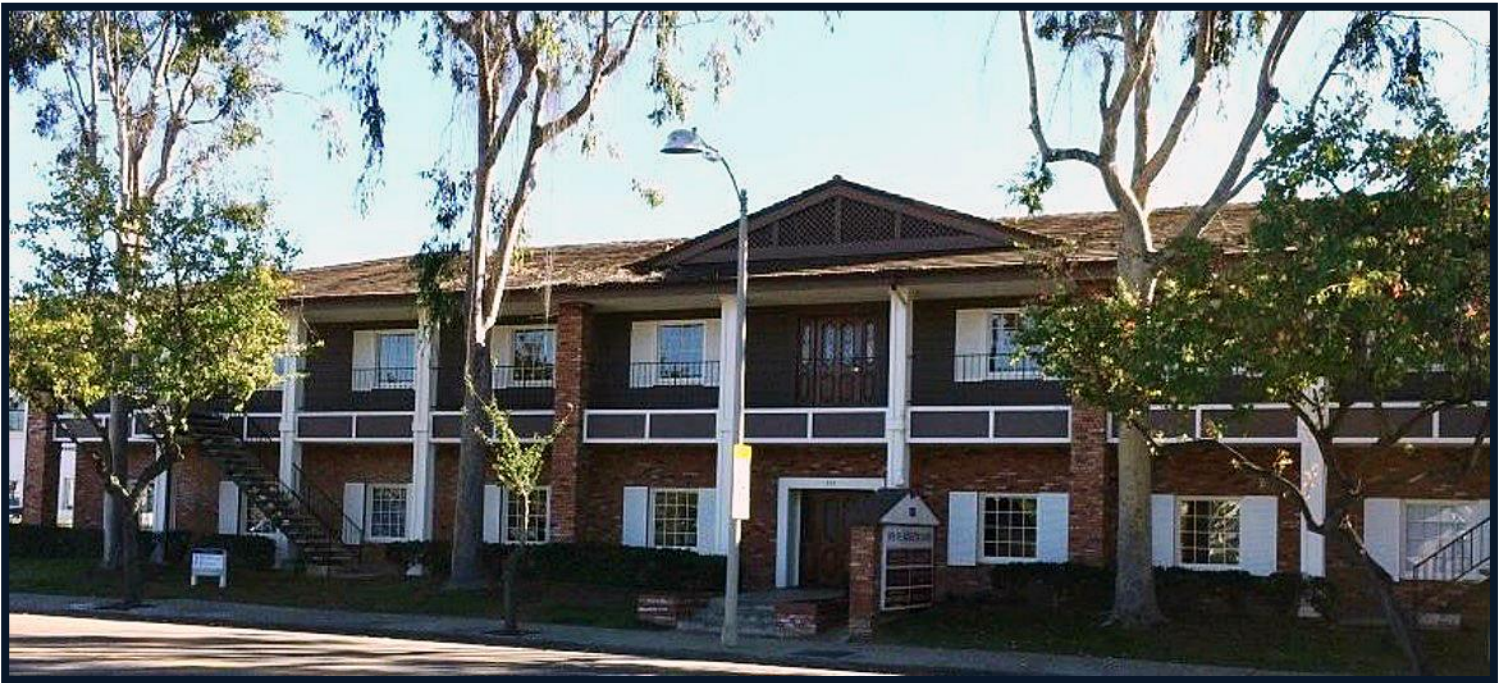


ESCONDIDO OFFICE BUILDING FOR SALE



Location

235 West 5th Avenue
Escondido, CA 92025

Property

- Approximately 11,672 RSF
- 2 Story Multi-Tenant Office Building
- Ideal for Owner/User
- Sale price: ~~\$1,875,000.00~~ **\$1,750,000.00**

