

FOR SALE OR FOR LEASE

±4,350 SF IMPROVEMENT ON A ±14,300 SF LOT

136-140 W 3RD AVENUE

ESCONDIDO, CALIFORNIA 92025



RESIDENTIAL & OFFICE HISTORIC SITE | OWNER/USER OR INVESTMENT



LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. - NORTH SAN DIEGO COUNTY
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Corporate Lic. 01096996



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REDUCED PRICE:

\$1,625,000

~~\$1,900,000~~

POTENTIAL RESIDENTIAL INCOME:

\$3,000 Monthly

(FROM 138 W 3RD AVE.)

POTENTIAL SITE INCOME:

\$9,500 Monthly

(PRO FORMA RETURN 3.6%)



PROPERTY DETAILS

APN 233-072-11-00

Property Type Residential & Office

Improvement Size	±180 SF	Bungalow (no kitchen)	136 W 3rd Ave.
	±1,381 SF	Residential (two electric meters)	138 W 3rd Ave.
	±2,789 SF	Historic Structure (Available For Lease)	140 W 3rd Ave.
	±4,350 SF	TOTAL SIZE	

Lot Size ±14,300 SF

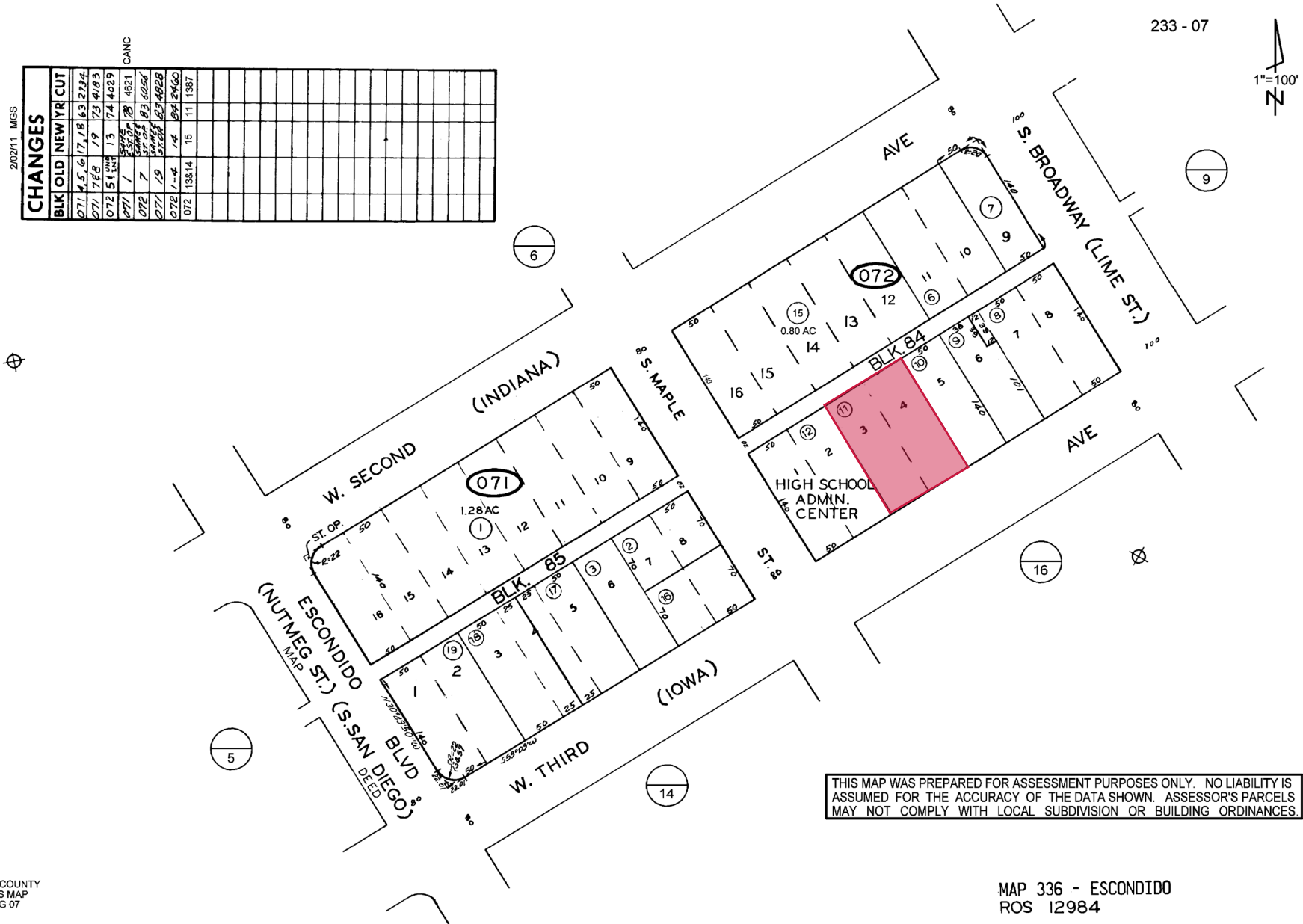
Parking 10 Parking Spaces

Fenced Secured Area ±2,622 SF. 54.5' long.

Zoning Downtown Specific Plan - SG (Southern Gateway District)
Zoning Allows: Residential, Office and Medical Uses allowed. Schools, churches, daycare and wedding venue with CUP.

TAX MAP

2021/11 MGS		CANC	
BLK	OLD	NEW	YR CUT
071	4-5-6	17-18	63 2734
077	7E8	79	73 4783
072	51	13	74 4029
077	1	8	4621
072	7	83	83 8258
072	1-4	14	94 2460
072	13&14	15	11 1387



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SITE PLAN

W 3rd Ave

140

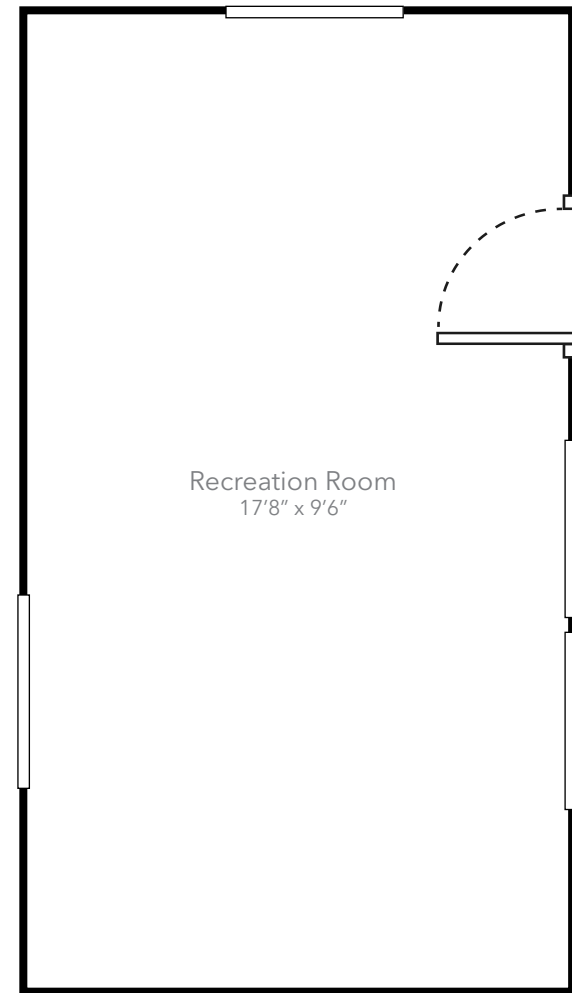
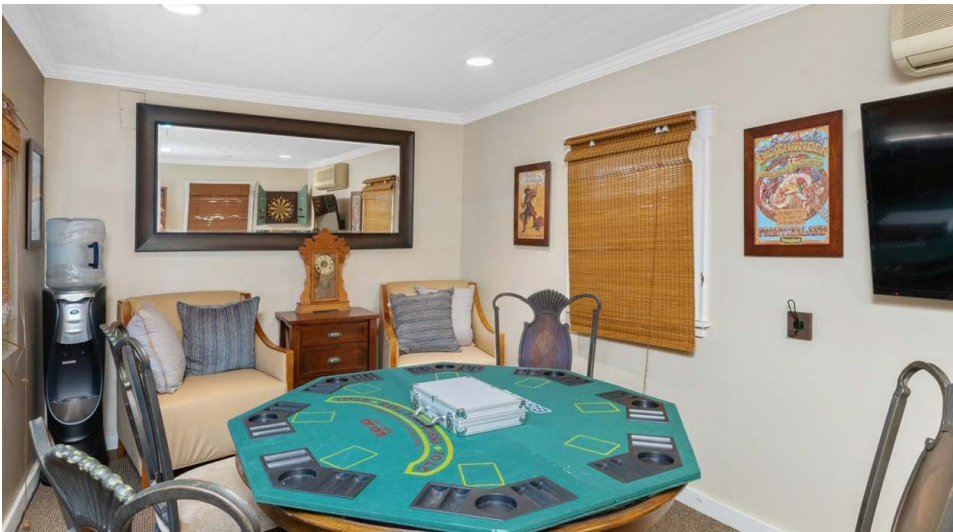
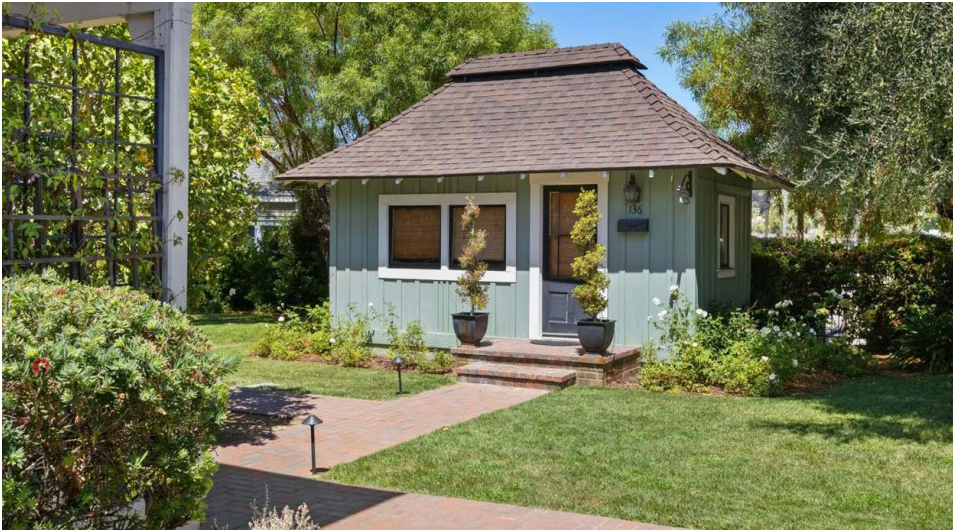
Fenced secured
parking area
2,622 SF (54.5' long)

