

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

\$2,490,000



- 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

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	Twisted Allure	896
110	Attractive Gems Jewelers	1,384
200	Dr. Gary Dudar	1,532
207	Dr. Jeffrey Kerbs	1,333
210	Available	2,264
300	Available	1,500
301	Available	900
302	Available	250
303	Dr. Robert Frickman	2,020

CENTRAL
ESCONDIDO

Escondido

SOUTH
BOULEVARD

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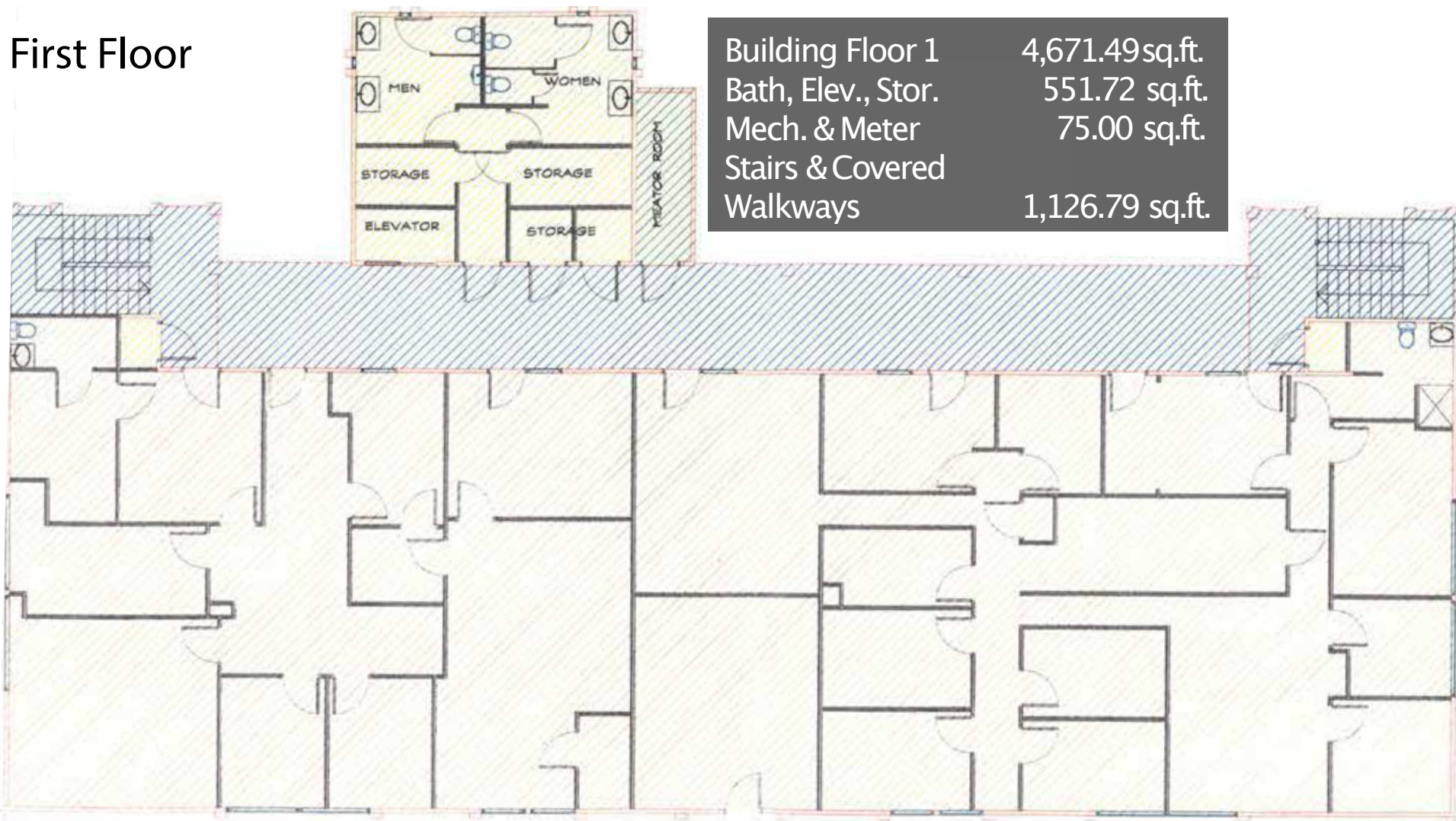
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First Floor



