

# HICKORY PROFESSIONAL BUILDING

Multi-tenant Professional Medical Office Building For Sale  
Owner User / Investment Opportunity  
240 South Hickory Street, Escondido, California 92025

± 19,277 Square Feet

**\$3,495,000**



- Beautiful 3 story elevator served professional office building
- Prominent location in Downtown
- Escondido close to freeways
- Well maintained with great access
- Well suited for general office or medical
- Ample parking in designated lot
- with additional street parking
- Parking Ratio = 4.0/1,000
- City of Escondido C-P Zoning

For more information on this property, your current property, or your future location, please contact:

**Kenneth Dubs, Jr.**

CalBRE# 01277355

[kdjr@dubsandcompany.com](mailto:kdjr@dubsandcompany.com)

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078

CalBRE# 01385958

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.



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## TENANT LIST - Hickory Professional Building

240 South Hickory Street

SUITE #	TENANT	SQ. FT.
100	Twisted Allure	1,300
104	Twisted Allure	890
106	Available	896
110	Available	1,384
160	AT&T	296
200	Dr. Gary Dudar	1,532
207	Dr. Jeffrey Kerbs	1,333
210	Available	2,264
300	Available	1,500
301	Available	900
303	Dr. Frickman	2,020

**CENTRAL ESCONDIDO**

**Escondido**

**SOUTH BOULEVARD**



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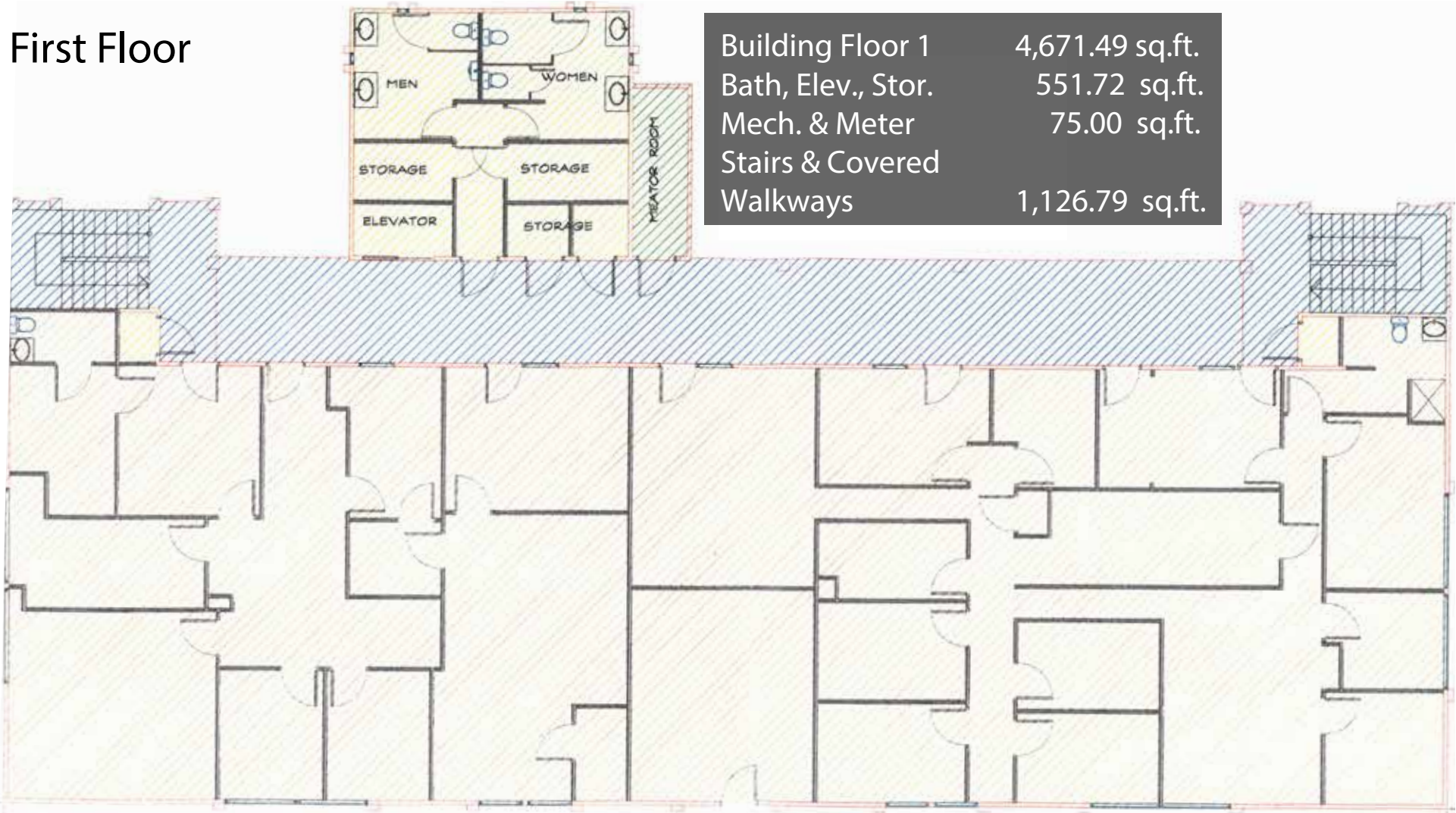
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## First Floor



