

FOR SALE OR FOR LEASE

±4,350 SF OF IMPROVEMENTS ON A ±14,300 SF LOT

136-140 W 3RD AVENUE

ESCONDIDO, CALIFORNIA 92025



RESIDENTIAL & OFFICE PROPERTY WITH HISTORIC DESIGNATION | OWNER/USER OR INVESTMENT



LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. - NORTH SAN DIEGO COUNTY
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REDUCED PRICE:

\$1,525,000

~~\$1,900,000~~

POTENTIAL RESIDENTIAL INCOME:

\$2,000 Monthly

(FROM 138 W 3RD AVE.)

POTENTIAL SITE INCOME:

\$8,000 Monthly

(PRO FORMA RETURN 5.4%)



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 12 Spaces

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

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

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■ SITE PLAN

W 3rd Ave

140

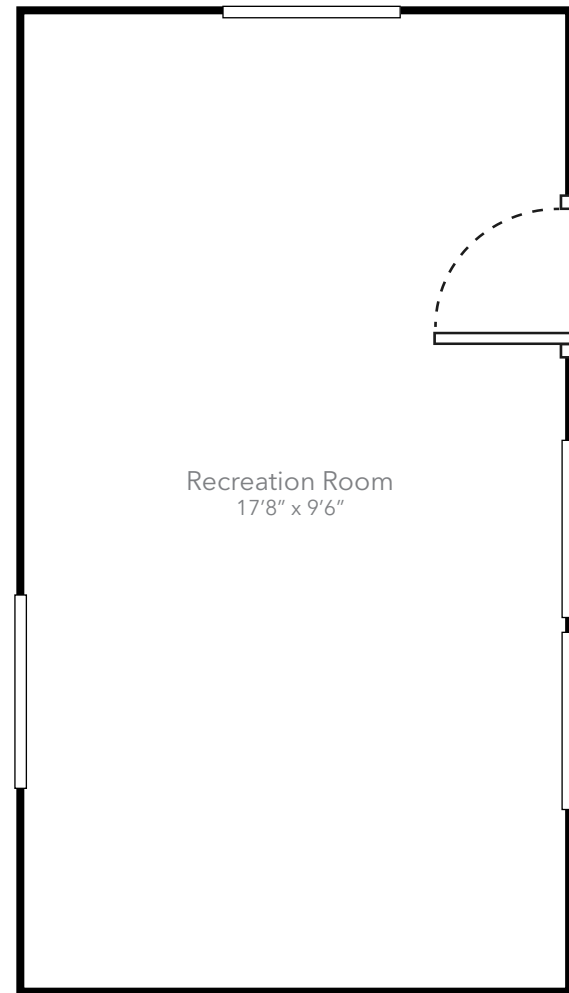
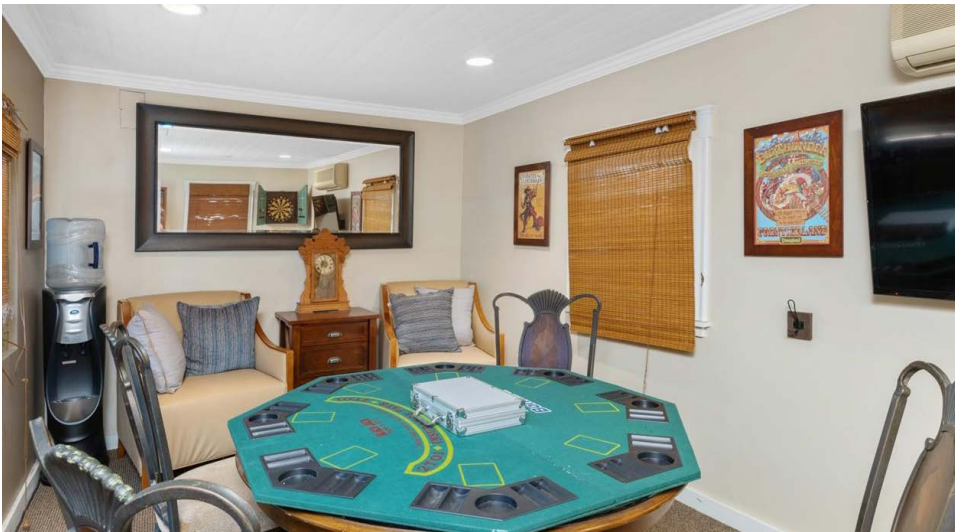
Fenced and secured
area: ±2,622 SF;
Approx. 54.5 feet long

