

# FOR SALE SINGLE TENANT NNN LEASED INVESTMENT

7%  
CAP  
RATE

**HIDDEN VALLEY MEDICAL BUILDING**  
255 N. ELM STREET | ESCONDIDO CA 92025

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**MULTI-TENANT  
OFFICE CONDO  
BUILDING**



**ABUNDANT  
PARKING**



**WELL MAINTAINED  
- RESPONSIVE HOA**



**RECENTLY FINISHED  
BUILDOUT**



**255 ELM STREET | ESCONDIDO CA 92025**

|                  |  |
|------------------|--|
| Price            | \$1,999,995  |
| Cap Rate         | 7%   |
| Unit Sq. Ft.     | ± 5,607 SF   |
| Lease Type:      | AIR Standard Industrial/Commercial Single-Tenant Lease - Net |
| Lease Expiration | November 2029  |
| Tenant           | Telcare Corp.  |
| Tenant Website   | <a href="http://www.telcarecorp.com">www.telcarecorp.com</a> |



**TELECARE  
CORPORATION**

**TELECARE CORPORATION** is a healthcare organization specializing in behavioral health services for individuals experiencing serious mental illness (SMI) and complex behavioral health conditions. Founded in 1965, the company collaborates with public agencies, health plans, and local communities to provide innovative, recovery-centered programs that empower individuals to achieve stability, independence, and improved well-being. Telecare offers a wide range of services, including crisis intervention, inpatient and residential treatment, outpatient programs, and community-based care. Their programs are designed to meet the unique needs of diverse populations, including individuals with schizophrenia, bipolar disorder, depression, and co-occurring substance use disorders. The company operates various treatment models, such as Assertive Community Treatment (ACT), Full-Service Partnerships (FSP), and crisis stabilization units. They focus on holistic, person-centered approaches, integrating psychiatric care, therapy, medication management, life skills training, and peer support to help individuals transition to independent living and reduce hospitalizations or incarceration.

With a mission to provide hope, recovery, and supportive care, Telecare emphasizes collaboration with families, social service providers, and community organizations to create a comprehensive support network. Their ultimate goal is to help individuals regain control over their lives and thrive in their communities.

As of 2023, Telecare Corporation operates over 150 clinical programs in five states: California, Washington, Oregon, Arizona, and Nebraska. In San Diego County alone, Telecare proudly operates 16 programs, serving 4,637 unique individuals during the fiscal year 2023-2024.