Highlights

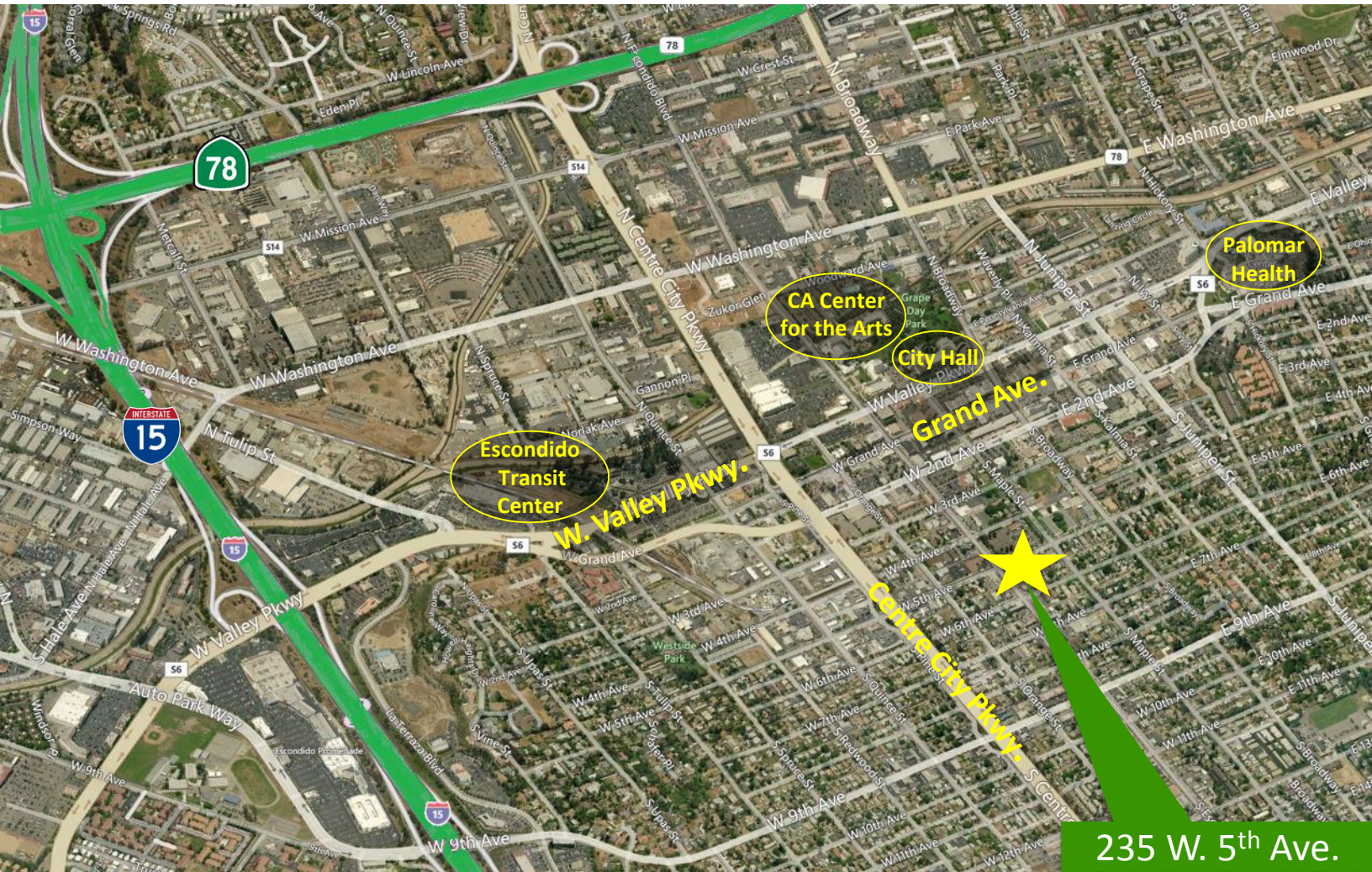
- Central Escondido location
- 1 mile to I-15 & Hwy 78
- ½ mile to Grand Ave. business district, Civic Center Plaza & Palomar Health Center
- Proximate to public transportation
- Elevator served
- Private surface parking lot