136

Large grass area

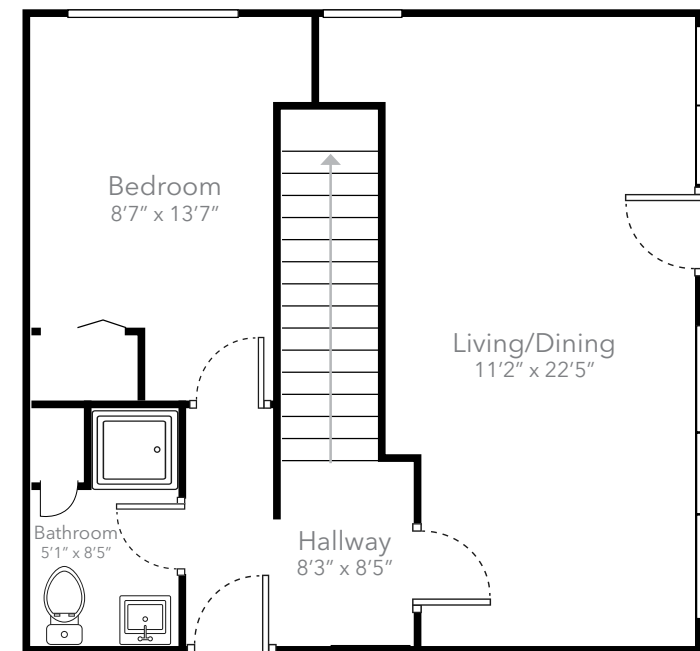
138

136 W 3RD AVE.



* Not to scale subject to errors.

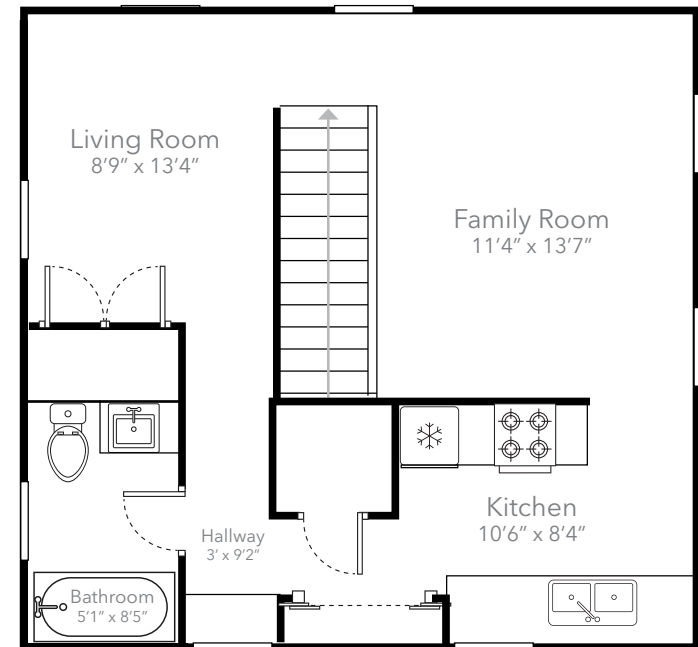
138 W 3RD AVE.



* Not to scale subject to errors.

