineries, shopping centers, comprehensive healthcare, and the nearby San Diego Zoo Safari Park. In addition, the California Center for the Arts, Escondido, brings world-class entertainment to the area along with Queen Califia's Magical Circle, a sculpture garden in Kit Carson Park donated by late internationally renowned artist Niki de Saint Phalle. In recent years Escondido was named by Money Magazine as the Best Place in the West in which to retire and, at the other end of the spectrum, was named a Kid-Friendly City for our broad range of youth programs. Ladies Home Journal also ranked Escondido number eight among the Top Ten Cities for Government.

Established in 1888, the city's rich past brings charm and stability to the community. You can see it in the historic homes of Old Escondido or experience it in the thriving downtown area and the weekly blast to the past, "Cruisin' Grand." Yet integrated with Escondido's treasured heritage is a progressive future, bright and brimming with promise. New jobs, new cultural amenities, new entertainment venues, new choices for residential living, and a new vision for Escondido's future, make Escondido a city to watch.

30 MINUTES TO TEMECULA

.07 MILES TO ESCONDIDO TRANSIT CENTER

30.3 MILES TO SAN DIEGO AIRPORT

140,289

—
2024 POPULATION
3 MILE RADIUS

57,845

—
DAYTIME EMPLOYEES
3 MILE RADIUS

\$1.5B

—
CONSUMER SPENDING
3 MILE RADIUS

\$94,552

—
AVERAGE HH INCOME
3 MILE RADIUS

36

—
MEDIAN AGE
3 MILE RADIUS

\$676,134

—
MEDIAN HOME VALUE
3 MILE RADIUS



220-222
W Second Ave

Escondido, Ca

For information or tours,
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ASSOCIATES
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