

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
1902 Wright Place, Suite 180, Carlsbad, CA 92008 | lee-associates.com/sandiegonoorth
Corporate Lic. 01096996



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CA LIC # 01495432

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PRICE:

\$1,900,000

CURRENT INCOME:

\$3,000 Monthly

(FROM 138 W 3RD AVE.)

POTENTIAL INCOME:

\$9,000 Monthly

(PRO FORMA RETURN 4.2%)

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 (Lease Exp Aug 2028)	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

Zoning CUPD-CU-2-3 - SG Southern Gateway
Zoning Allows: Residential, Office & Medical Uses

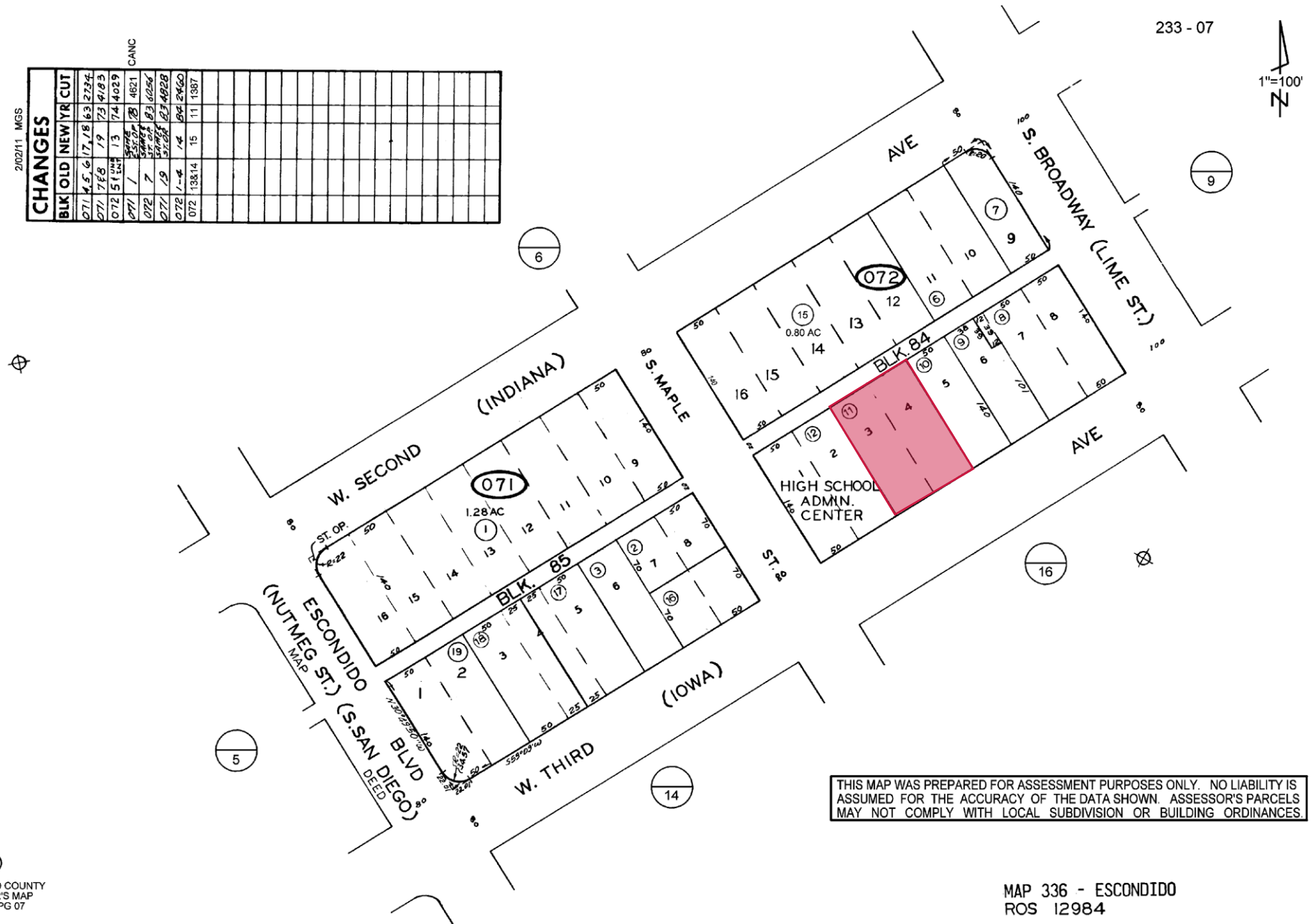


TAX MAP

2021/11 MGS

CHANGES	BLK	OLD	NEW	YR	CUT
	071	4.5	6.17	18	63 2734
	071	7E8	19	73	4783
	072	51	13	74	4029
	071	1	34	78	4821
	072	7	34	78	4821
	071	19	41	78	4821
	072	1-4	14	94	2460
	072	13&14	15	11	1387

