

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

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. - NORTH SAN DIEGO COUNTY
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Corporate Lic. 01096996



TIM GOSSELIN, CCIM
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CA LIC # 01495432

PRICE:

\$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	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

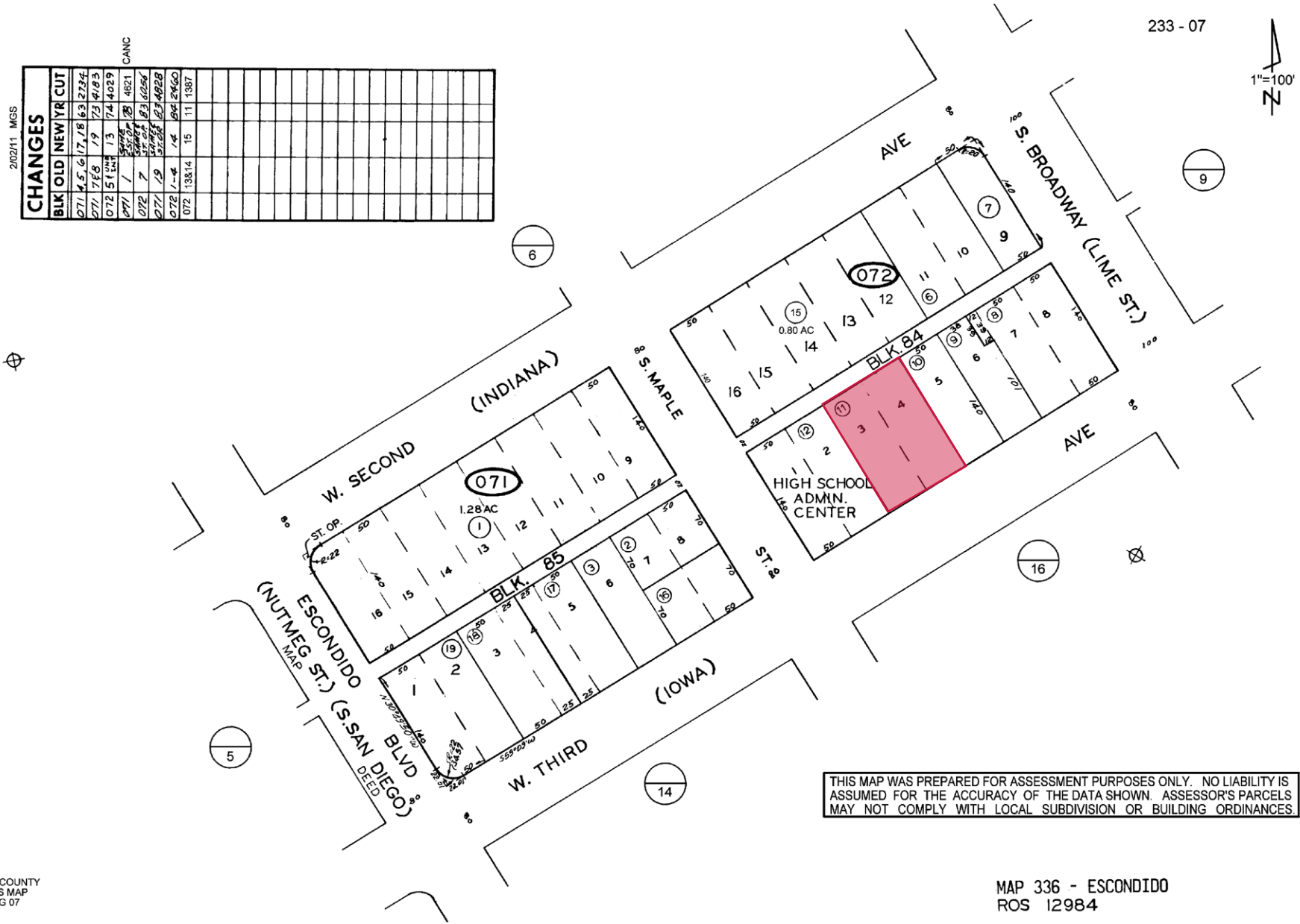
Parking 10 Parking Spaces

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.

TAX MAP

2021/11 MGS		CANC	
CHANGES	BLK	OLD	NEW YR CUT
071	4.5	17,18	63 2734
071	7E6	19	73 4783
072	51	13	74 4029
071	7	24,25	82 4821
072	7	26,27	83 5026
071	1-4	14	84 2460
072	13&14	15	11 1387



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.



