

FOR SALE OR FOR LEASE

215 SOUTH HICKORY STREET

ESCONDIDO, CA 92025

Voit
REAL ESTATE SERVICES

VIRTUAL TOUR



SCAN ME
OR CLICK THE LINK

http://voitco.com/ftp/uploads/215_S_Hickory.mp4

PROJECT SUMMARY

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TOWN VIEW PROFESSIONAL CENTER is an office / medical building that is available for lease or for sale. Refurbished in 2019, the property is located across the street from the planned mixed-use development, Palomar Heights, and is ideal for an Owner-User. The three story, multi-tenant office / medical building is in the center of Escondido. The property offers superb access and visibility along with unobstructed panoramic views of Escondido from the second and third floors.





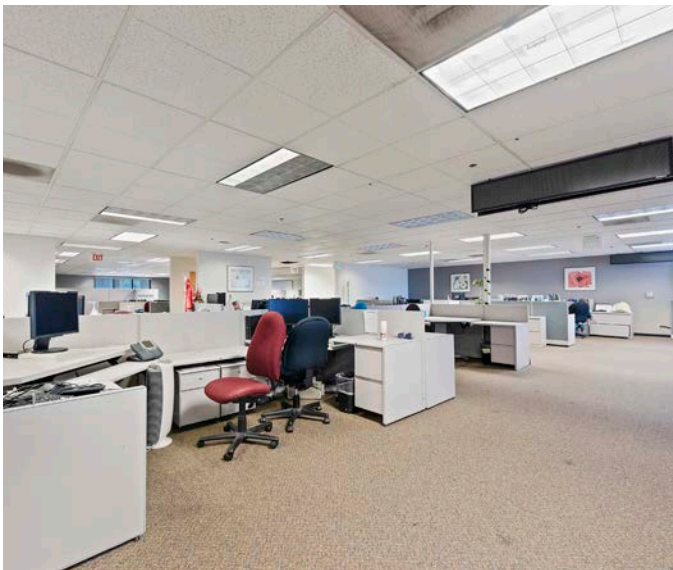
PROJECT OVERVIEW

TOWN VIEW PROFESSIONAL CENTER

- For Sale or Lease in Escondido
- ±61,315 SF Three-Story Multi-Tenant Office Building
- ±3.52 AC Property (Parcel # 229-480-07)
- Parking Ratio of 3.47/1,000 SF (213 Surface Spaces)
- Entire Project is Available for User or Tenant Occupancy
- Built in 1980 and Renovated in 2019
- Two (2) Elevators and Wet Sprinklers
- Security system with after hours access
- Walking Score of 92 (Walker's Paradise)

