

# FOR SALE / LEASE

255 N. ELM STREET  
ESCONDIDO CA 92025

## HIDDEN VALLEY MEDICAL BUILDING



**2,489 - 5,607 SF CONDOS AVAILABLE**



**CHRIS BONAR**  
Sales Associate  
Chris@caacre.com  
Lic # 02097389

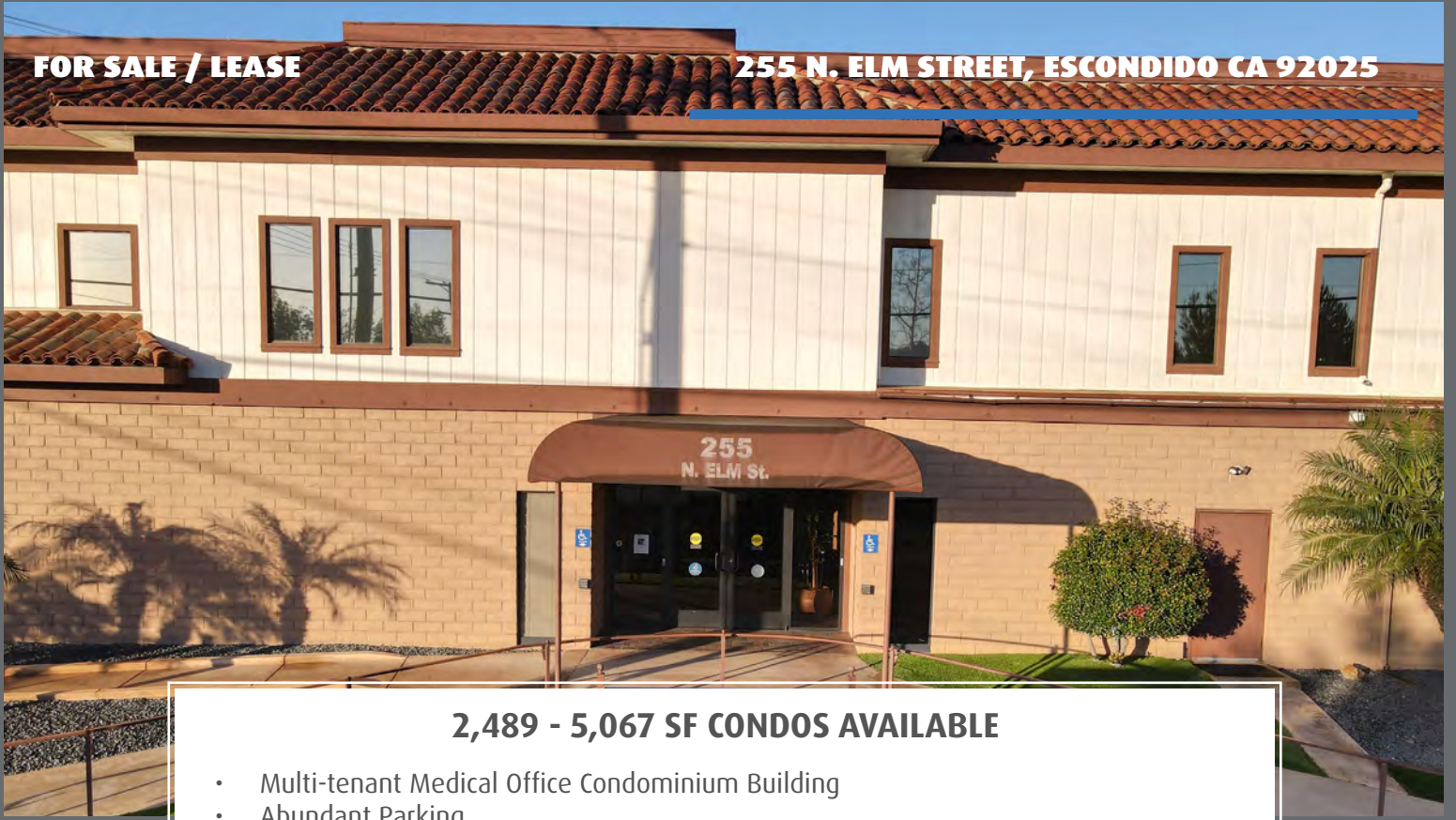
**BRIAN JENKINS**  
Principal  
Brian@caacre.com  
Lic # 01814828

858.360.3000 | caacre.com



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- Multi-tenant Medical Office Condominium Building
- Abundant Parking
- Extremely Well Maintained
- Building Includes Radiology, Orthopedic, Physical Therapy, and Other Medical Tenants
- Great Location near Interstates 15 & 78
- Responsive HOA



