

**FOR LEASE**

**±2,789 OFFICE OR MEDICAL OFFICE**



**1440**  
**W 3RD AVENUE**  
ESCONDIDO, CALIFORNIA 92025

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. - NORTH SAN DIEGO COUNTY  
1902 Wright Place, Suite 180, Carlsbad, CA 92008 | [lee-associates.com/sandiegonorh](http://lee-associates.com/sandiegonorh)  
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**TIM GOSSELIN, CCIM**  
(760) 822-3730  
[tgosselin@lee-associates.com](mailto:tgosselin@lee-associates.com)  
CA LIC # 01495432

## PROPERTY DETAILS

**Parking Spaces** 10 parking spaces

**APN** 233-072-11-00

**Property Type** Residential & Office

**Lot Size** ±14,300 SF

**Zoning** CUPD-CU-2-3 - SG Southern Gateway  
Zoning Allows: Residential, Office & Medical Uses



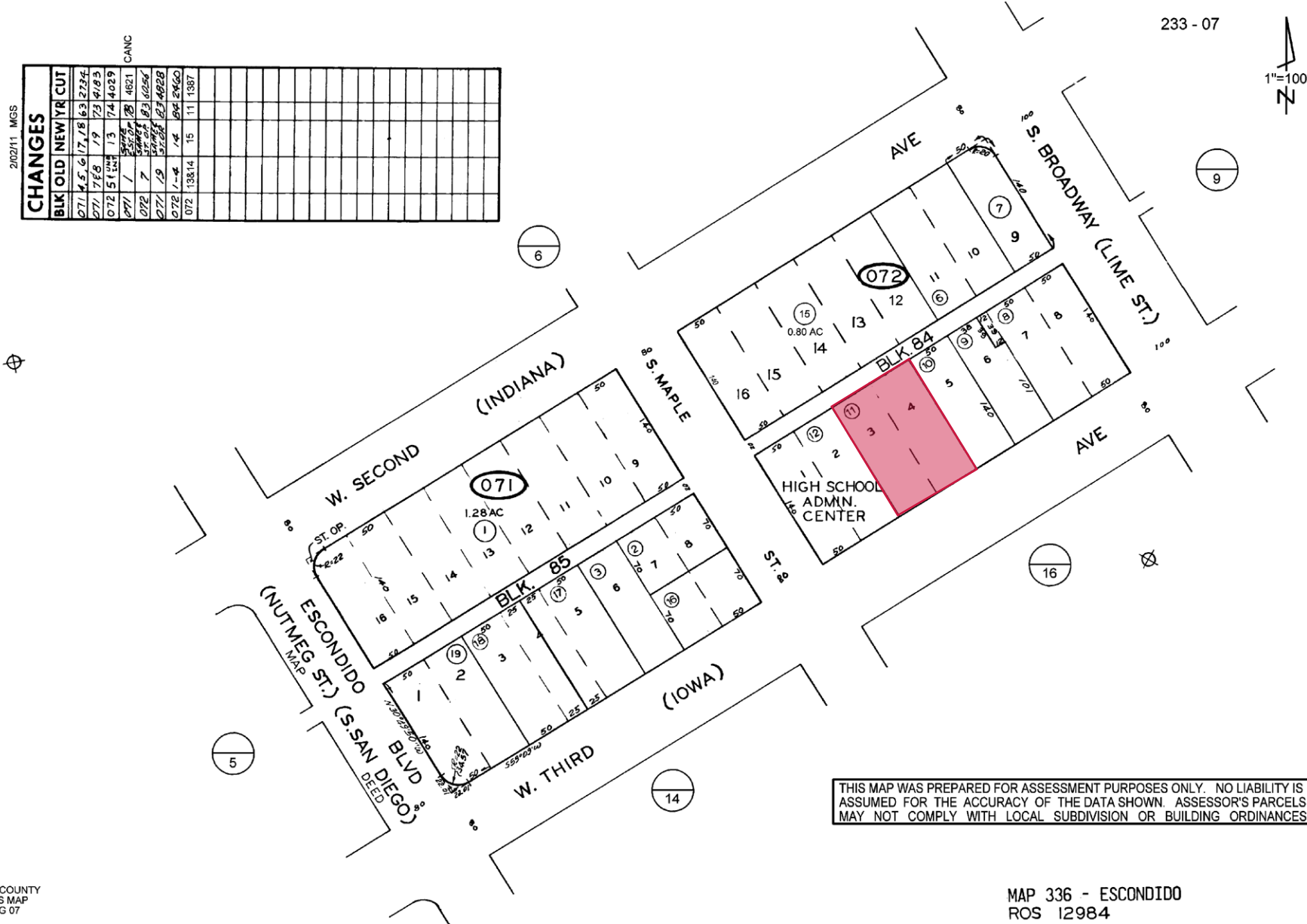
RENT:  
**\$6,500 / mo.**  
(plus utilities & janitorial)

TAX MAP

2021/11 MGS

CHANGES	BLK	OLD	NEW	YR	CUT
	071	4.5	6.17	18	63
	277	7E8	19	73	4783
	072	51	13	74	4029
	071	7	8	82	4821
	072	7	8	83	8026
	072	1-4	14	84	2460
	072	13814	15	11	1387

CANC



ELK 2-1-71  
AN DIEGO COUNTY  
ASSESSOR'S MAP  
OOK 233 PG 07

MAP 336 - ESCONDIDO  
ROS 12984

**FOR SALE OR FOR LEASE**

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140 W 3RD AVE., ESCONDIDO, CA 92025