Contact

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ESCONDIDO OFFICE BUILDING FOR SALE



For More Information

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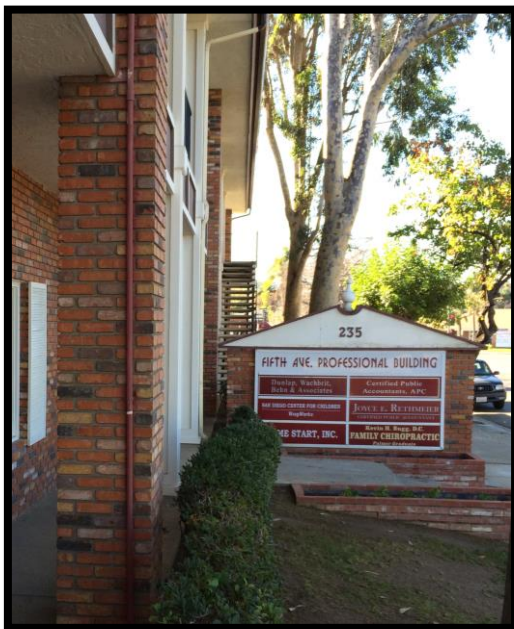
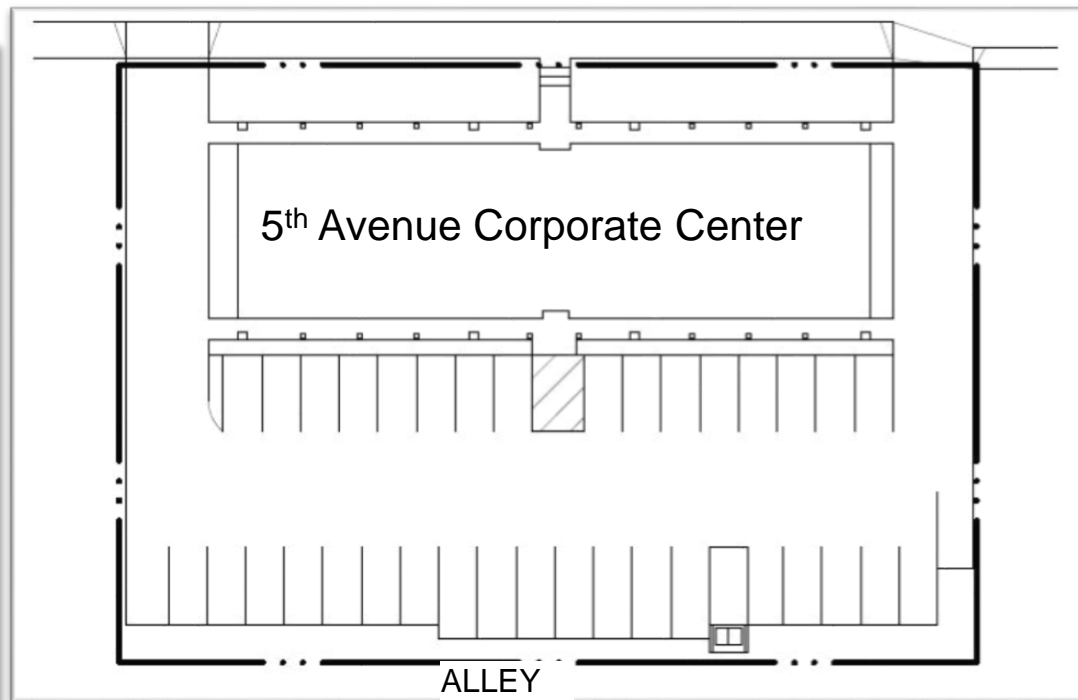
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ESCONDIDO OFFICE BUILDING FOR SALE