**LEASE RATES STARTING AT \$1.50 + E /SF /MO.
SALE PRICE NEGOTIABLE**





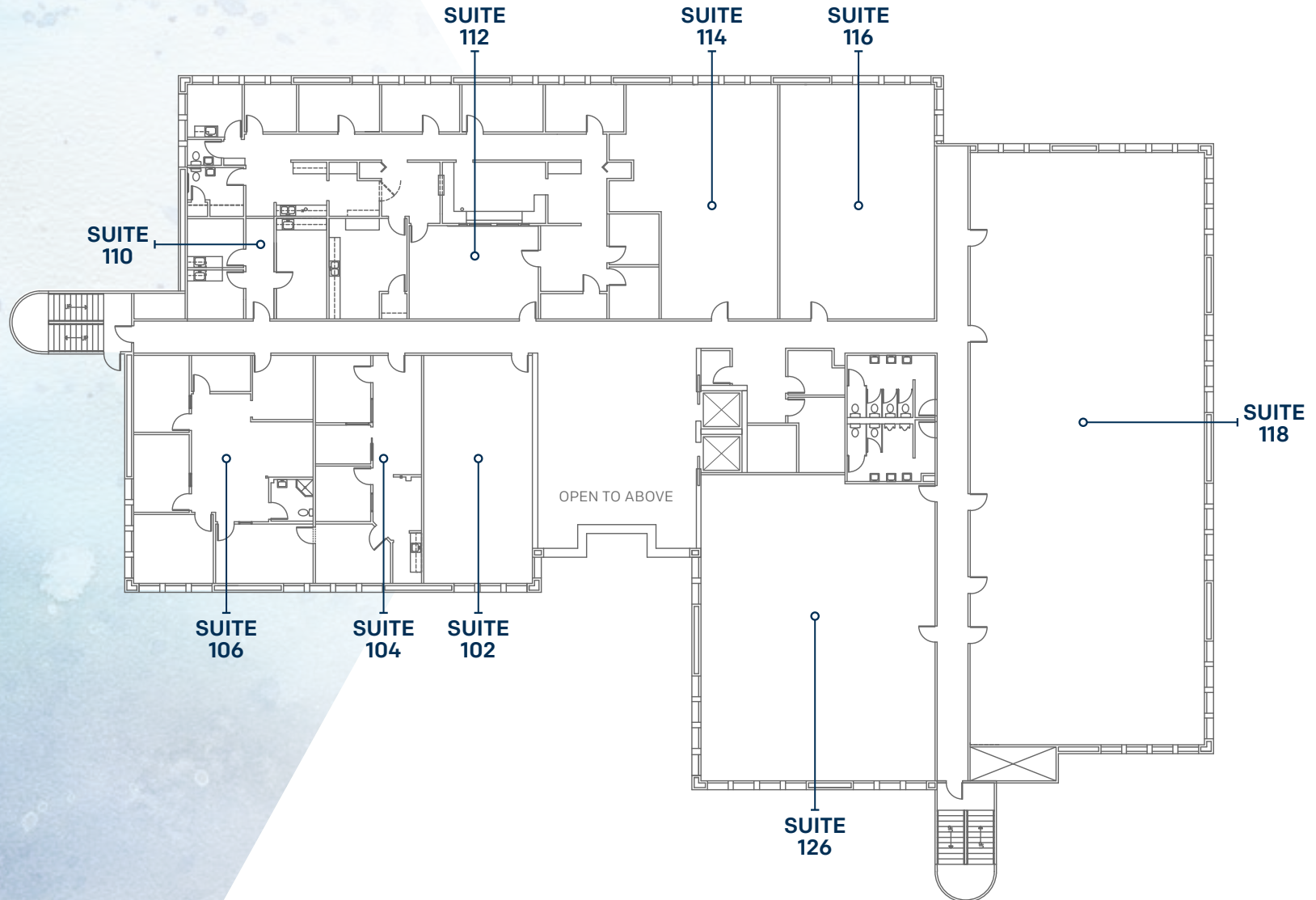
FIRST FLOOR AVAILABILITY

LEASE RATES STARTING AT \$1.50 + E /SF /MO.

SUITE #	SIZE PSF	AVAIL DATE
102	±1,171 SF	M-to-M
104	±1,041 SF	M-to-M
106	±1,100 SF	M-to-M
110	±450 SF	M-to-M
112	±4,118 SF	10/01/2023

SUITE #	SIZE PSF	AVAIL DATE
114	±1,317 SF	08/01/2023
116	±1,463 SF	M-to-M
118	±6,073 SF	04/01/2022
126	±3,019 SF	09/01/2025

* MONTH TO MONTH SPACES CAN BE COMBINED
TO CREATE LARGER CONTIGUOUS SPACE.