CANC



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

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■ SITE PLAN

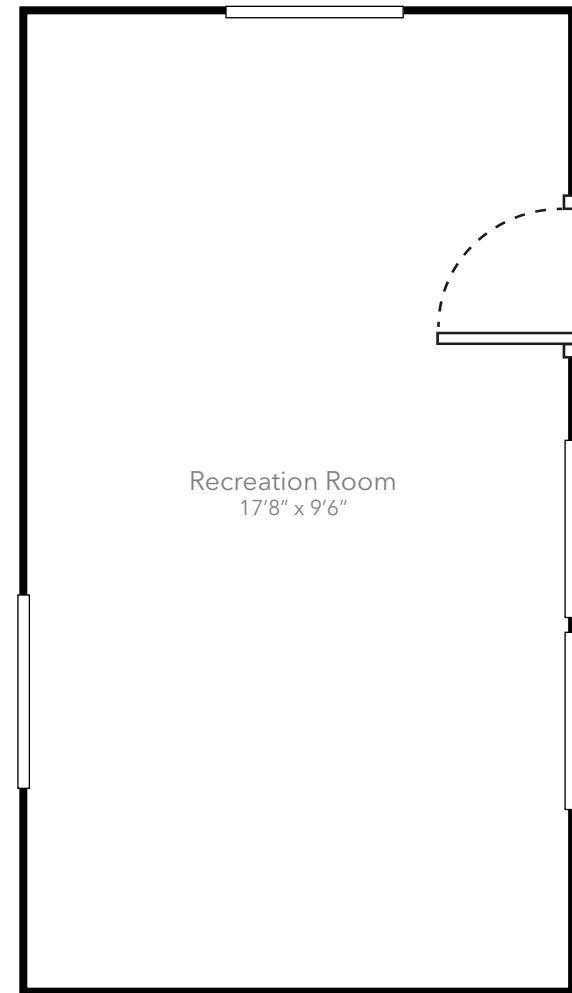
W 3rd Ave

140

136

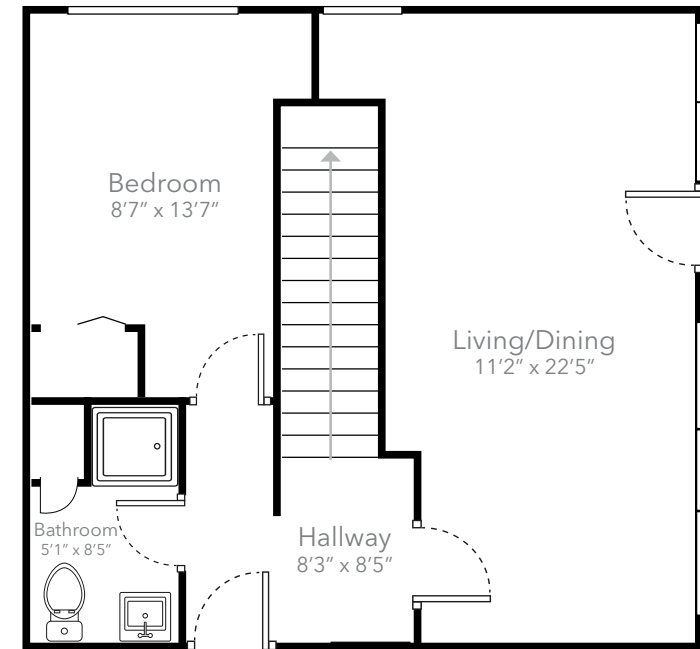
138

136 W 3RD AVE.



* Not to scale subject to errors.

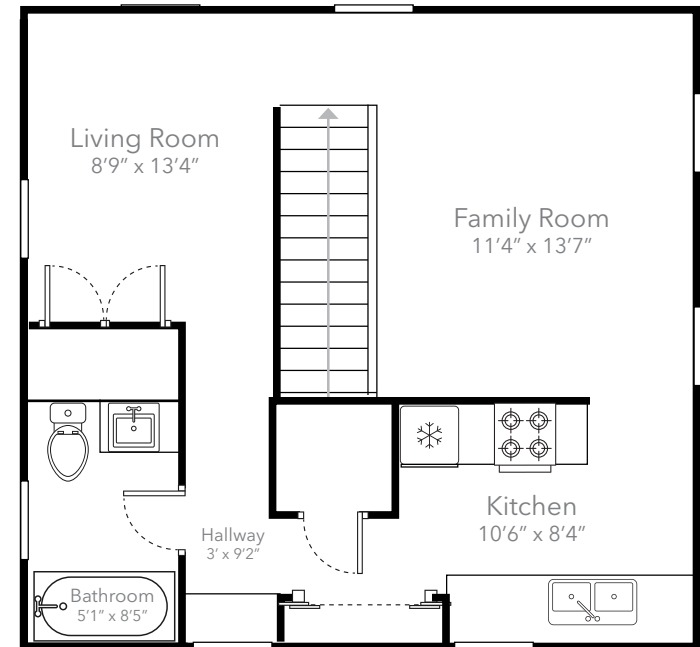
138 W 3RD AVE.