Building Floor 1	4,671.49sq.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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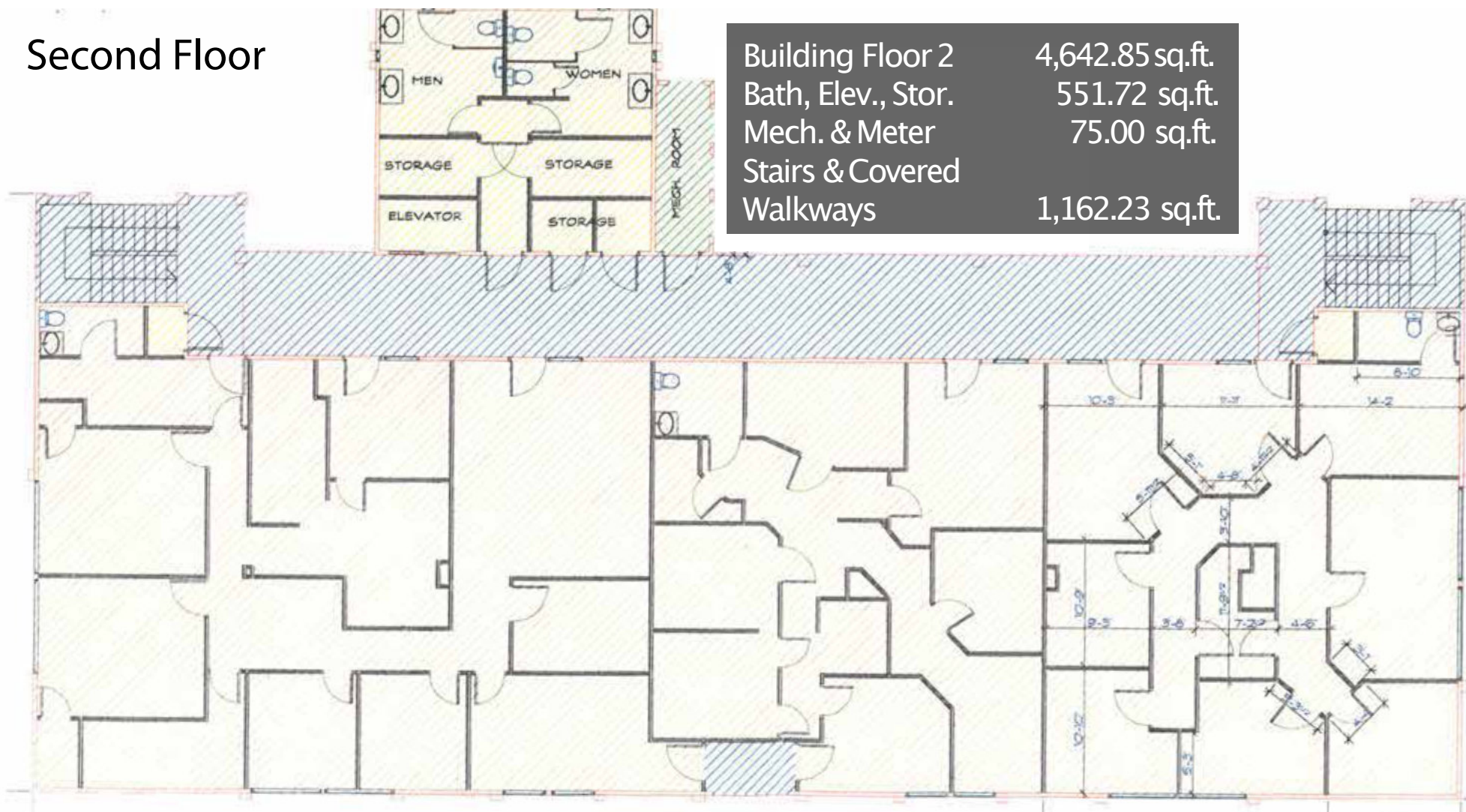
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Second Floor



Building Floor 2	4,642.85 sq.ft.
Bath, Elev., Stor.	551.72 sq.ft.
Mech. & Meter	75.00 sq.ft.
Stairs & Covered	
Walkways	1,162.23 sq.ft.