136

Large grass area

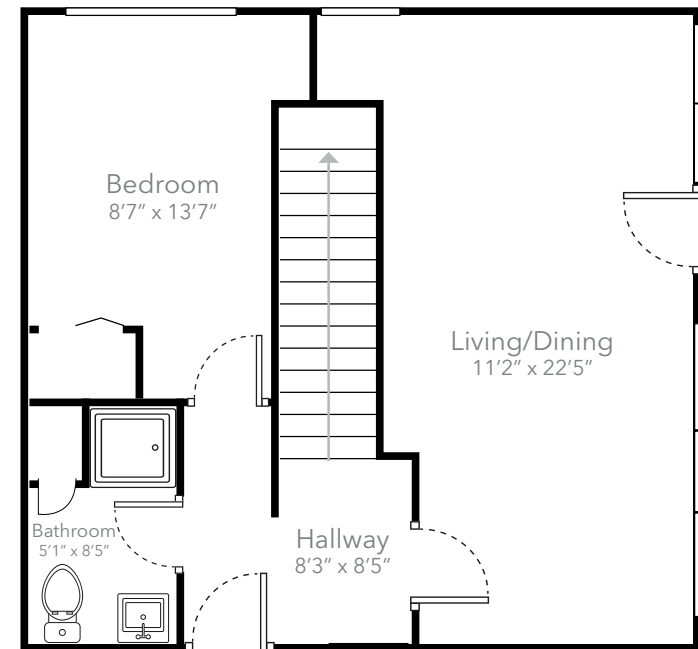
138

136 W 3RD AVE.



* Not to scale subject to errors.