MAP 336 - ESCONDIDO
ROS 12984

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SITE PLAN

W 3rd Ave

140

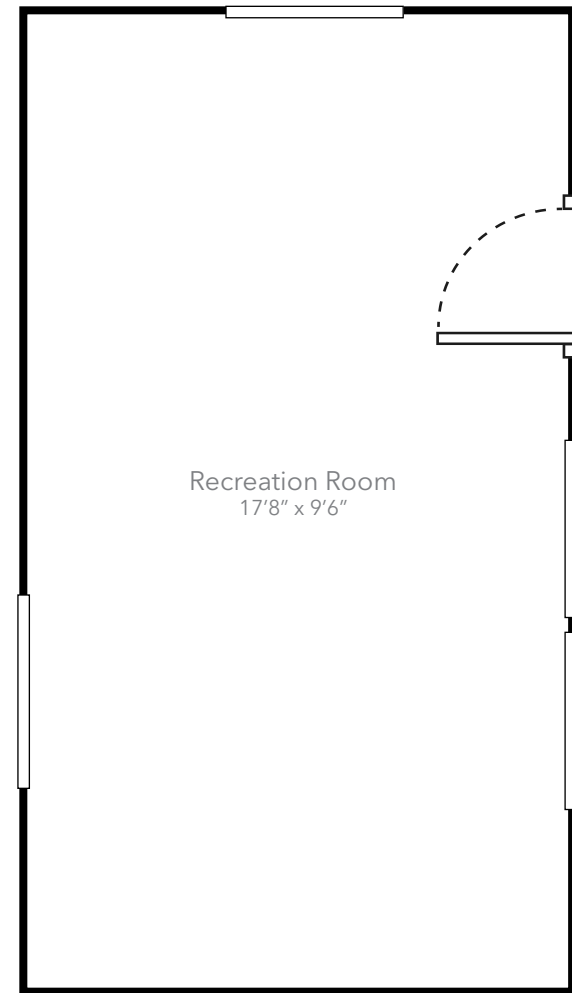
Fenced secured parking area
2,622 SF (54.5' long)

136

Large grass area

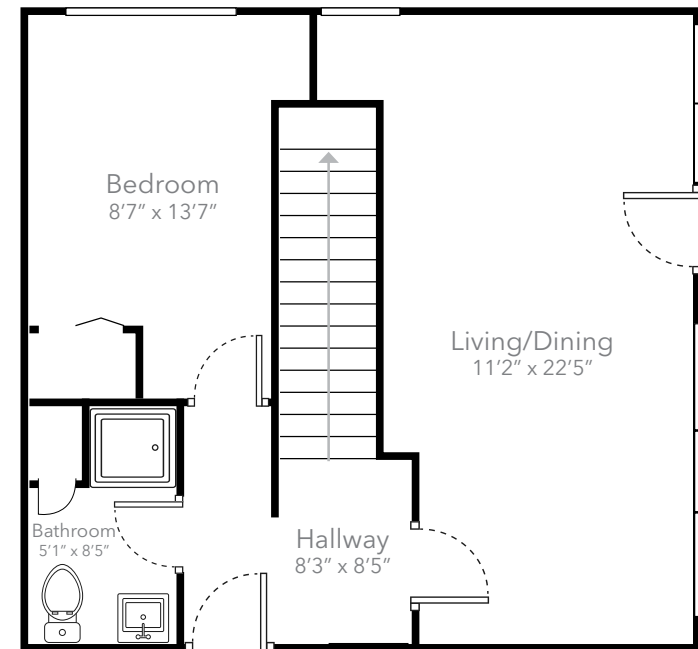
138

136 W 3RD AVE.



* Not to scale subject to errors.

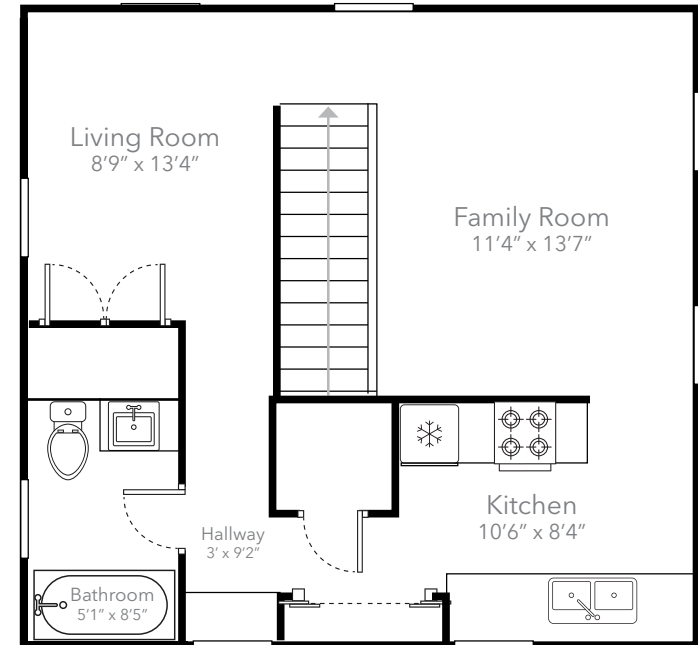
138 W 3RD AVE.



* Not to scale subject to errors.