**SITE PLAN**

W 3rd Ave

140

Parking

136

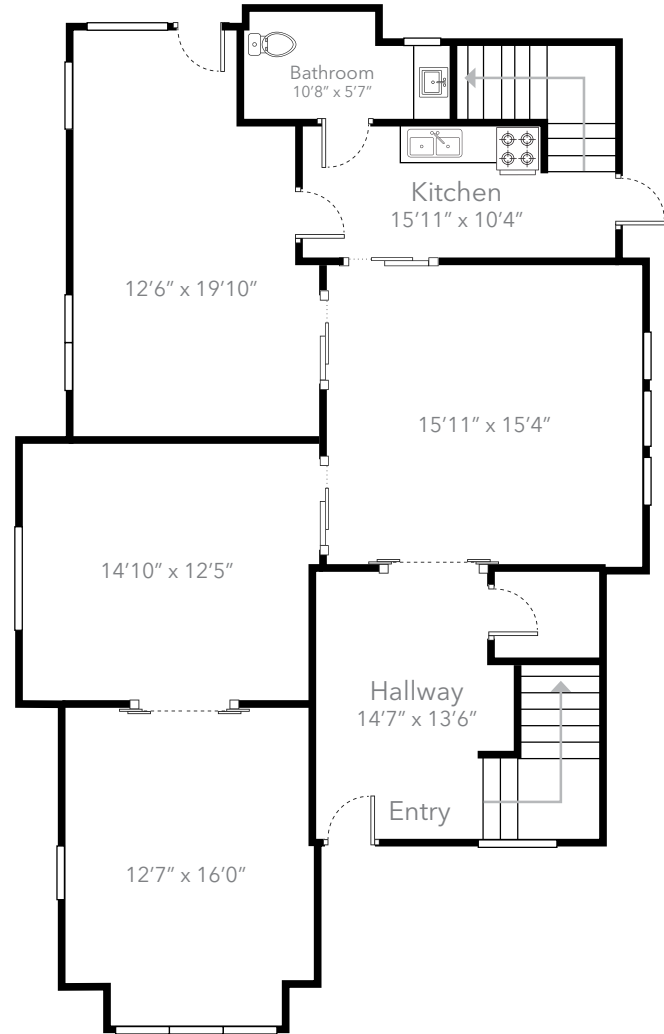
138

BUILDINGS 136, 138 W 3RD AVE ARE NOT FOR LEASE 4

**FOR LEASE**

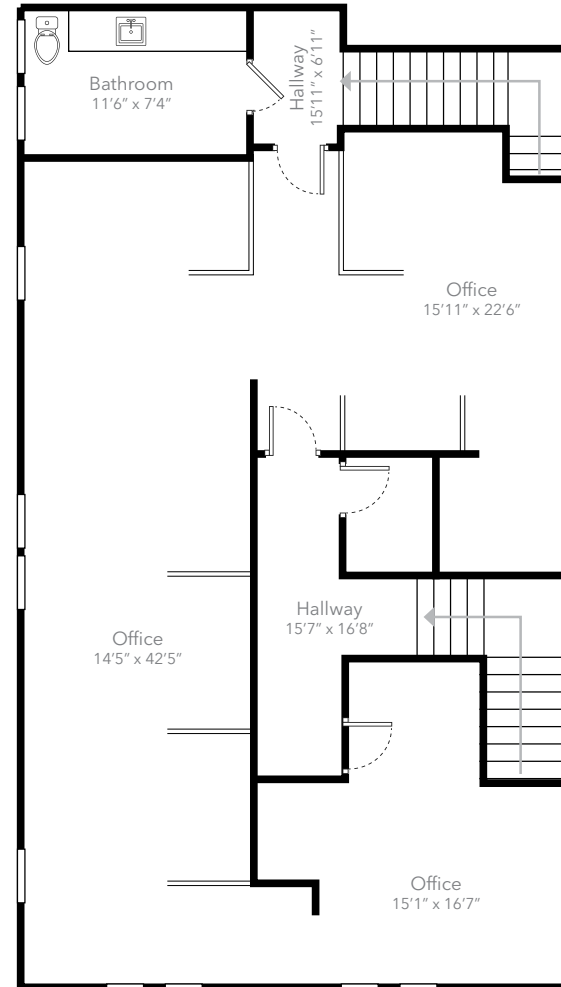
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**GROUND FLOOR**

\* Not to scale subject to errors.



**SECOND FLOOR**

\* Not to scale subject to errors.

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**COSTCO**  
**Walmart**  
**KOHL'S**

**Guitar Center**  
**crumbl cookies**

30+ shops

**DEL NORTE PLAZA**

**VONS** **CVS** **Starbucks**  
**ROSS** **LA FITNESS** **DQ**

DRESS FOR LESS

46+ retailers & shops

**ESCONDIDO PLAZA**

**TARGET** **Starbucks**  
**VANS** **ULTA** **GameStop**  
**Chick-fil-A** **planet fitness**

35+ shops

**LOWE'S** **Panda Express**  
**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

**PLAZA CIVIC CENTER**

**REGAL** **Starbucks**  
**Shakey's** **COLD STONE CREAMERY**  
**Smart & Final** **CHIN'S**  
**PET SMART**

35+ retailers & shops

**CLASSICAL ACADEMY**  
**CAIMANS**

**ESCONDIDO VILLAGE**

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

35+ retailers & shops

**VINEYARD SQUARE**

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

30+ retailers & shops



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