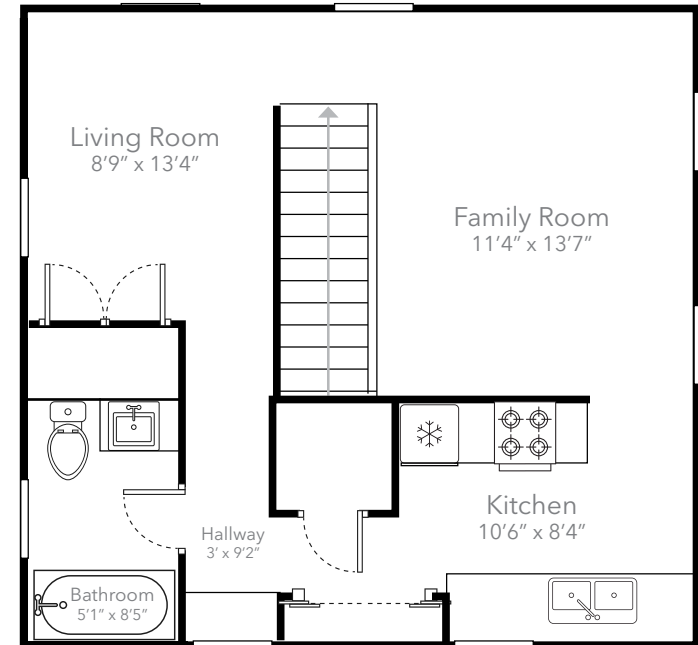
138 W 3RD AVE.



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GROUND FLOOR

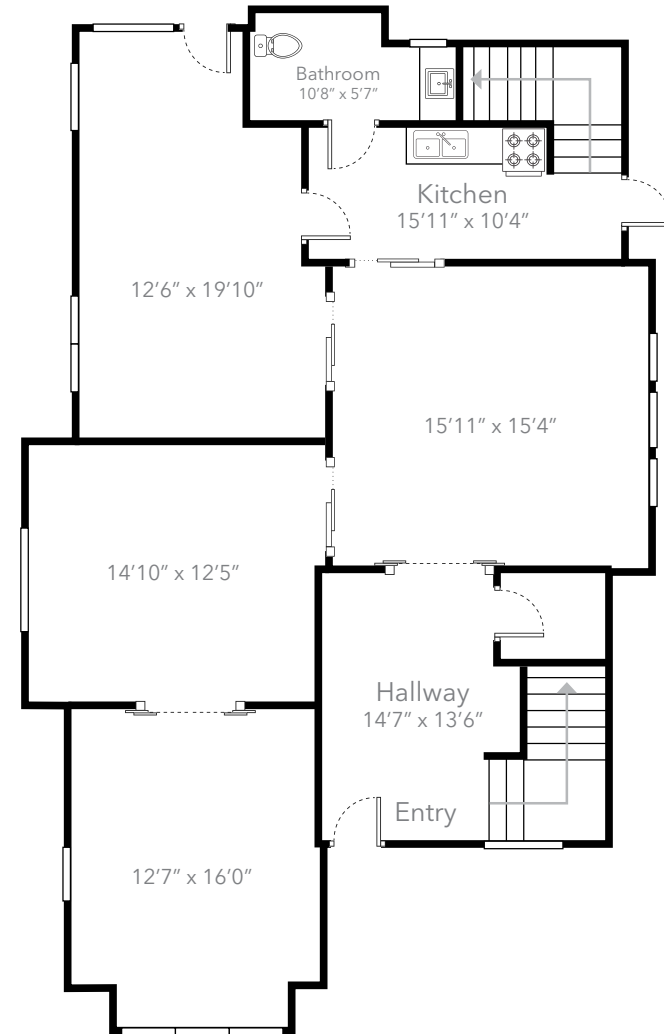
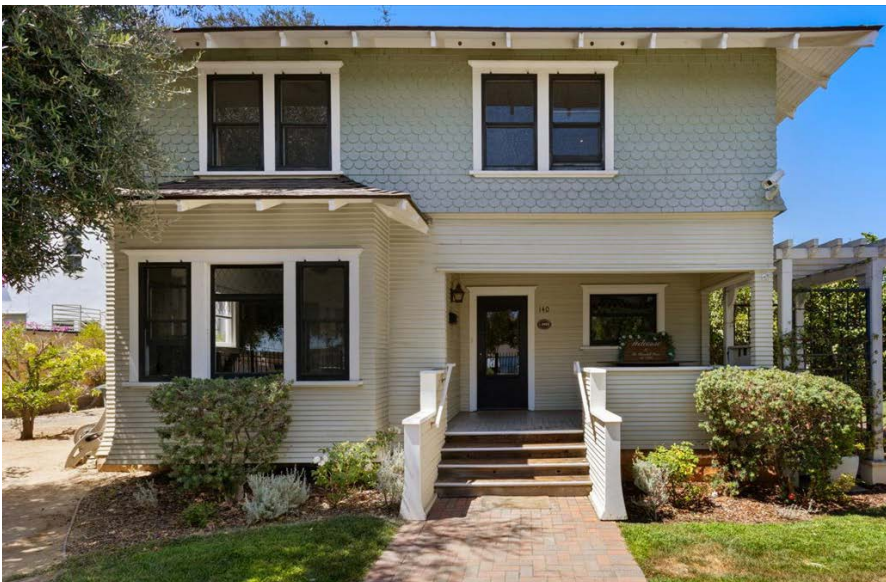
138 W 3RD AVE.