Building Floor 1	4,671.49 sq.ft.
Bath, Elev., Stor.	551.72 sq.ft.
Mech. & Meter	75.00 sq.ft.
Stairs & Covered Walkways	1,126.79 sq.ft.

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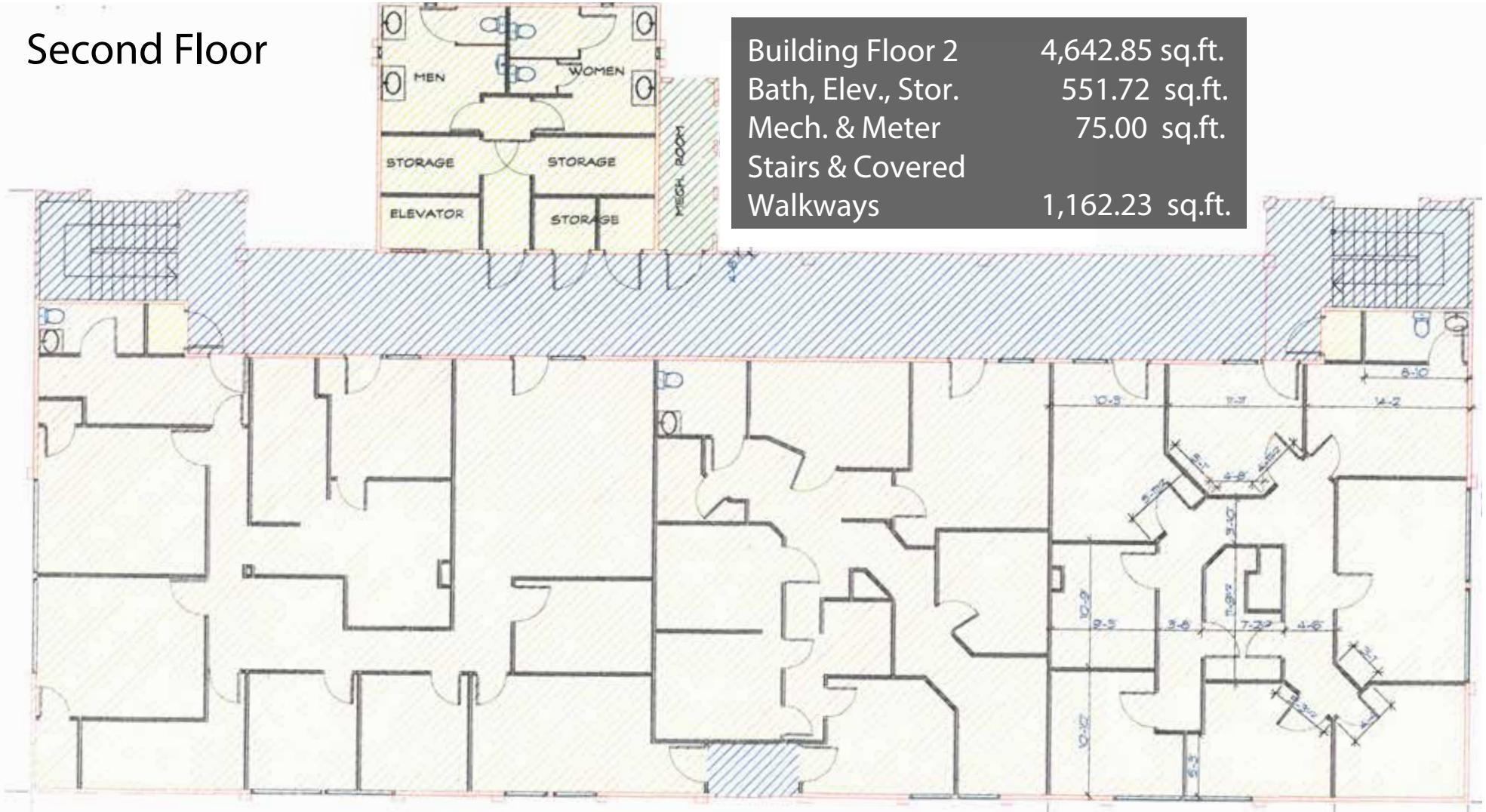
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## Second Floor