GROUND FLOOR

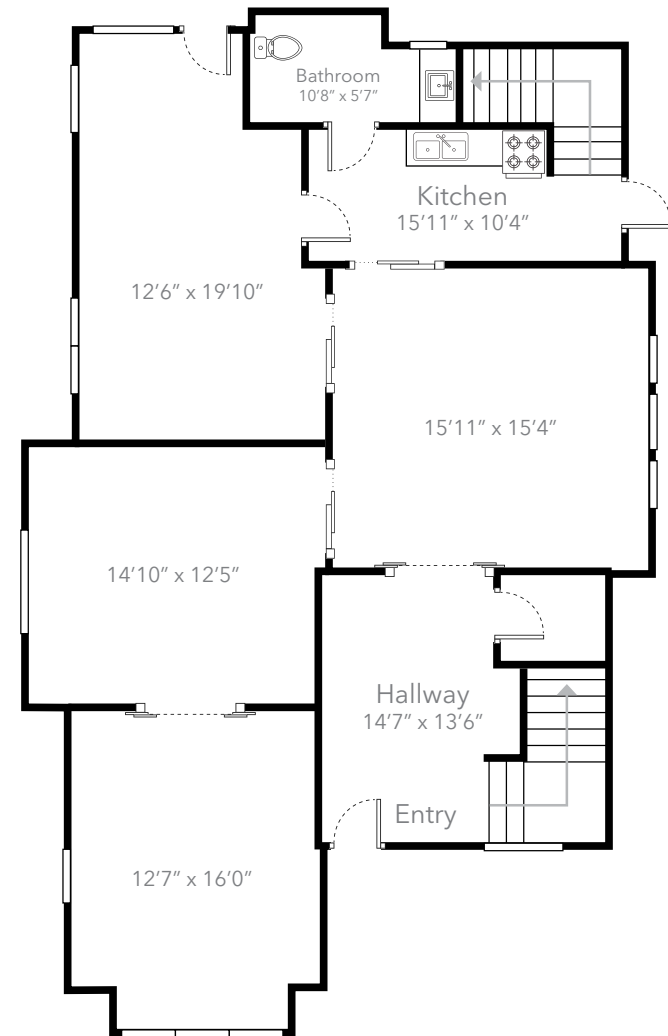
138 W 3RD AVE.



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SECOND FLOOR

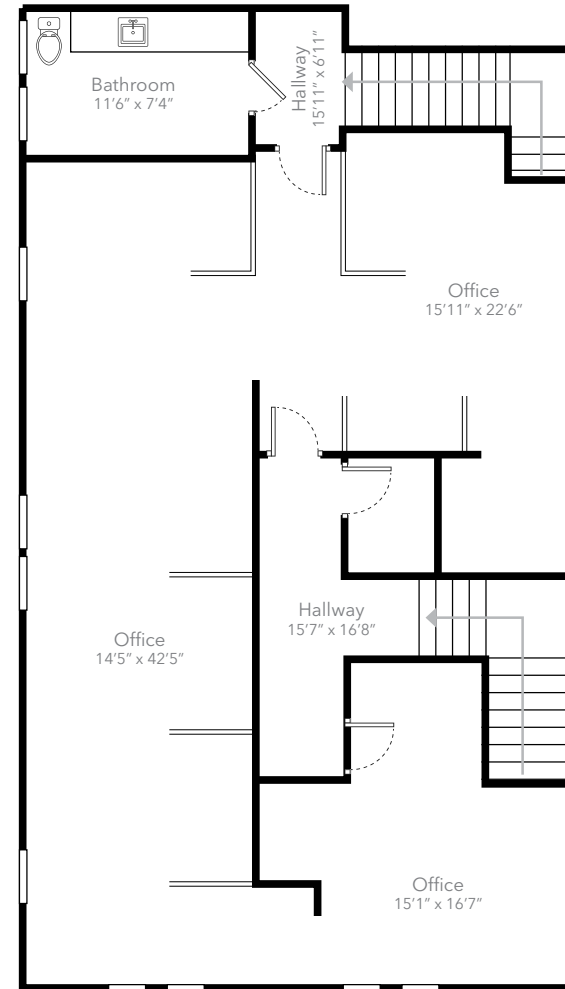
140 W 3RD AVE. (VACANT FOR LEASE)



GROUND FLOOR

* Not to scale subject to errors.

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**
DRESS FOR LESS

46+ retailers & shops

ESCONDIDO PLAZA

TARGET Starbucks
VANS **ULTA** **GameStop**
Chick-fil-A planet fitness

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

Escondido
Civic Center

California
Center for
the Arts

Classical Academy
High School

1,298+ students
112 staff

CLASSICAL ACADEMY
CAIMANS
MEXICAN GRILL

PLAZA CIVIC CENTER

REGAL Starbucks
Shakey's **Smart & Final**
COLD STONE **PETSMART** **CHIN'S**

35+ retailers & shops

ESCONDIDO VILLAGE

Walmart **CHIPOTLE** **SKECHERS** **Subway** **BR** planet fitness
BASKIN-ROBBINS

35+ retailers & shops

VINEYARD SQUARE

Albertsons **Chevron** Starbucks **THE HOME DEPOT**
Bag o' Crab **LOUISIANA HOT SPICES**

30+ retailers & shops

Located in the heart of Downtown Escondido, W 3rd Ave 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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