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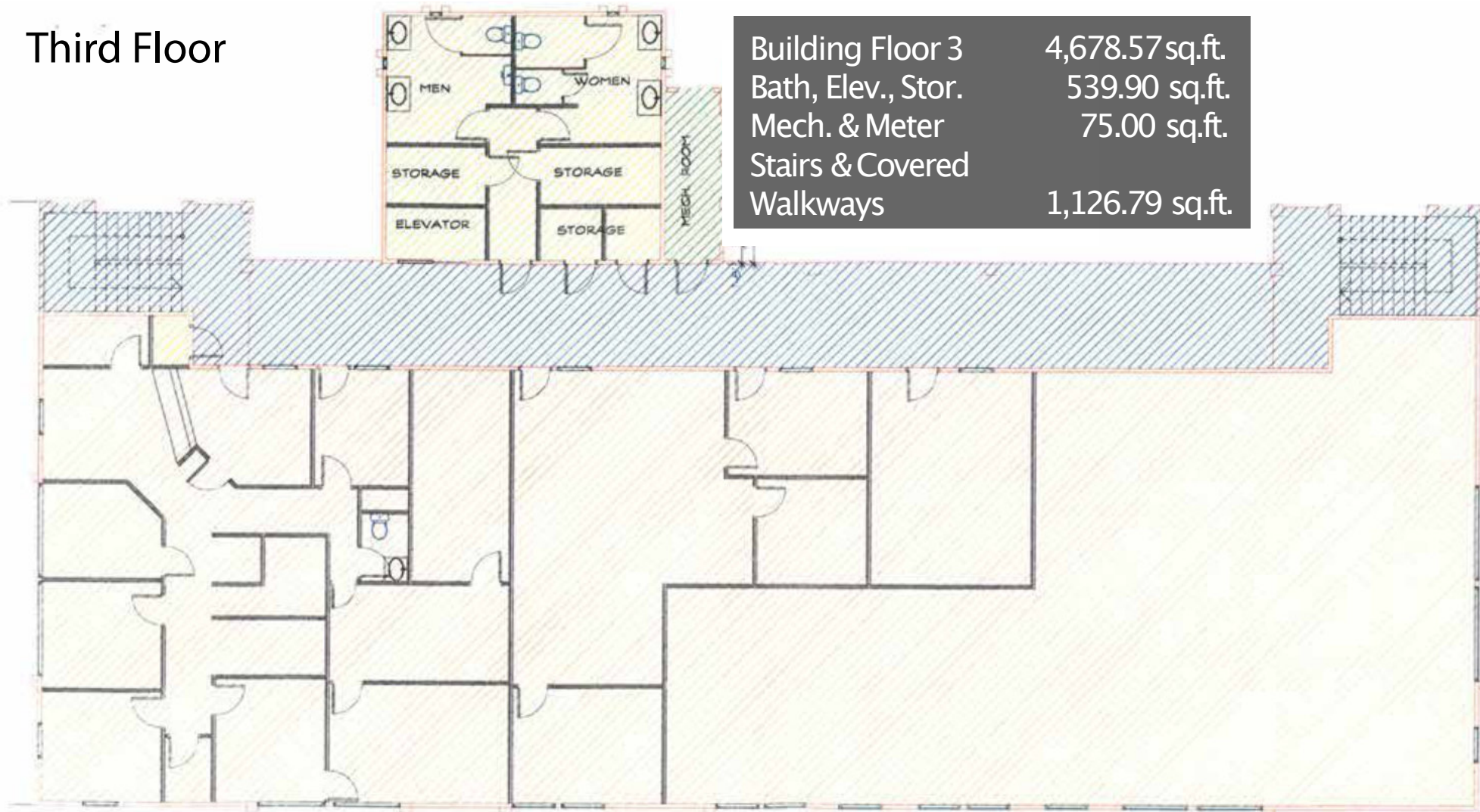
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Third Floor



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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



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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
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Building

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