HERITAGE GROUP

Shaping commercial real estate where you work and live

610 W. Ash Street, Ste. 1503, San Diego, CA 92101

Tel 619.239.1788 Fax 619.819.9919

www.theheritagegroup.com

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

Kyle Clark - Senior Director 619.577.4558 kclark@theheritagegroup.com BRE # 00367784

Dan McCarthy - Senior Director 619.577.4557 dmccarthy@theheritagegroup.com BRE # 00928868

^{**} The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted subject to errors, prior sale or lease, change in status or withdrawal without notice.



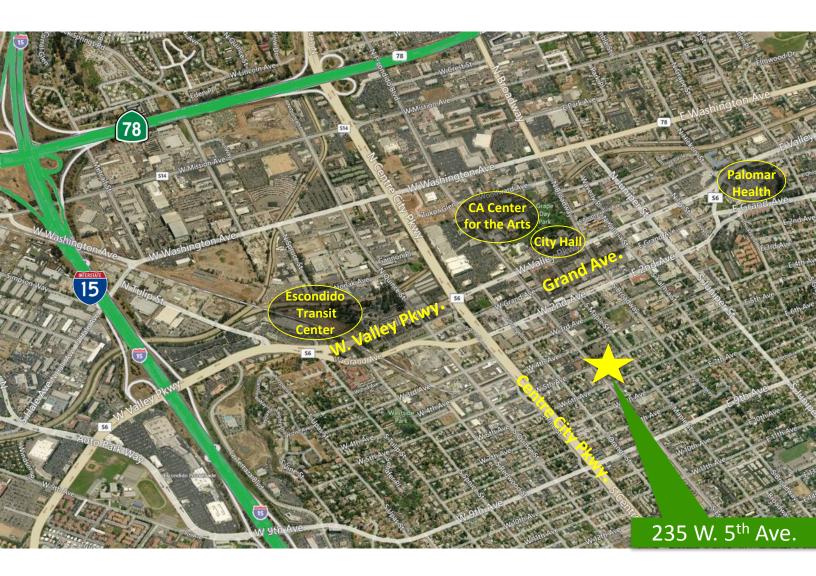
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For More Information

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ESCONDIDO OFFICE BUILDING FOR SALE OR LEASE

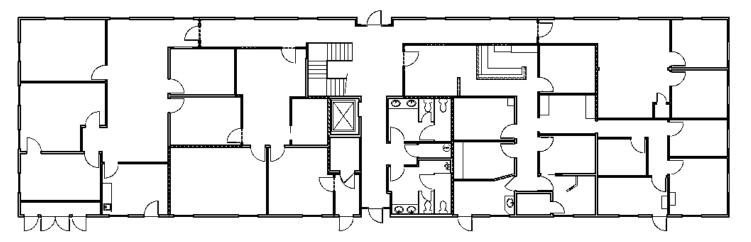
235 West 5th Avenue, Escondido, CA 92025



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



For More Information

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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







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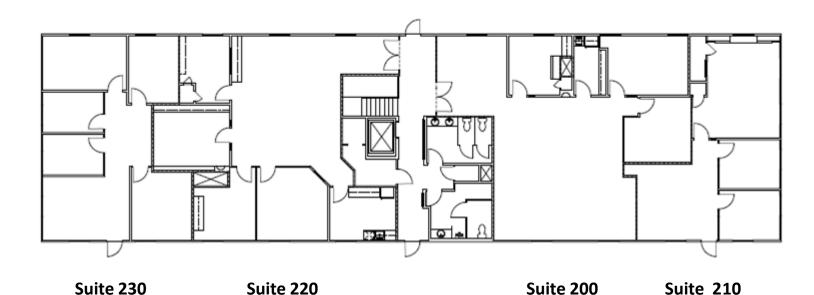
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ESCONDIDO OFFICE BUILDING FOR SALE

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



For More Information

1,298 sf

1,770 sf

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1,583 sf

619.577.4557

1,293 sf

The Heritage Group is a full-service commercial real estate management and investment advisory firm. For more information, go to www.theheritagegroup.com.

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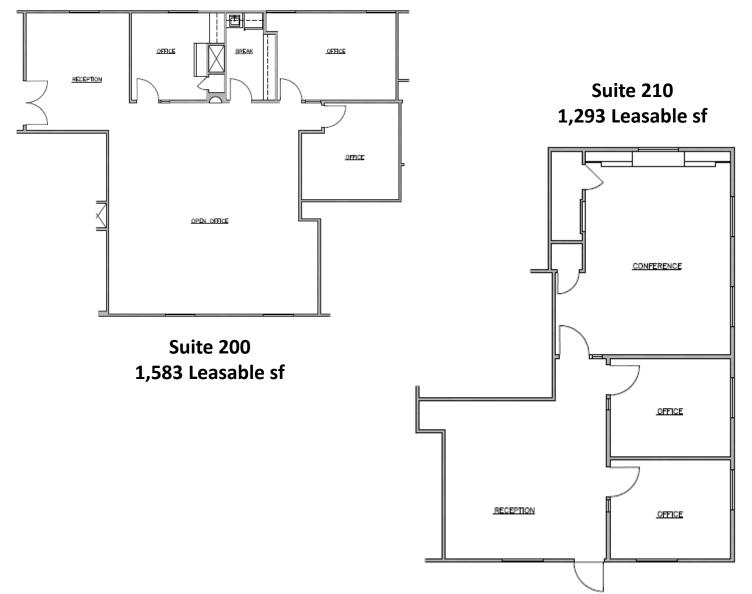
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ESCONDIDO OFFICE BUILDING FOR SALE

2ND FLOOR SUITES - 200 and 210



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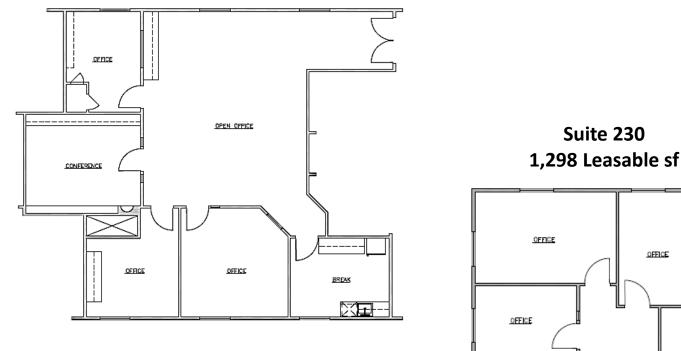
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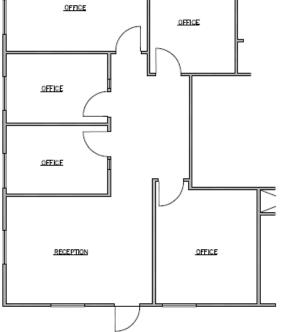
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ESCONDIDO OFFICE BUILDING FOR SALE

2ND FLOOR SUITES - 220 and 230



Suite 220 1,770 Leasable sf



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