GROUND FLOOR

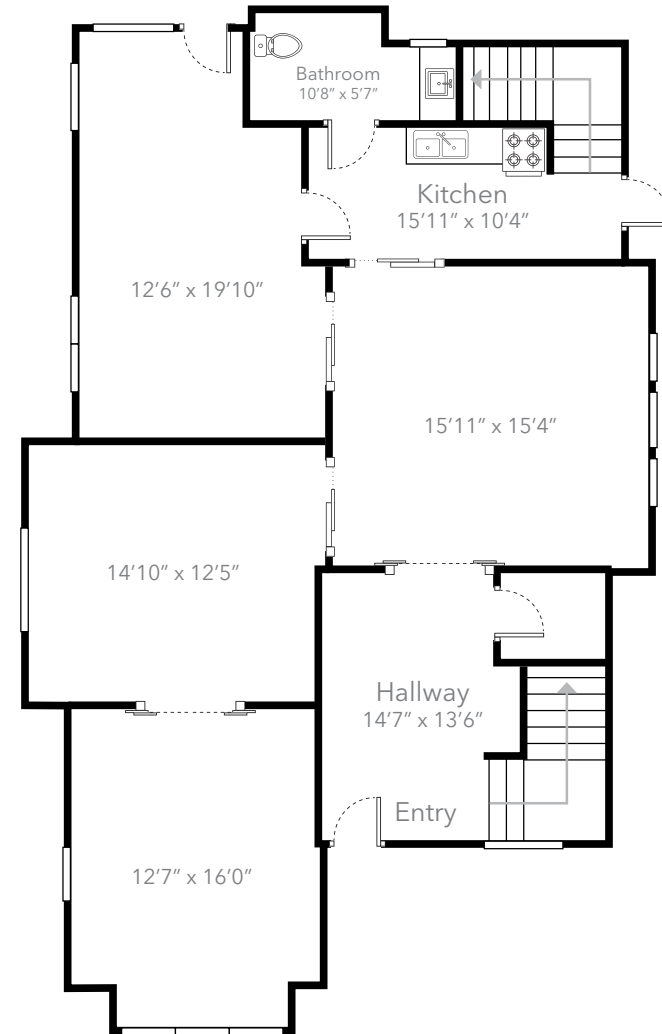
138 W 3RD AVE.



* Not to scale subject to errors.

SECOND FLOOR

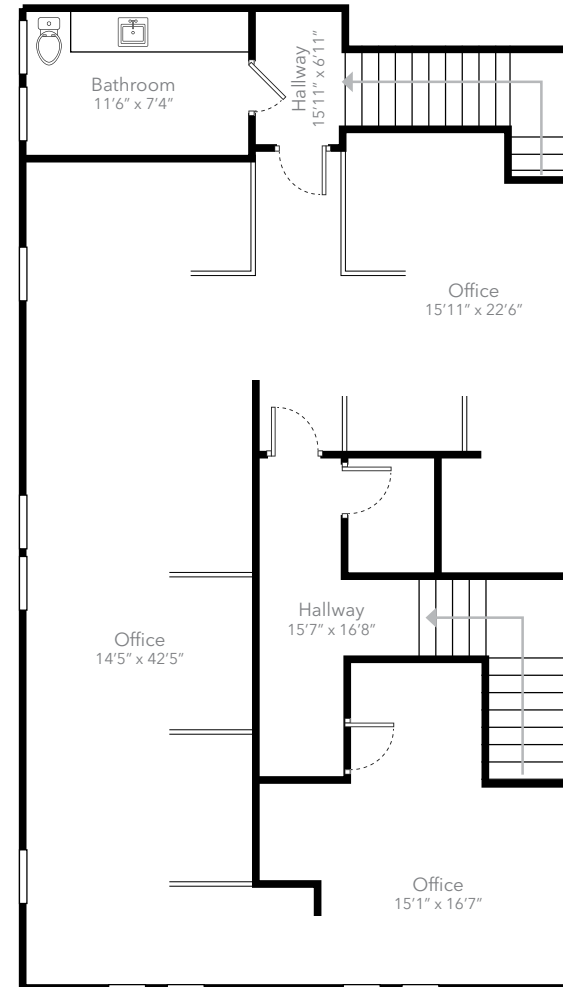
140 W 3RD AVE. (VACANT FOR LEASE)



GROUND FLOOR

* Not to scale subject to errors.

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**
ROSS **LA FITNESS**
DRESS FOR LESS

Starbucks
DQ

46+ retailers & shops

ESCONDIDO PLAZA

TARGET
VANS **ULTA**
GameStop
Chick-fil-A

Starbucks
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

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.

Escondido Civic Center
California Center for the Arts

Classical Academy High School
1,298+ students
112 staff

CAIMANS
CLASSICAL ACADEMY MEXICAN GRILL

PLAZA CIVIC CENTER

REGAL **Shakeys** **COLD STONE**
Smart & Final **PET SMART** **CHIN'S**

35+ retailers & shops

ESCONDIDO VILLAGE

Walmart **CHIPOTLE** **SKECHERS** **SUBWAY**
DEL PERRO'S TACO & BURRO **FarmerBoy** **BR** **planet fitness**

35+ retailers & shops

VINEYARD SQUARE

Albertsons **Chevron** **Starbucks** **THE HOME DEPOT**
Bag o' Crab **TOYLAND**

30+ retailers & shops

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