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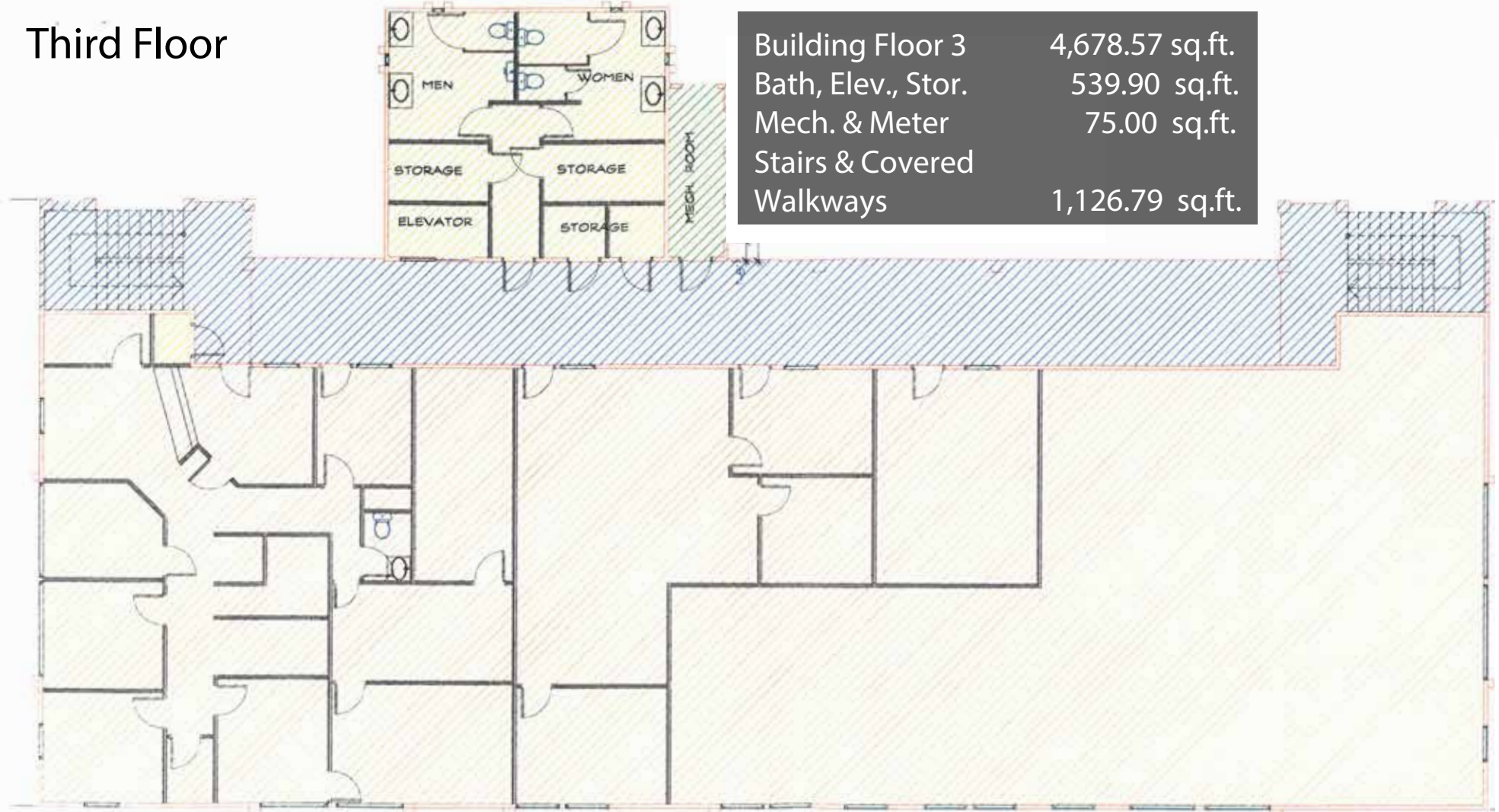
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## Third Floor