235 West 5th Avenue, Escondido, CA 92025



ESCONDIDO OFFICE BUILDING FOR SALE OR LEASE

235 West 5th Avenue, Escondido, CA 92025

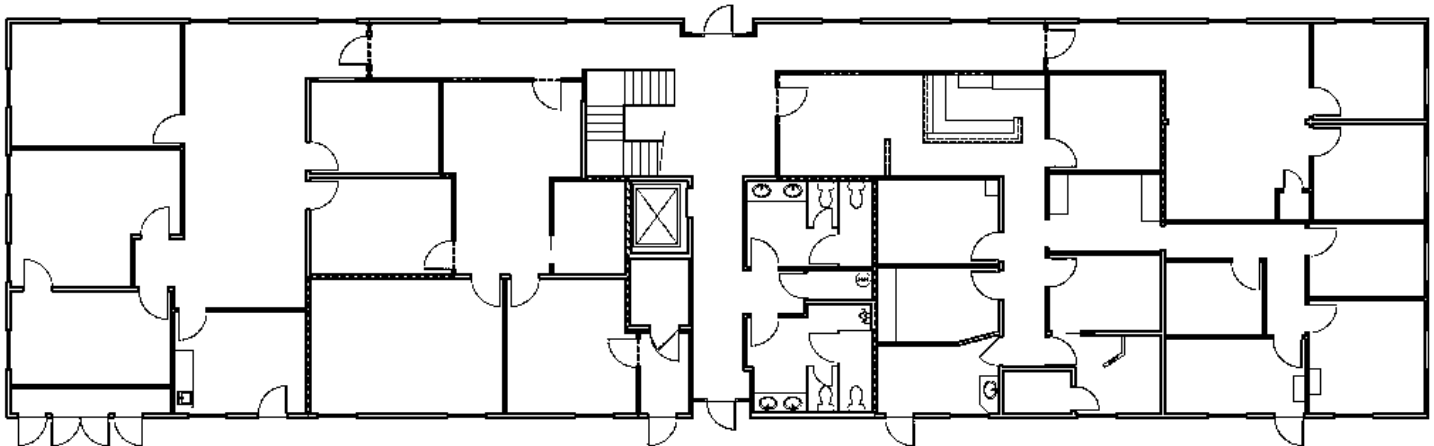


Building Specifications

Building Size	± 11,672 SF
Building Type	2-Story, elevator served office bldg.
Lot Size	27,878 SF
Year Built	1981
Parking	Private surface lot with 37 spaces

