

# HICKORY PROFESSIONAL BUILDING

240 South Hickory Street, Escondido, California 92025

± 896 to ± 2,264 Square Feet

**\$1.25/sf Gross**  
+ Utilities



- 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
- Accessible by Lockbox JX130

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)

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

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

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	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
303	Dr. Robert Frickman	2,020

CENTRAL  
ESCONDIDO

Escondido

SOUTH  
BOULEVARD

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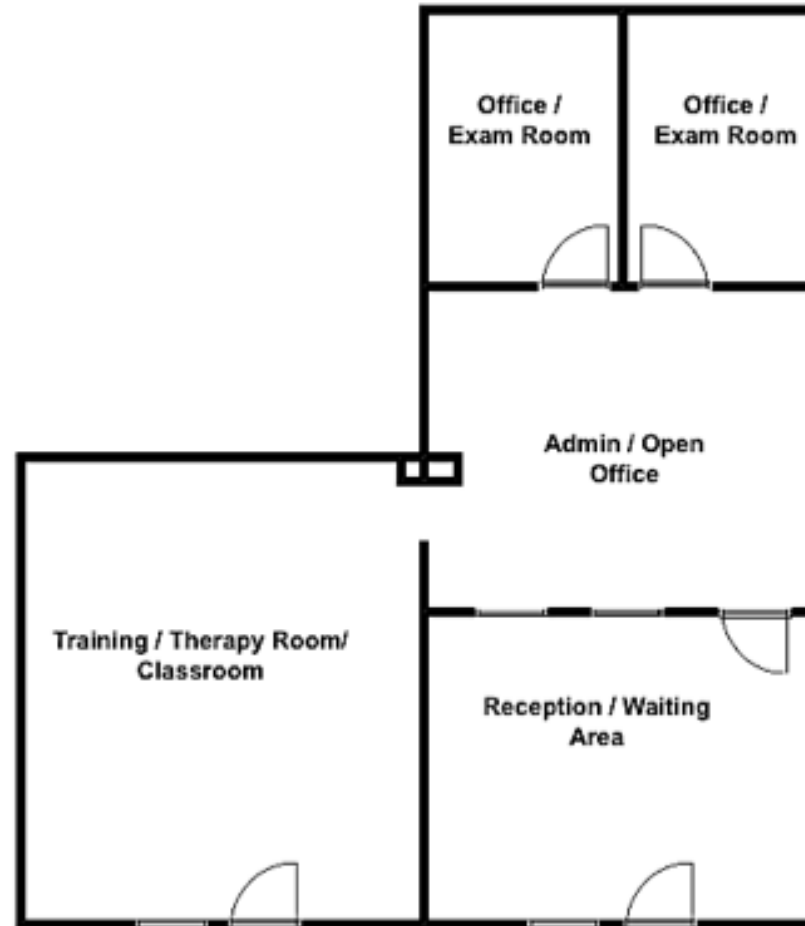
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## 240 S. Hickory Street #106

SUITE #	SQ. FT.
106	896



Choice of 2 Entrance Doors for Suite 106

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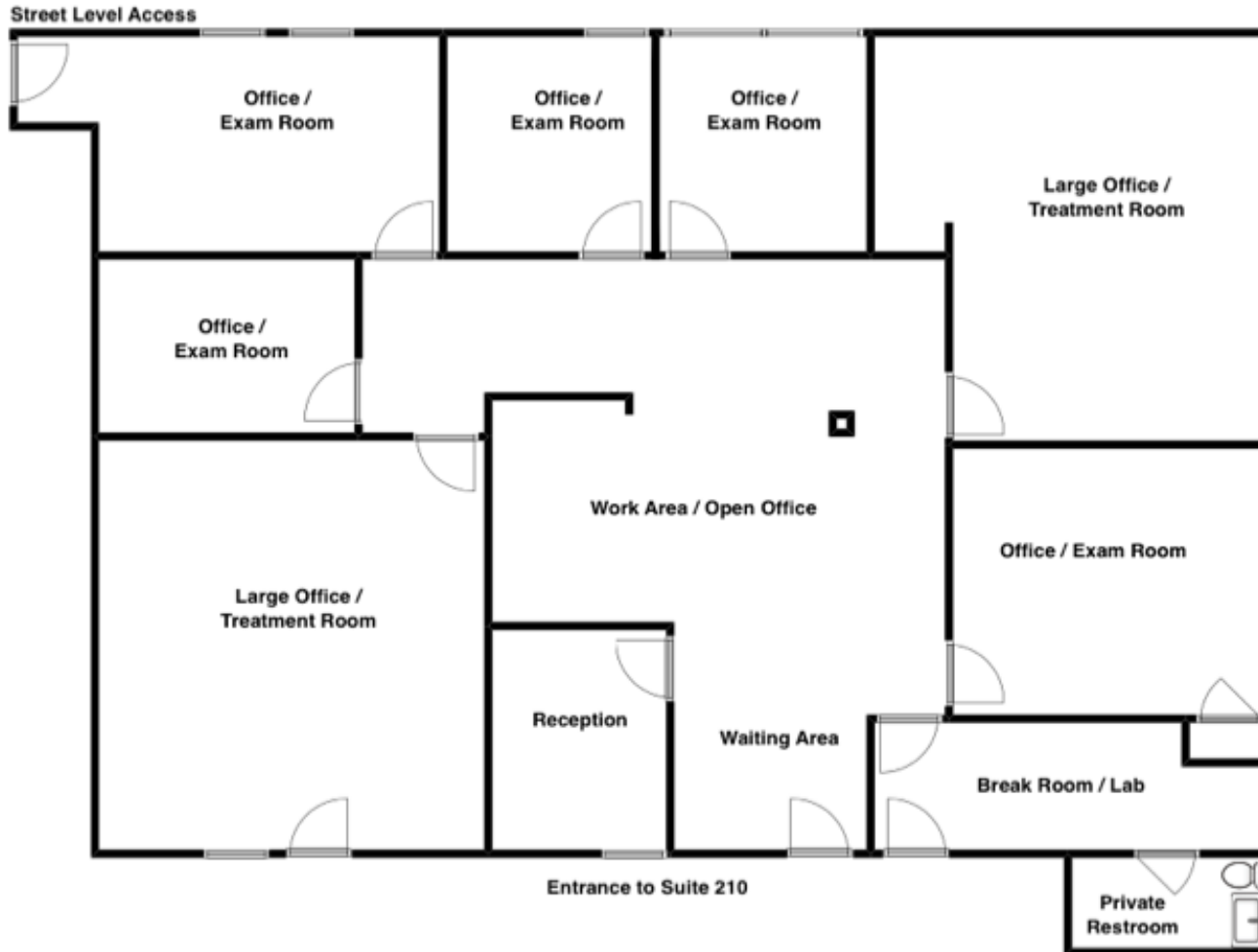
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## 240 S. Hickory Street #210



