

FOR LEASE

**LIVE-WORK ZONING
±2,789 OFFICE OR MEDICAL OFFICE**

140
W 3RD AVENUE
ESCONDIDO, CALIFORNIA 92025

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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



TIM GOSSELIN, CCIM

(760) 822-3730

tgosselin@lee-associates.com

CA LIC # 01495432

PROPERTY DETAILS

Parking Spaces	10 Parking spaces
APN	233-072-11-00
Property Type	Residential & Office/Medical
Lot Size	±14,300 SF
Zoning	Downtown Specific Plan - SG (Southern Gateway District) Zoning Allows: Office and Medical Uses allowed. Schools, churches, day-care and wedding venue with CUP
Fenced secured area	±2,622 SF. Parking lot area

TEASER RATE

Months 1-6:	\$3,000 / mo.*
Months 7-12:	\$4,500 / mo.*
Months 13-24:	\$6,000 / mo.*
Months 25-36:	4% Annual Increases*

*Plus Utilities & Janitorial. Minimum lease term 3 Years for teaser rate. Offer expires 12/31/26.

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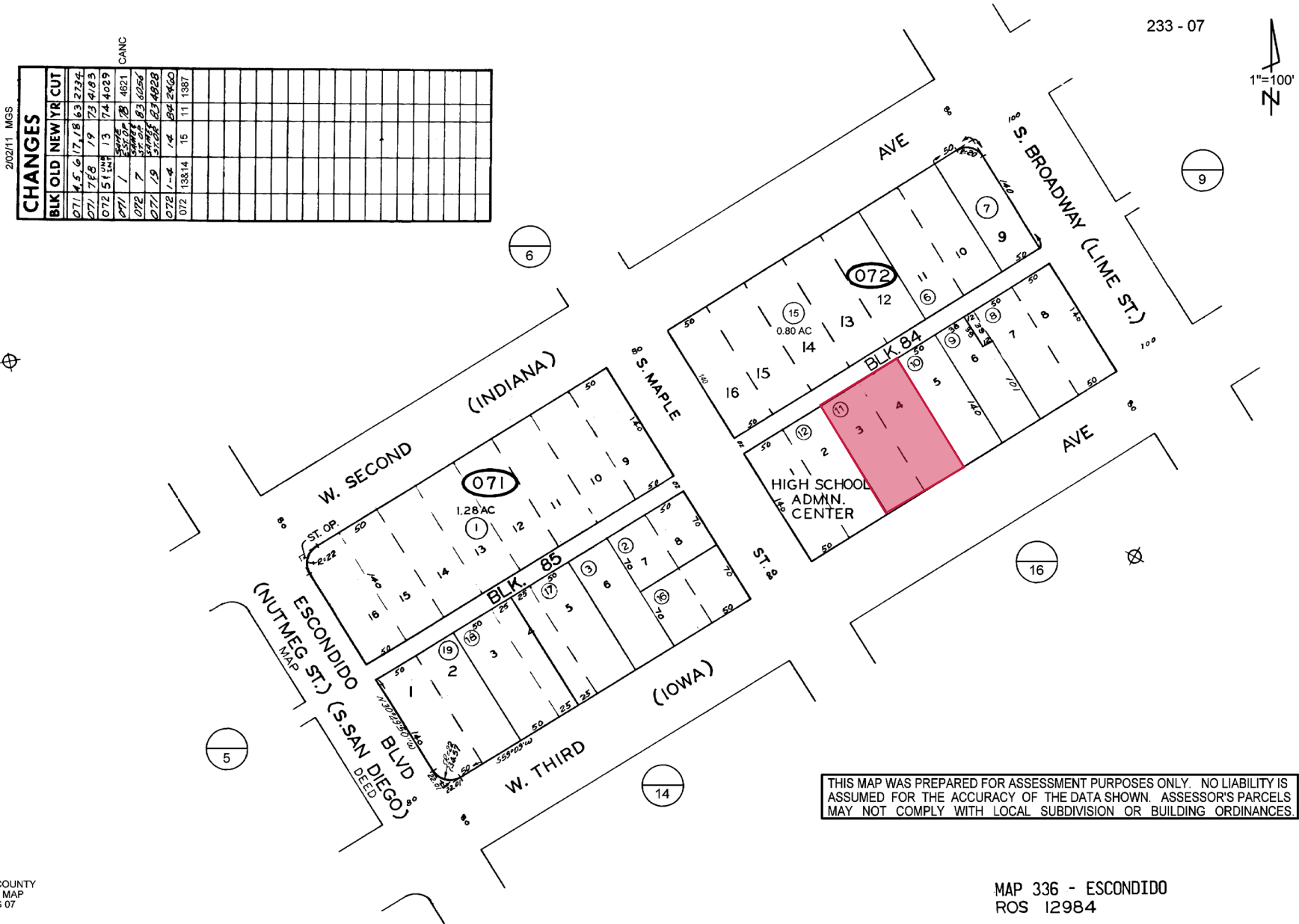
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TAX MAP