SECOND FLOOR AVAILABILITY

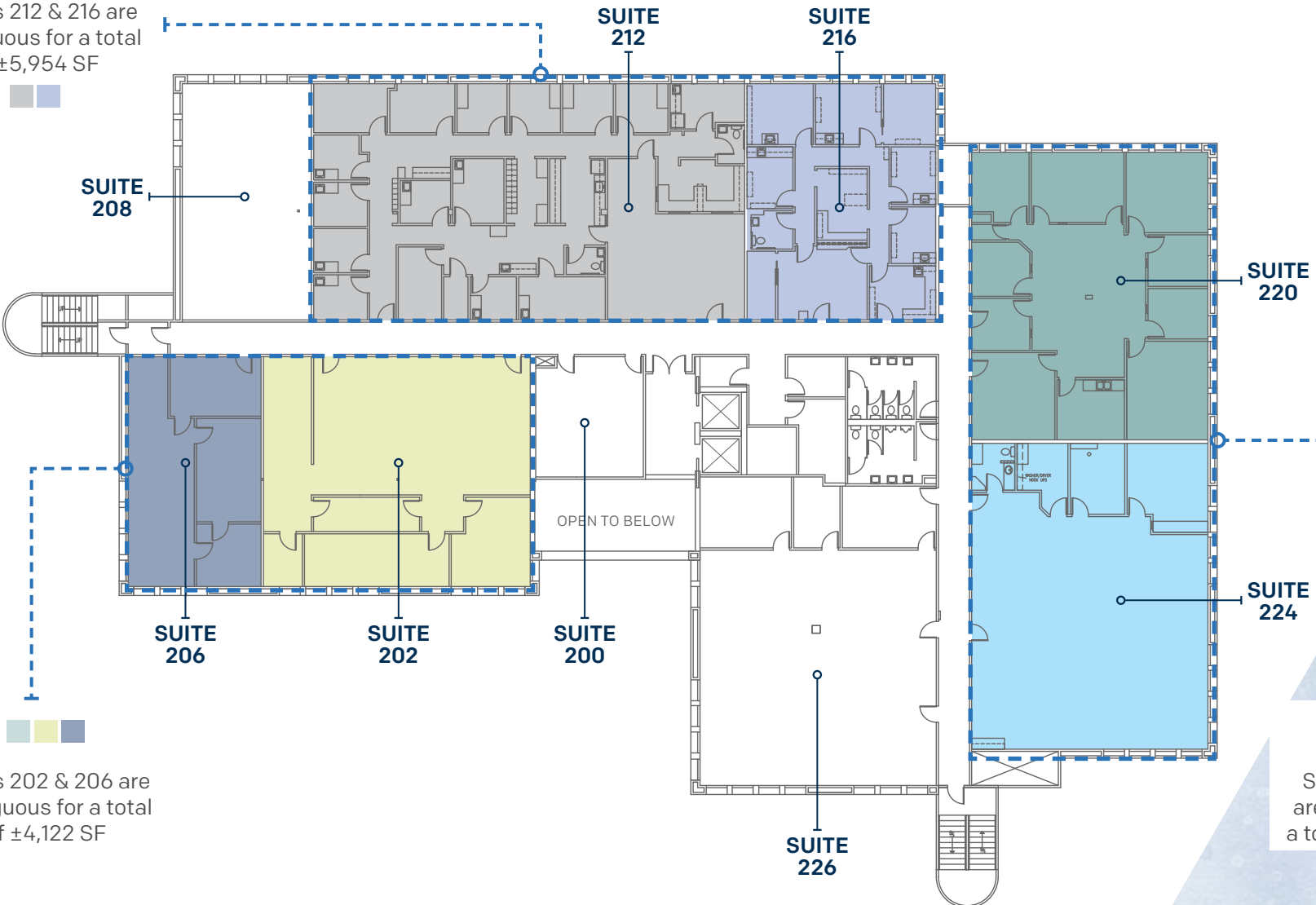
LEASE RATES STARTING AT \$1.50 + E /SF /MO.

SUITE #	SIZE PSF	AVAIL DATE
200	±495 SF	09/14/2022
202	±2,647 SF	Now
206	±1,475 SF	Now
208	±1,268 SF	09/01/2021
212	±4,193 SF	Now

SUITE #	SIZE PSF	AVAIL DATE
216	±1,761 SF	Now
220	±2,909 SF	Now
224	±3,014 SF	Now
226	±3,020 SF	M-to-M

* MONTH TO MONTH SPACES CAN BE COMBINED TO CREATE LARGER CONTIGUOUS SPACE.