SUITE #  
**210**

SQ. FT.  
**2,264**

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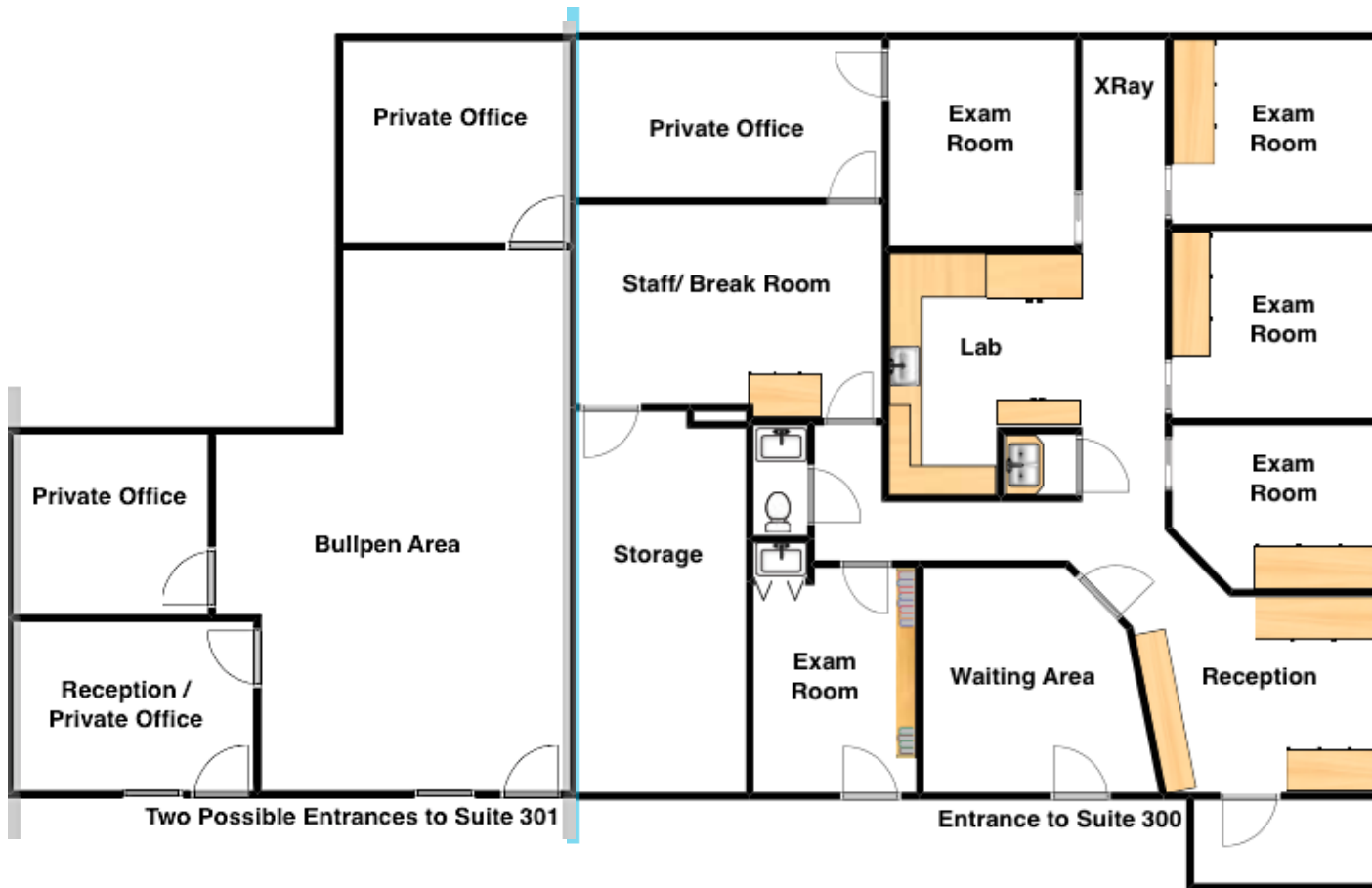
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## 240 S. Hickory Street #300, #301



SUITE #	SQ. FT.
300	1,500
301	900

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