



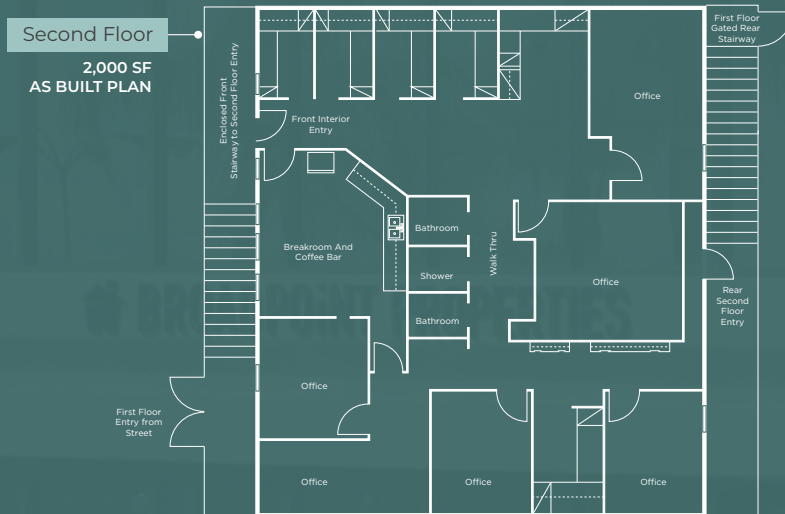
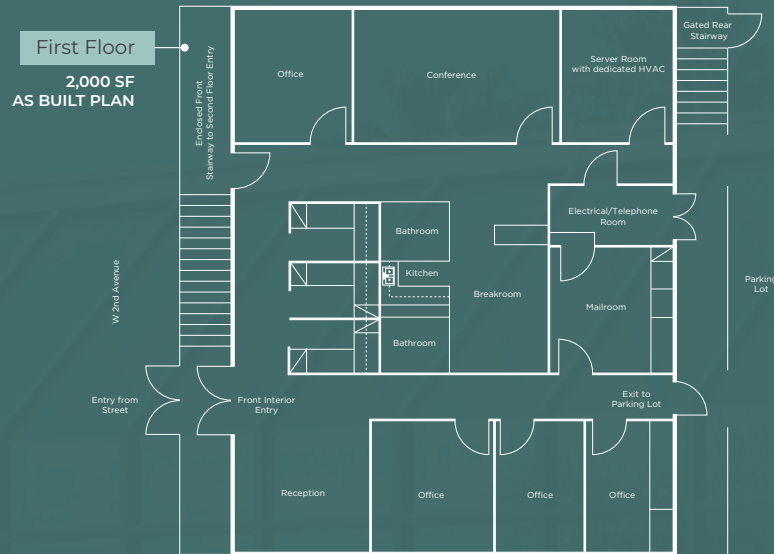
THE WAGER BUILDING

220-222
W Second Ave

2 story office building
available for lease in

Escondido, Ca

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



LEASE OPPORTUNITY

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

Floorplans not to scale, for reference only.

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

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 | • JIMBO'S |
| • STARBUCKS | • BETTER BUZZ COFFEE |
| • BURGER KING | • TRADER JOE'S |
| • BRIGANTINE SEAFOOD | • 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,
please contact:

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ASSOCIATES**
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