

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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CA LIC # 01495432

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.

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■ SITE PLAN

W 3rd Ave

140

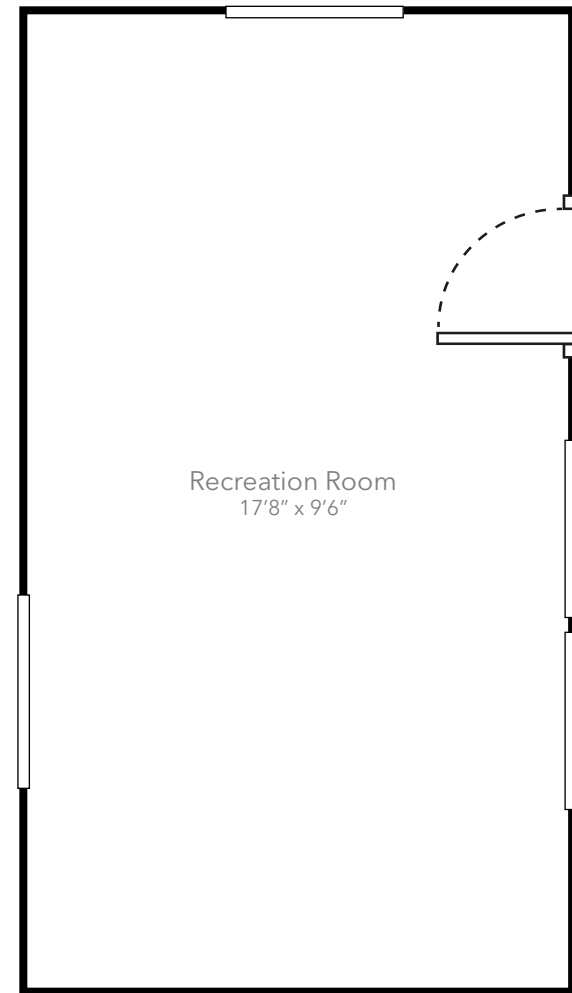
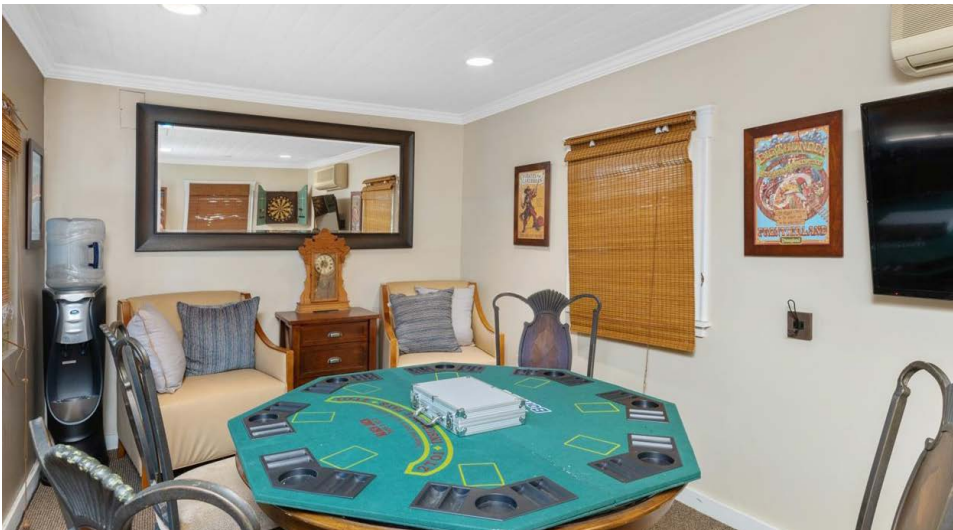
Fenced secured
parking area
2,622 SF (54.5' long)