Suites 212 & 216 are contiguous for a total of ±5,954 SF



Suites 202 & 206 are contiguous for a total of ±4,122 SF

Suites 220 & 224 are contiguous for a total of ±5,923 SF

THIRD FLOOR AVAILABILITY

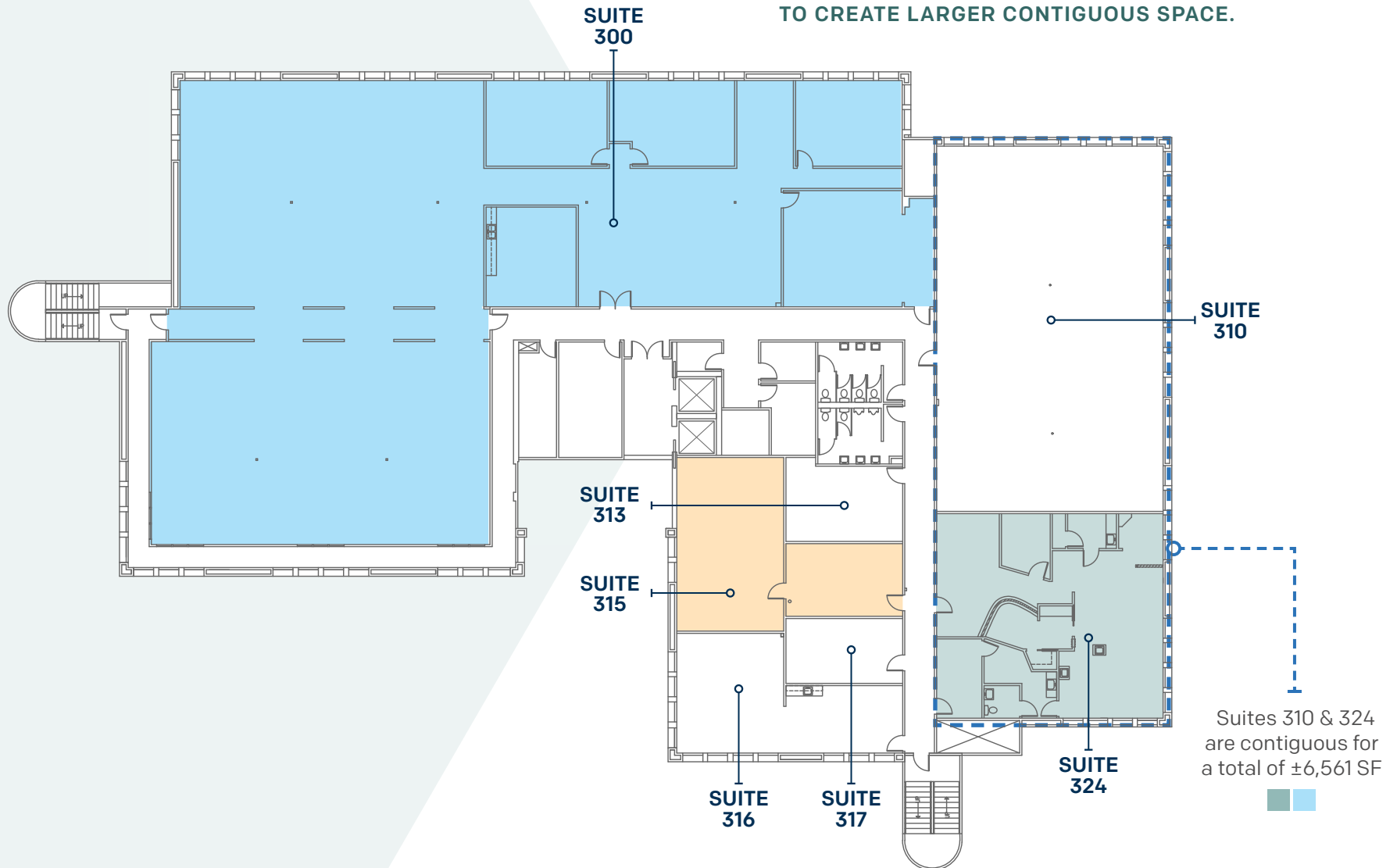
LEASE RATES STARTING AT \$1.50 + E /SF /MO.

SUITE #	SIZE PSF	AVAIL DATE
300	±10,719 SF	02/01/2021
310	±4,630 SF	M-to-M
313	±384 SF	M-to-M
315	±1,149 SF	Now

SUITE #	SIZE PSF	AVAIL DATE
316	±883 SF	M-to-M
317	±325 SF	M-to-M
324	±1,931 SF	Now

* THE ENTIRE THIRD FLOOR IS AVAILABLE FOR A TOTAL OF ±20,785 SF AS OF JANUARY 31, 2021.

* MONTH TO MONTH SPACES CAN BE COMBINED TO CREATE LARGER CONTIGUOUS SPACE.





PALOMAR HEIGHTS

AN URBAN LIFESTYLE COMMUNITY IN HISTORIC DOWNTOWN ESCONDIDO

Revitalizing the former downtown health campus, Palomar Heights is a new walkable, thriving commercial and residential community.