* Not to scale subject to errors.

GROUND FLOOR

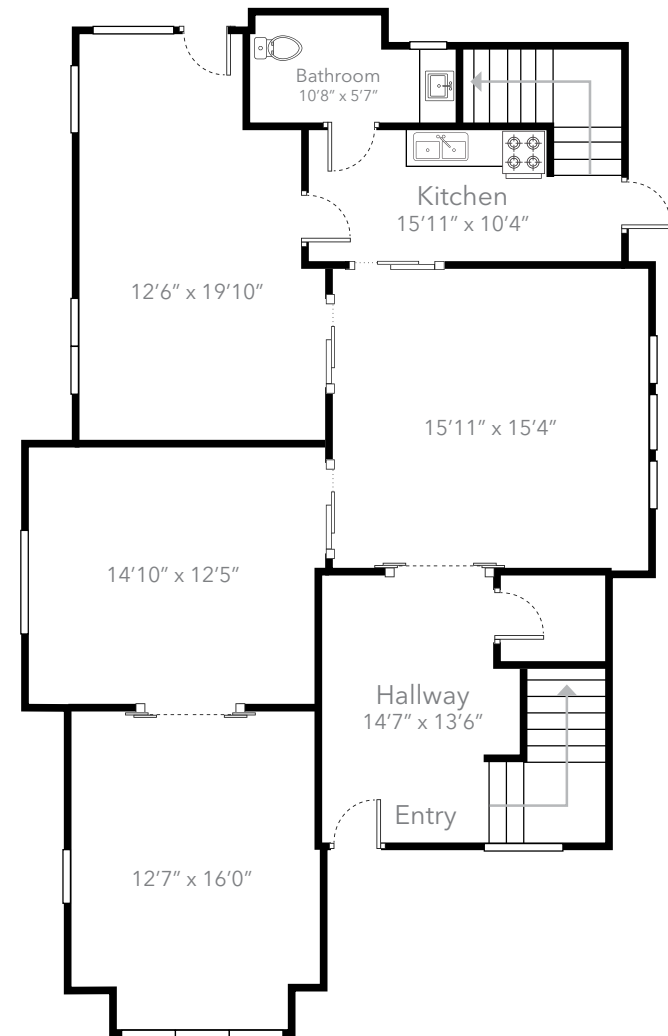
138 W 3RD AVE.



* Not to scale subject to errors.

SECOND FLOOR

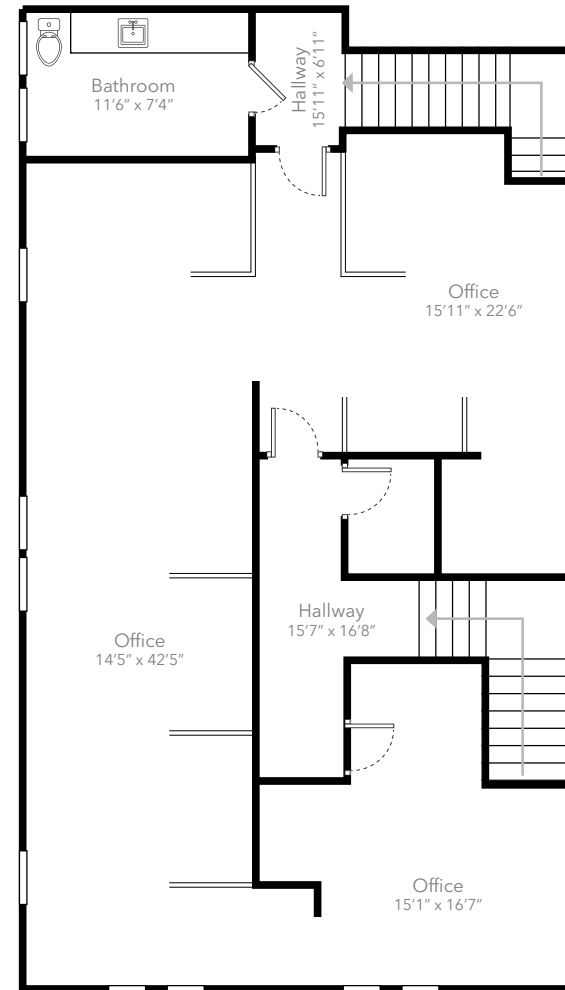
140 W 3RD AVE. (VACANT FOR LEASE)



GROUND FLOOR

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140 W 3RD AVE.



SECOND FLOOR

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COSTCO
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 **PANERA**
Jack **Denny's**
in the Box

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 **COLD STONE**
Smart & Final **CHIN'S**
PETSMART

35+ retailers & shops

ESCONDIDO VILLAGE

Walmart **SEBASTIAN'S**
CHIPOTLE **TACO JOHN'S**
SKECHERS **Farmer Boys**
BIG 5 **BR** planet fitness
SUBWAY BASKIN-ROBBINS

35+ retailers & shops

VINEYARD SQUARE

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

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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