2021/11 MGS			CANC		
CHANGES	BLK	OLD	NEW	YR	CUT
	071	45	6	17	18 63 2734
	071	71	8	19	73 4783
	072	51	13	74	4029
	071	1	34	18	4621
	072	7	34	18	83 6026
	071	19	31	18	63 4828
	072	1-4	14	04	2460
	072	13&14	15	11	1387



ELK
2-1-71
AN DIEGO COUNTY
ASSESSOR'S MAP
OOK 233 PG 07

MAP 336 - ESCONDIDO
ROS 12984

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■ SITE PLAN

W 3rd Ave

140

Parking

136

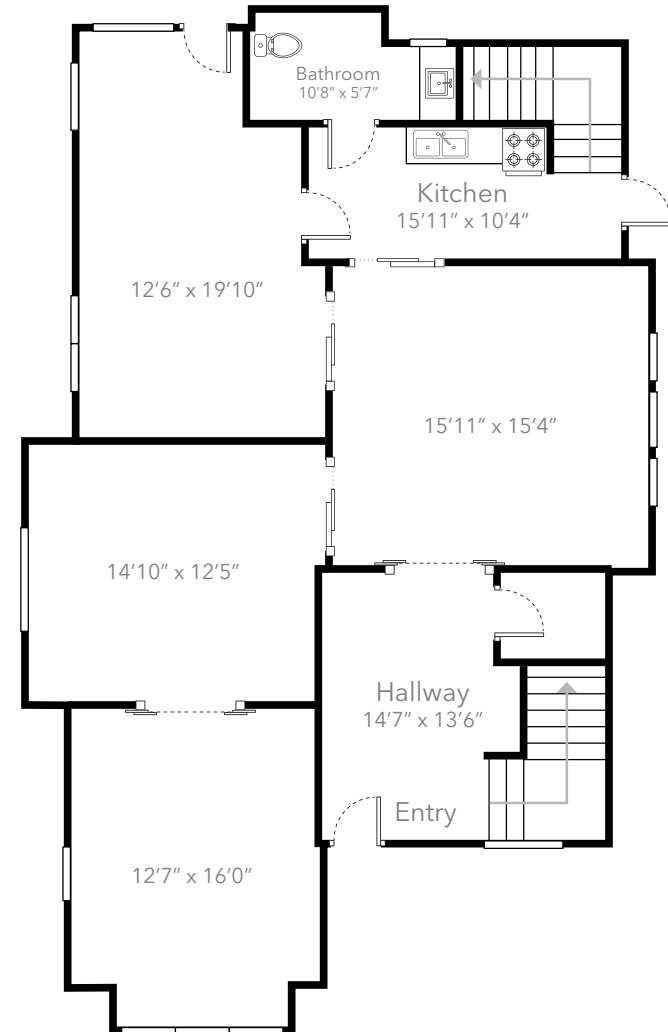
138

BUILDINGS 136, 138 W 3RD AVE ARE NOT FOR LEASE

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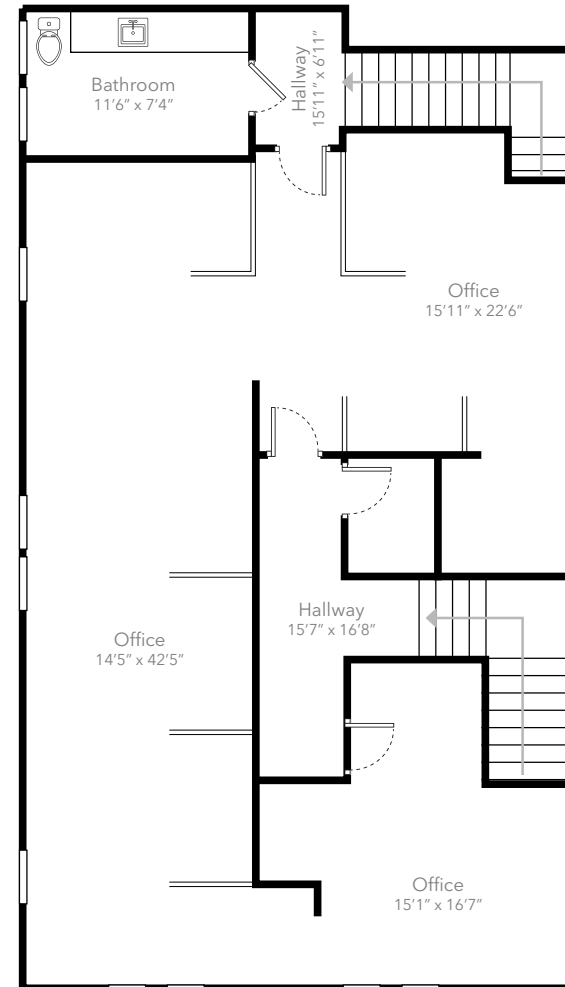
GROUND FLOOR

* Not to scale subject to errors.

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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
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

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

Classical Academy High School
1,298+ students
112 staff

ESCONDIDO VILLAGE
Walmart Chipotle SKECHERS
SUBWAY Baskin-Robbins planet fitness
35+ retailers & shops

VINEYARD SQUARE
Albertsons Chevron
Bag o' Crab THE HOME DEPOT
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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