FLOOR PLAN – 1ST FLOOR

FULLY LEASED



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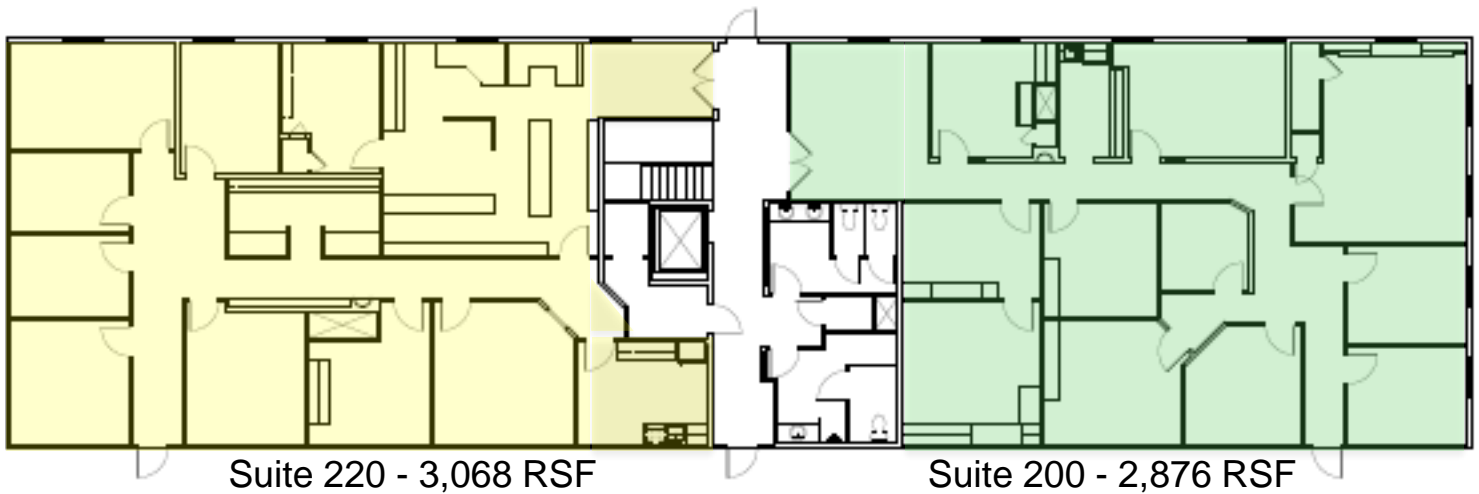
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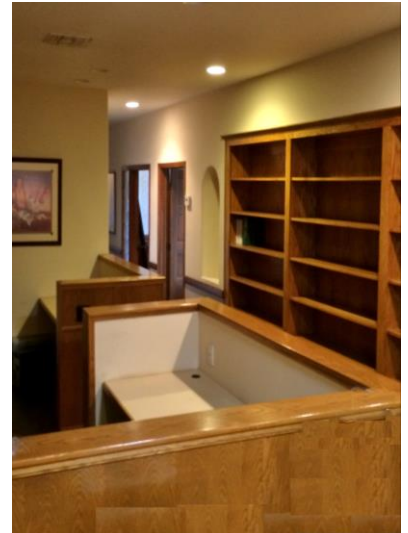
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ESCONDIDO OFFICE BUILDING FOR SALE

2ND FLOOR SPACE PLAN: APPROX. 5,944 SF - DIVISIBLE



Building features upgraded hardwood finishes, built in shelves & cabinetry



For More Information

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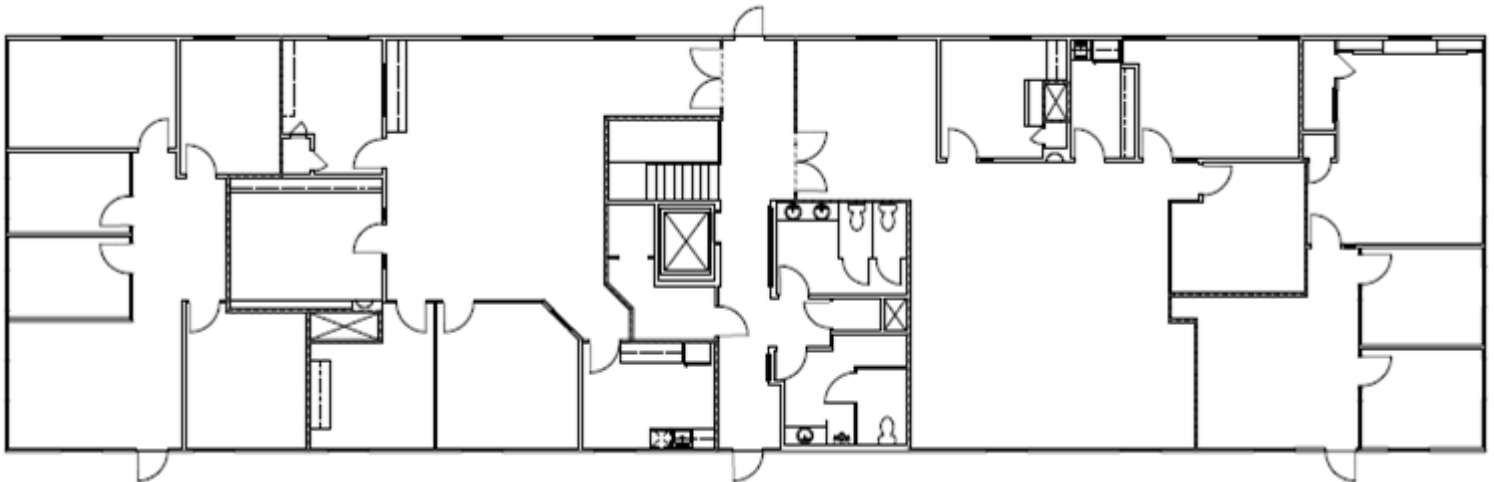
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ESCONDIDO OFFICE BUILDING FOR SALE