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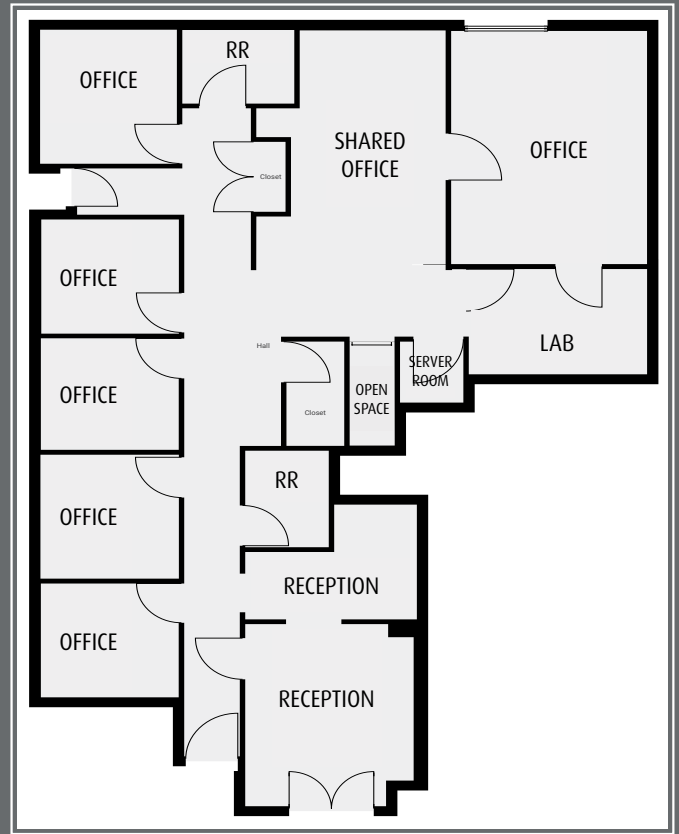
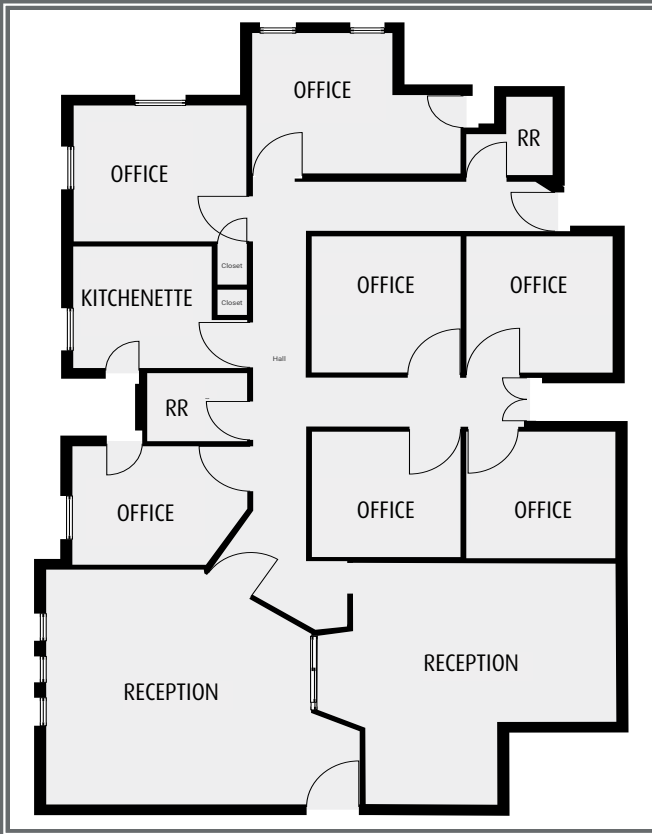