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SECOND FLOOR

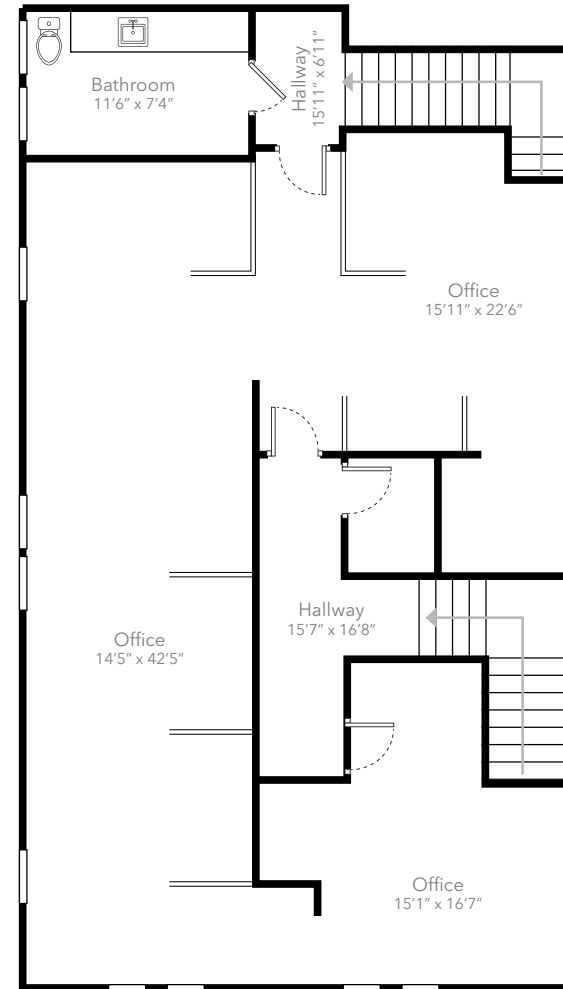
140 W 3RD AVE. (VACANT FOR LEASE)



GROUND FLOOR

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140 W 3RD AVE.



SECOND FLOOR

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COSTCO WHOLESALE
Walmart
KOHL'S
Guitar Center
crumbl cookies
30+ shops

DEL NORTE PLAZA
VONS **CVS** **Starbucks**
ROSS **LA FITNESS** **DQ**
46+ retailers & shops

ESCONDIDO PLAZA
TARGET **Starbucks**
VANS **ULTA** **Planet Fitness**
GameStop
Chick-fil-A
35+ shops

LOWE'S **Jack in the Box** **Denny's**
20+ shops

PETCO **McDonald's** **BOOT BARN**
Epic Wings **jiffy lube**
20+ retailers & shops

GATEWAY CENTER
BARNES & NOBLE **Michaels**
15+ retailers & shops

PLAZA CIVIC CENTER
REGAL **Starbucks**
Shakeys **Smart Final**
COLD STONE CREAMERY **CHIN'S**
PET SMART
35+ retailers & shops

Classical Academy High School
1,298+ students
112 staff

CLASSICAL ACADEMY
CAIMANS
MEXICAN GRILL

ESCONDIDO VILLAGE
Walmart **JERBERTO'S TACO SHOP**
CHIPOTLE **Farmer Boy**
SKECHERS
SUBWAY **BR** **planet fitness**
35+ retailers & shops

VINEYARD SQUARE
Albertsons **Starbucks** **THE HOME DEPOT**
Chevron **Bag o' Crab** **TOY STORY**
30+ retailers & shops

Located in the heart of Downtown Escondido, W 3rd Street offers exceptional visibility and walkability along one of North County's most active mixed-use corridors. The property benefits from close proximity to Grand Avenue's restaurants, retail, and entertainment, with convenient access to North County Sprinter Rail transit station, and major thoroughfares including SR-78 and I-15 freeways.

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