Featuring prominent local retailers and restaurants, this project will revitalize the east edge of Grand Avenue and create one of the most dynamic urban centers in North County.

AMENITIES

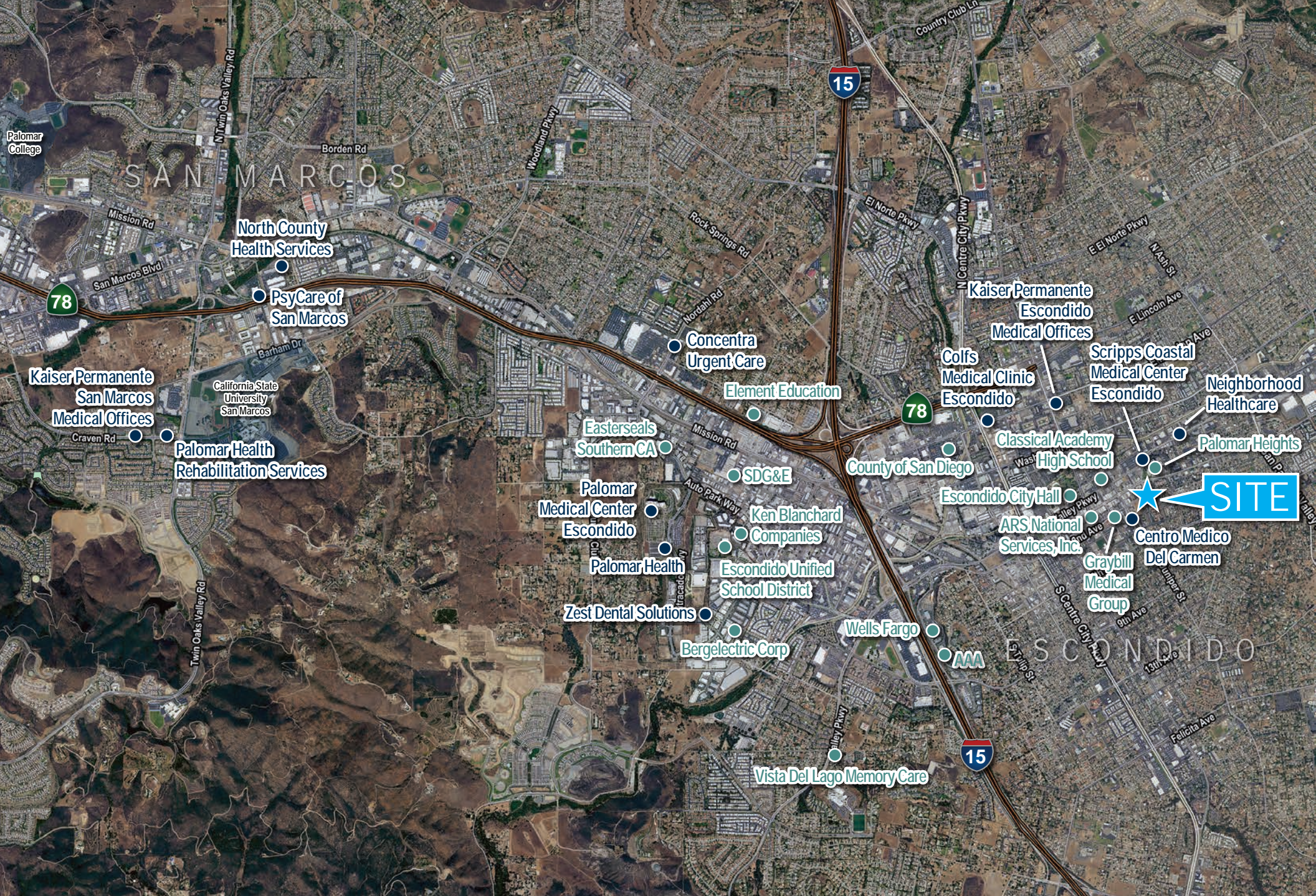
The development will include 510 attainably priced homes ranging in size from 600- 1,875 SF. Sustainable design features include:

- Solar Energy
- Mobility Hub
- Drought-Tolerant Landscaping
- EV Charging Stations
- Resort Style Recreation including state of the art gym, pool / spa / splash pad and recreation building, cinema deck, dog park and pet washing station