136

Large grass area

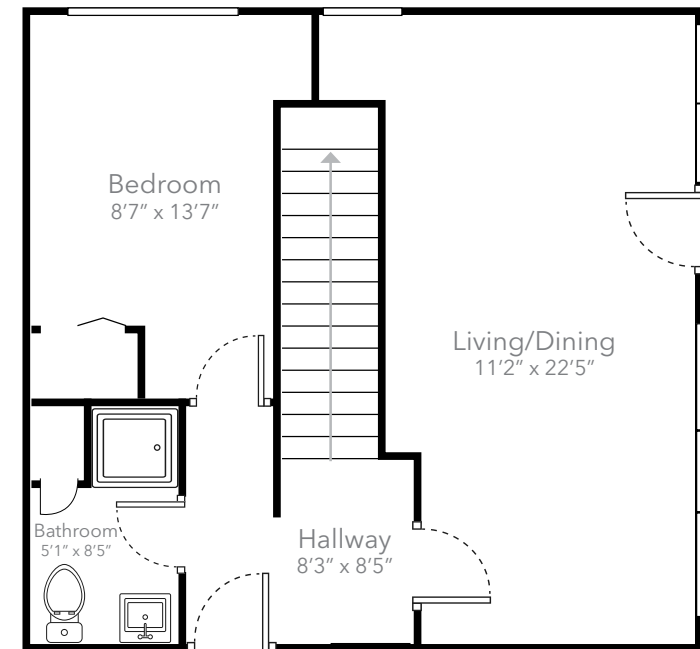
138

136 W 3RD AVE.



* Not to scale subject to errors.

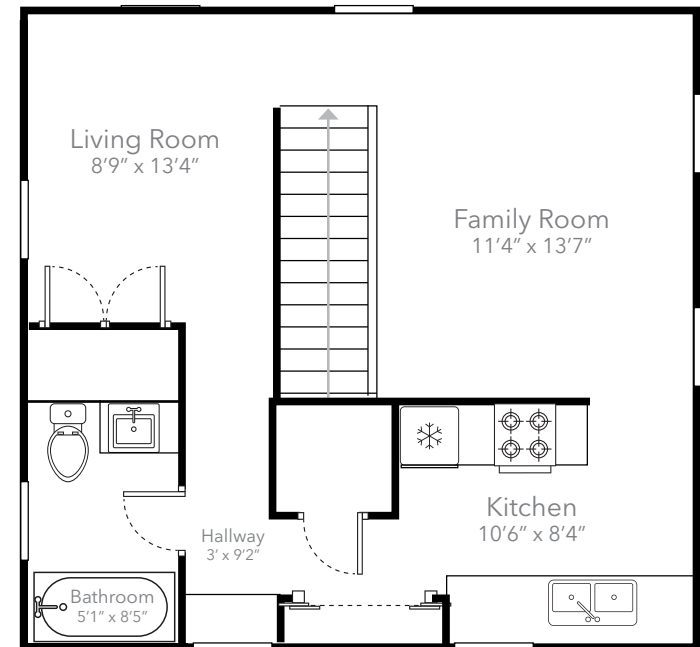
138 W 3RD AVE.