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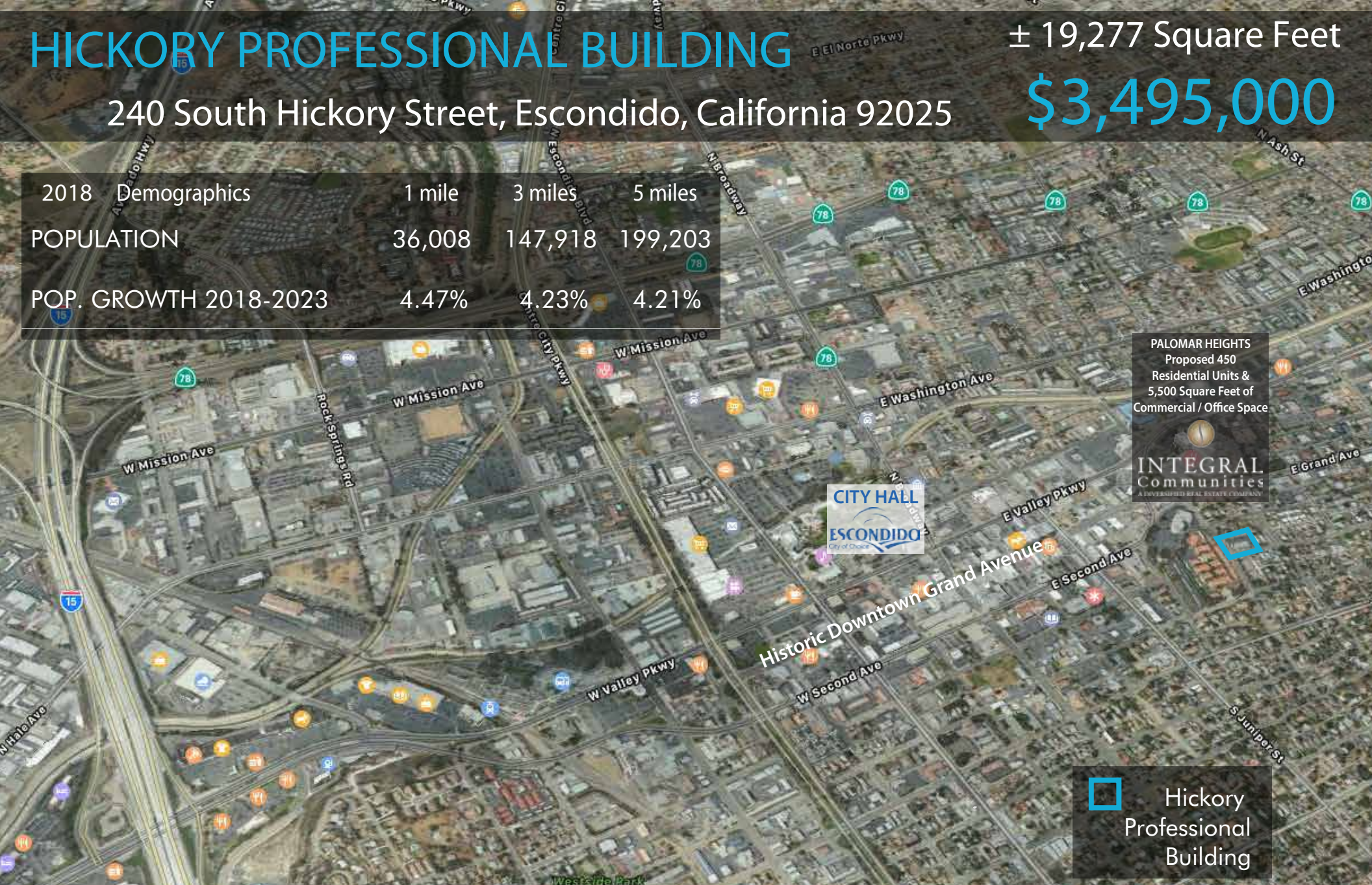
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2018 Demographics	1 mile	3 miles	5 miles
POPULATION	36,008	147,918	199,203
POP. GROWTH 2018-2023	4.47%	4.23%	4.21%



PALOMAR HEIGHTS  
Proposed 450  
Residential Units &  
5,500 Square Feet of  
Commercial / Office Space

**INTEGRAL**  
Communities  
A DIVERSIFIED REAL ESTATE COMPANY

 Hickory Professional Building

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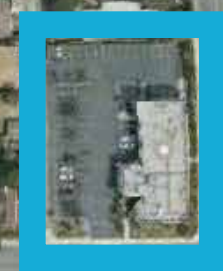
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## PALOMAR HEIGHTS DEVELOPMENT

Proposed 450 Residential Units &  
5,500 Square Feet of Commercial / Office Space



**HICKORY PROFESSIONAL BUILDING**  
Located just two blocks from new proposed  
Palomar Heights development with  
450 Residential Units &  
5,500 Square Feet of Commercial / Office Space



 Hickory  
Professional  
Building

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