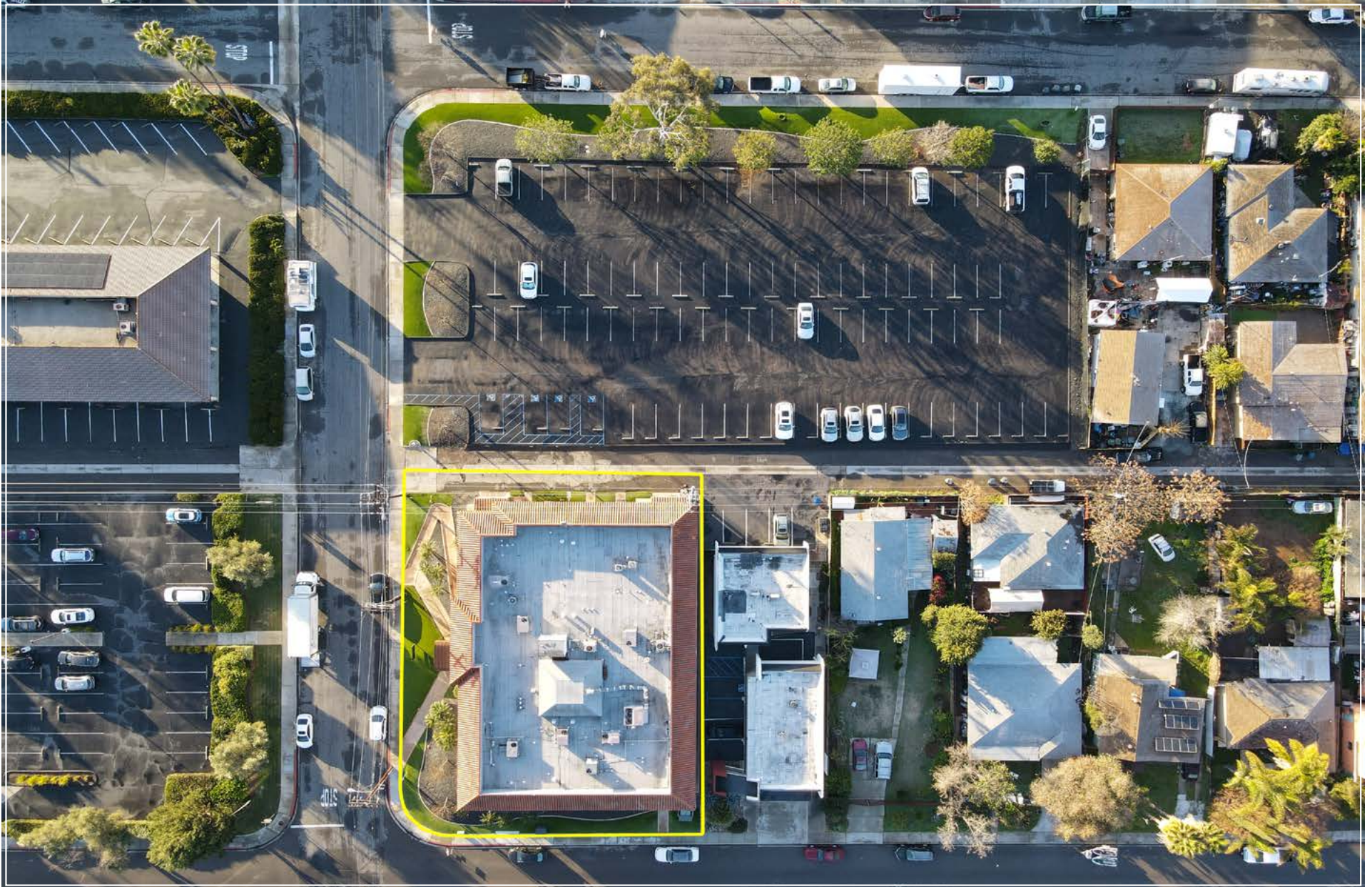


**San Diego CARE Court ACT**



**CARE Court Outreach**

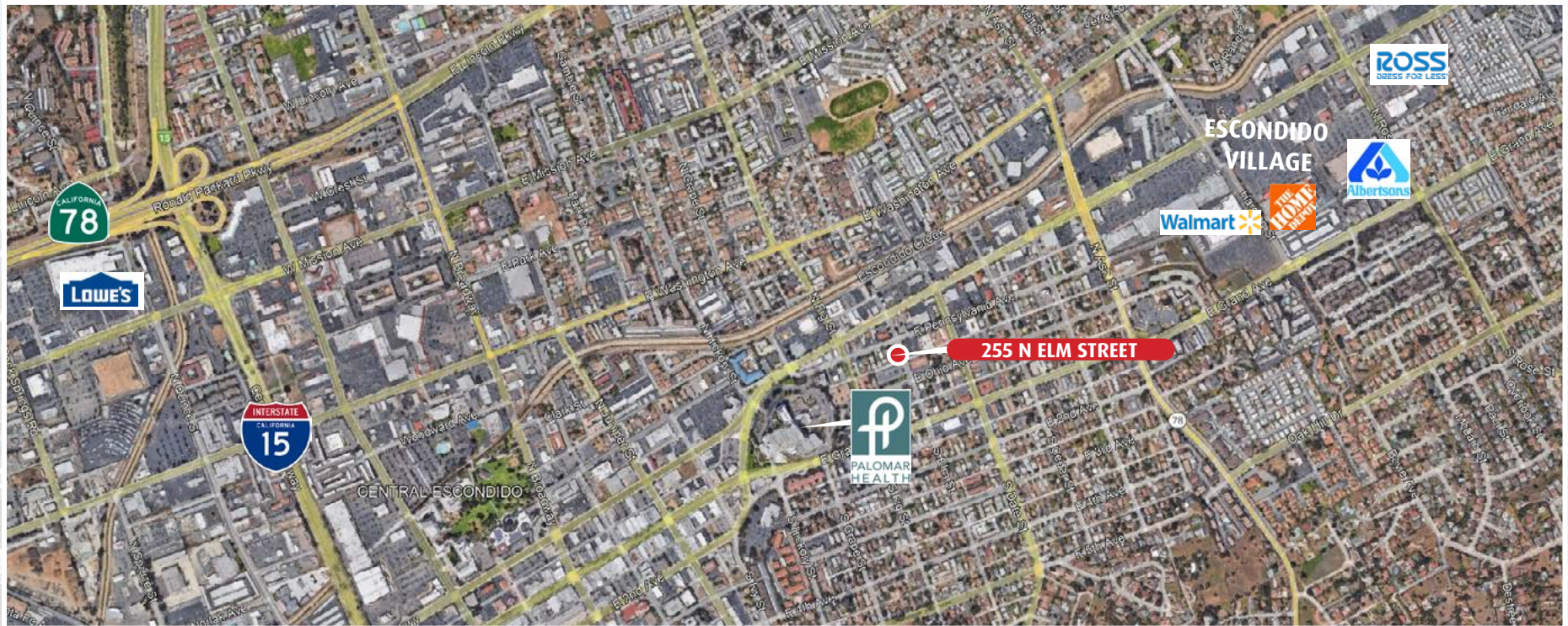












**CITY OF ESCONDIDO** Located just 30 miles northeast of downtown San Diego and 20 minutes from the coast, Escondido is home to major attractions, beautiful wineries, craft breweries, unique arts and theatre, delicious culinary experiences and a charming historic downtown. Enjoy beautiful climate with year-round golfing, hiking, biking, fishing, and fantastic events!