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**BOTH UNITS ARE CONTIGUOUS/ADJACENT FOR UP TO 5,607 RSF**



<b>UNIT</b>	<b>203</b>
SQ. FT.	± 2,489
PRICE:	\$871,150
PRICE / SF:	\$350
LEASE RATE:	\$1.75/SF NNN

<b>UNIT</b>	<b>204</b>
SQ. FT.	± 3,118
PRICE:	\$1,091,300
PRICE / SF:	\$350
LEASE RATE:	\$1.75/SF NNN



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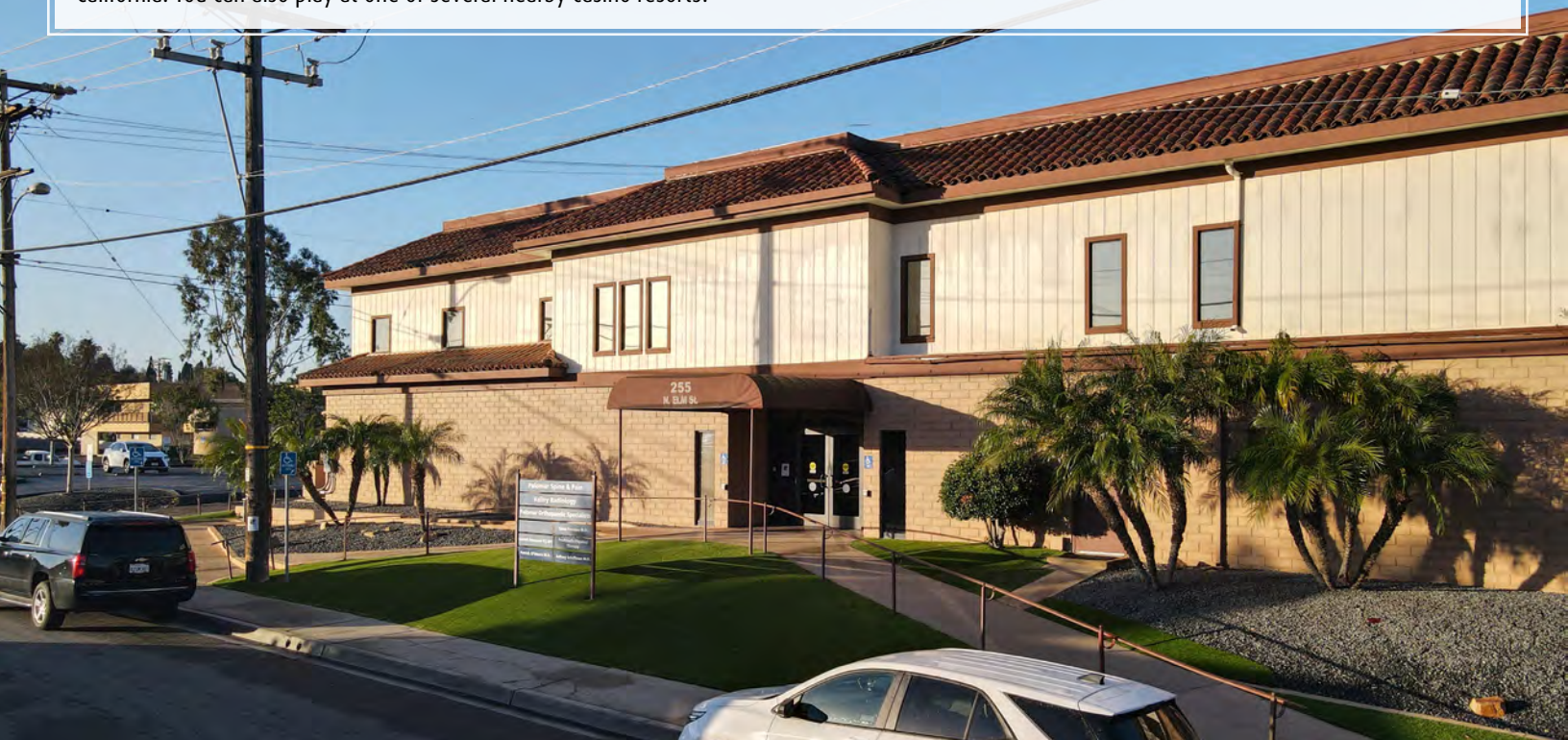


**CITY OF ESCONDIDO** Located just 30 miles northeast of downtown San Diego and 20 minutes from the coast, Escondido is home to major attractions, beautiful wineries, craft breweries, unique arts and theatre, delicious culinary experiences and a charming historic downtown. Enjoy beautiful climate with 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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**COMMERCIAL  
ASSET  
ADVISORS**

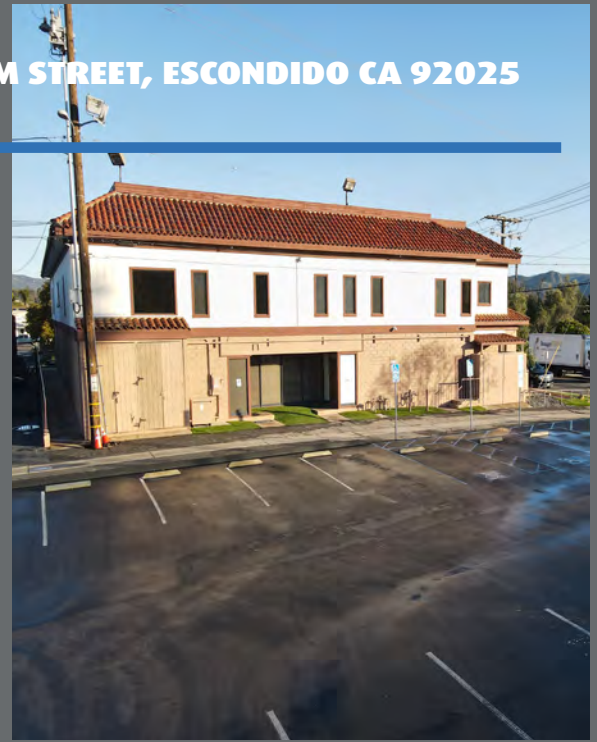
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