CONCEPTUAL DIVISION PLAN FOR 2ND FLOOR SPACE 5,944 LEASABLE SF



Suite 230
1,298 sf

Suite 220
1,770 sf

Suite 200
1,583 sf

Suite 210
1,293 sf

For More Information

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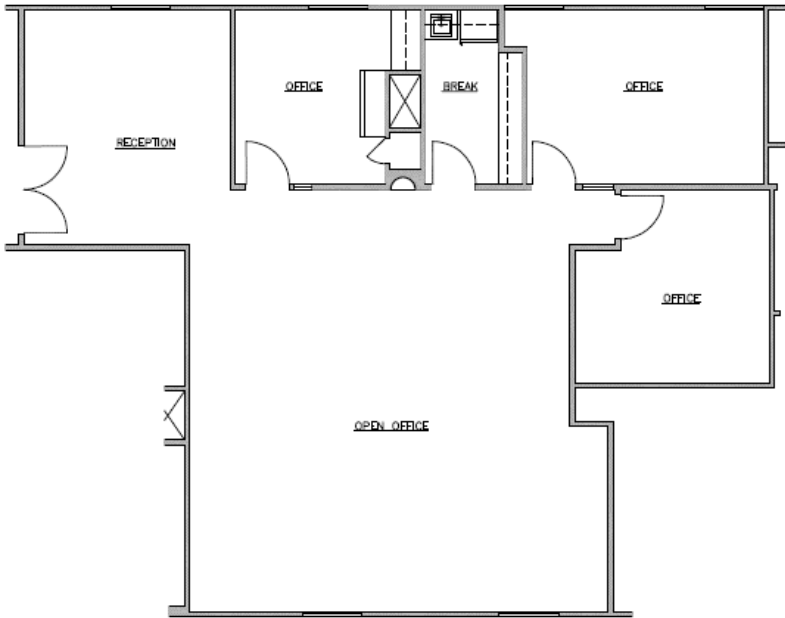
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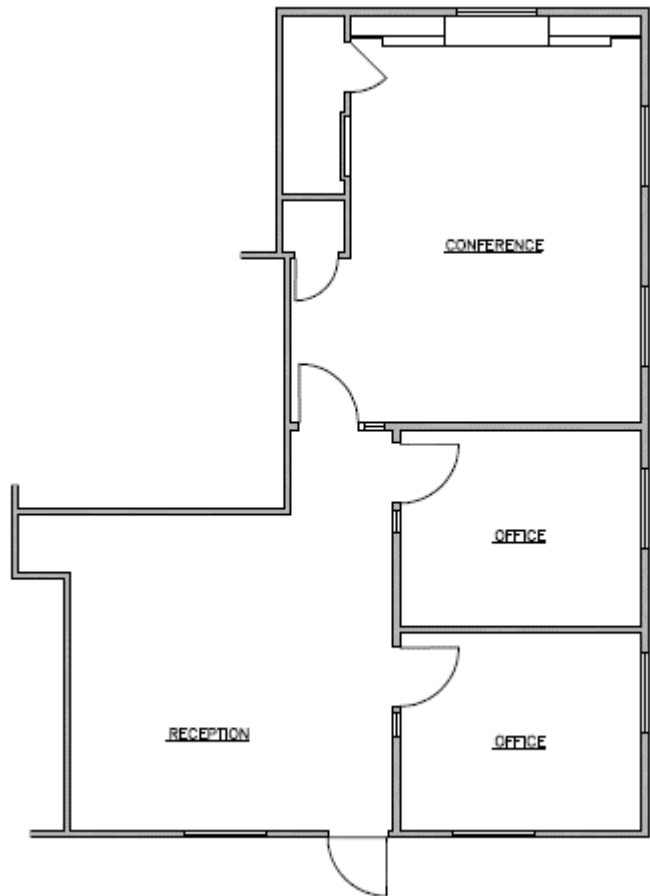
ESCONDIDO OFFICE BUILDING FOR SALE