Escondido is the heart of northern San Diego... rich in history and culture. The list of "must do's" includes the California Center for the Arts, Escondido, a unique performing arts complex, museum, and conference center; the San Diego Zoo Safari Park, an expansive wildlife sanctuary; the amazing sculpture garden, Queen Calafia's Magical Circle, created by the late world-acclaimed artist Niki de Saint Phalle; Cruisin' Grand Escondido, one of the greatest ongoing traditions in San Diego County; the San Diego Children's Discovery Museum; and the Daley Ranch, a wilderness preserve with extensive hiking, biking and equestrian trails.

Embracing a farm-to-table experience, Escondido offers a variety of culinary experiences such as Vintana Wine + Dine, Burger Bench and Bellamy's... as well as three weekly farmers' markets. Many beautiful boutique wineries with spectacular views provide leisurely wine tasting afternoons, cool urban wineries, and the best of the craft beer culture meets culinary vision right here at the first home of Stone Brewing World Bistro and Gardens.

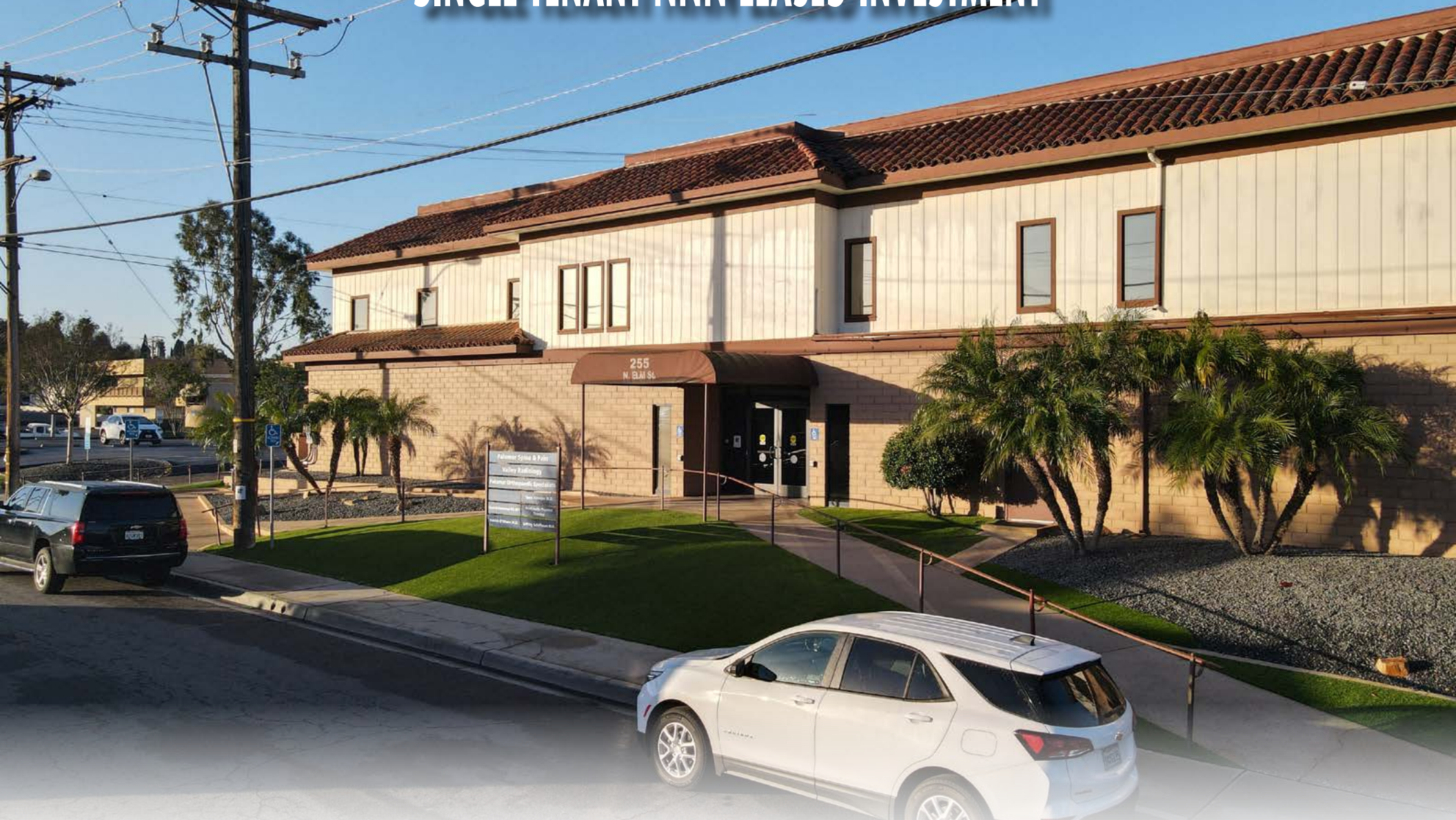
This wonderfully unique area also presents many other activities... enjoy a round of golf at one of five golf courses, fishing or picnicking at three lakes, cycling on Palomar Mountain, browsing through downtown art galleries or shopping at world-class retail stores and the largest auto park in Southern California. You can also play at one of several nearby casino resorts!







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