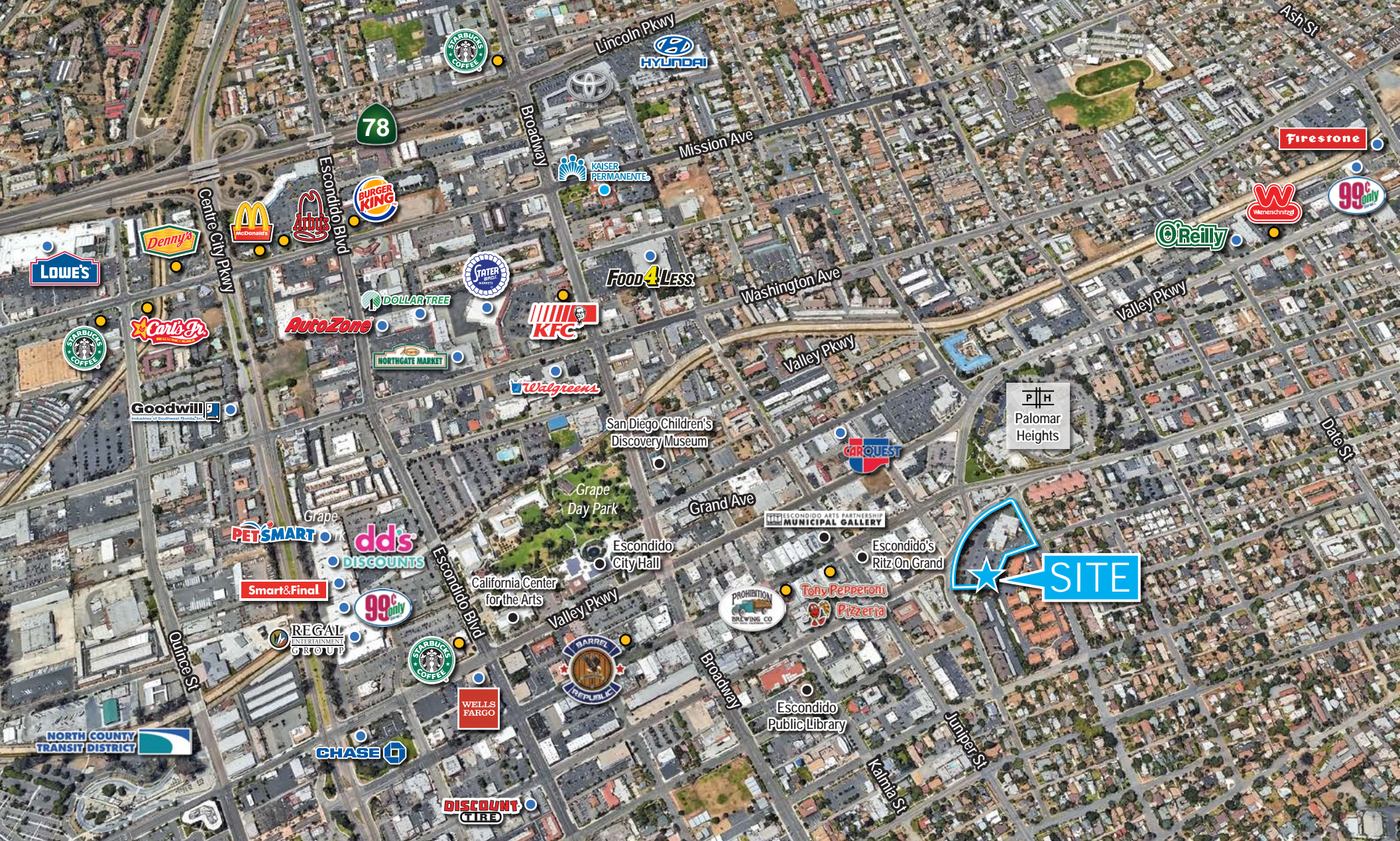
RETAIL

To serve the diverse needs to our growing community, the four-story "Icon" building will include project leasing, a retail farmers market, collaborative work space, a sky lounge restaurant and a roof top bar. On the corner of Grand and Valley Boulevard, this cornerstone will include a breakfast café with a secret garden.





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REAL ESTATE SERVICES



TOURING
GUIDELINES