2ND FLOOR SUITES - 200 and 210



Suite 200
1,583 Leasable sf

Suite 210
1,293 Leasable sf



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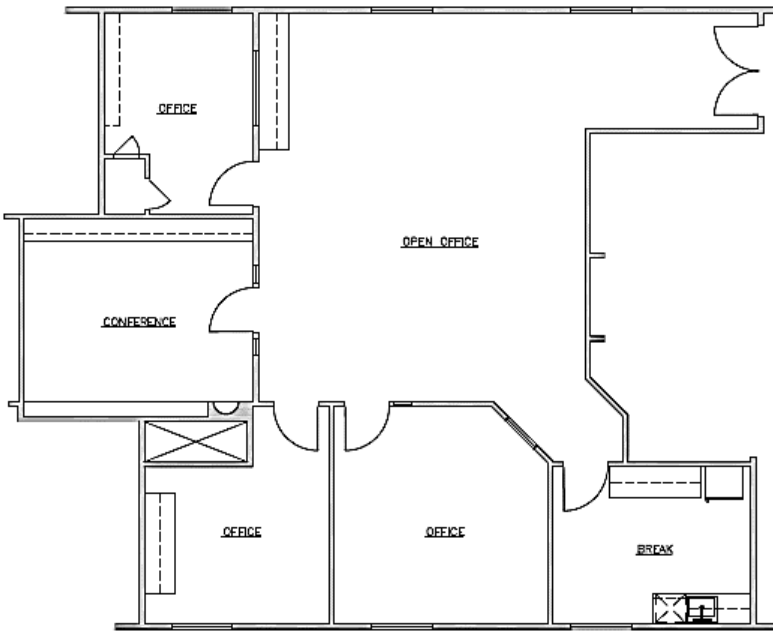
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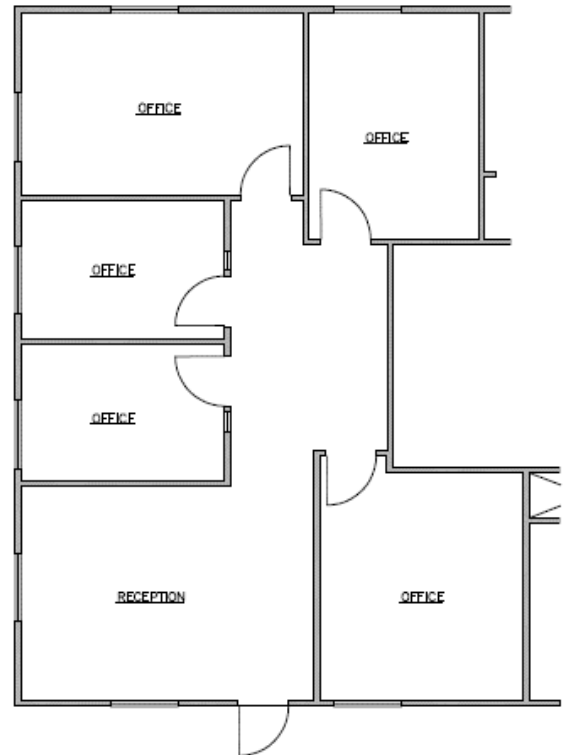
ESCONDIDO OFFICE BUILDING FOR SALE

2ND FLOOR SUITES - 220 and 230



Suite 220
1,770 Leasable sf

Suite 230
1,298 Leasable sf



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