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GROUND FLOOR

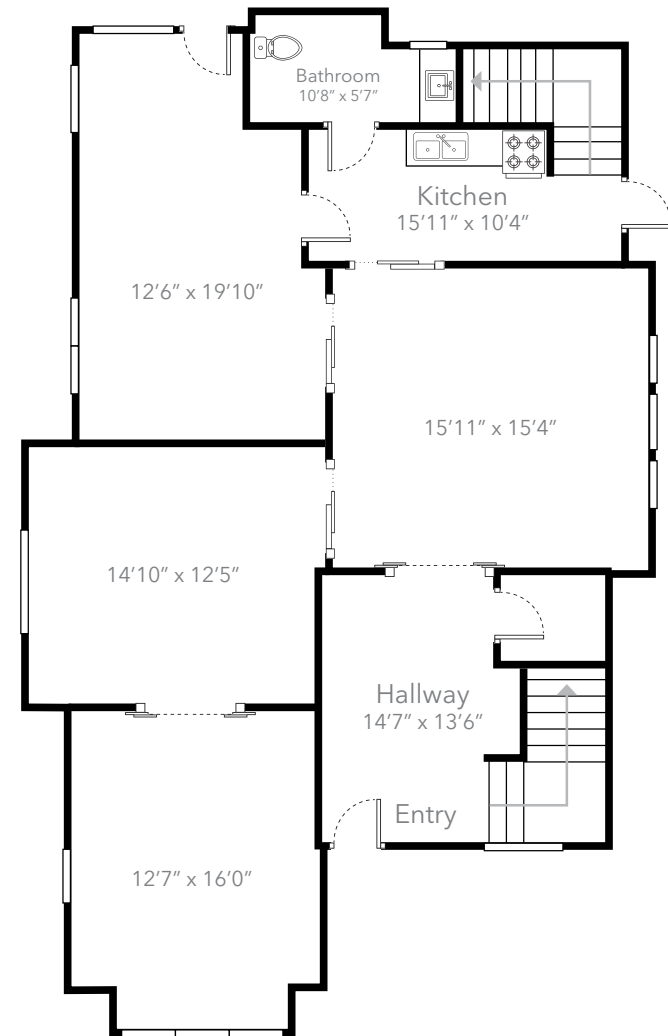
138 W 3RD AVE.



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SECOND FLOOR

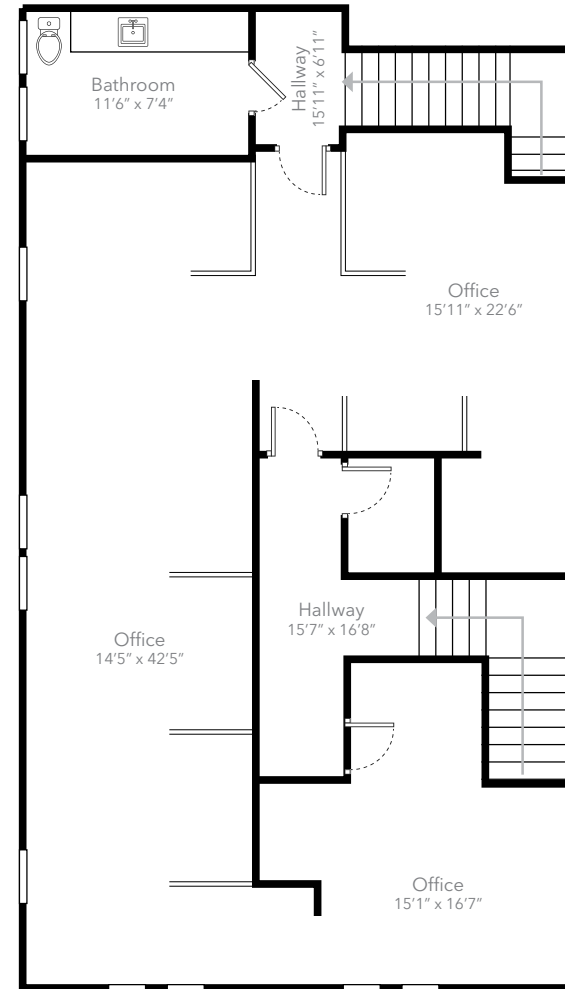
140 W 3RD AVE. (VACANT FOR LEASE)



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**
DRESS FOR LESS

46+ retailers & shops

ESCONDIDO PLAZA

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

35+ shops

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

35+ retailers & shops

ESCONDIDO VILLAGE

Walmart **SEBASTIAN'S**
CHIPOTLE **TACO SHOP**
SKECHERS **Farmer Boys**
Subway **BR** planet fitness
BASKIN-ROBBINS

35+ retailers & shops

VINEYARD SQUARE

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

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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