

# 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](mailto:kdjr@dubsandcompany.com)

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

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

CalBRE# 01385958

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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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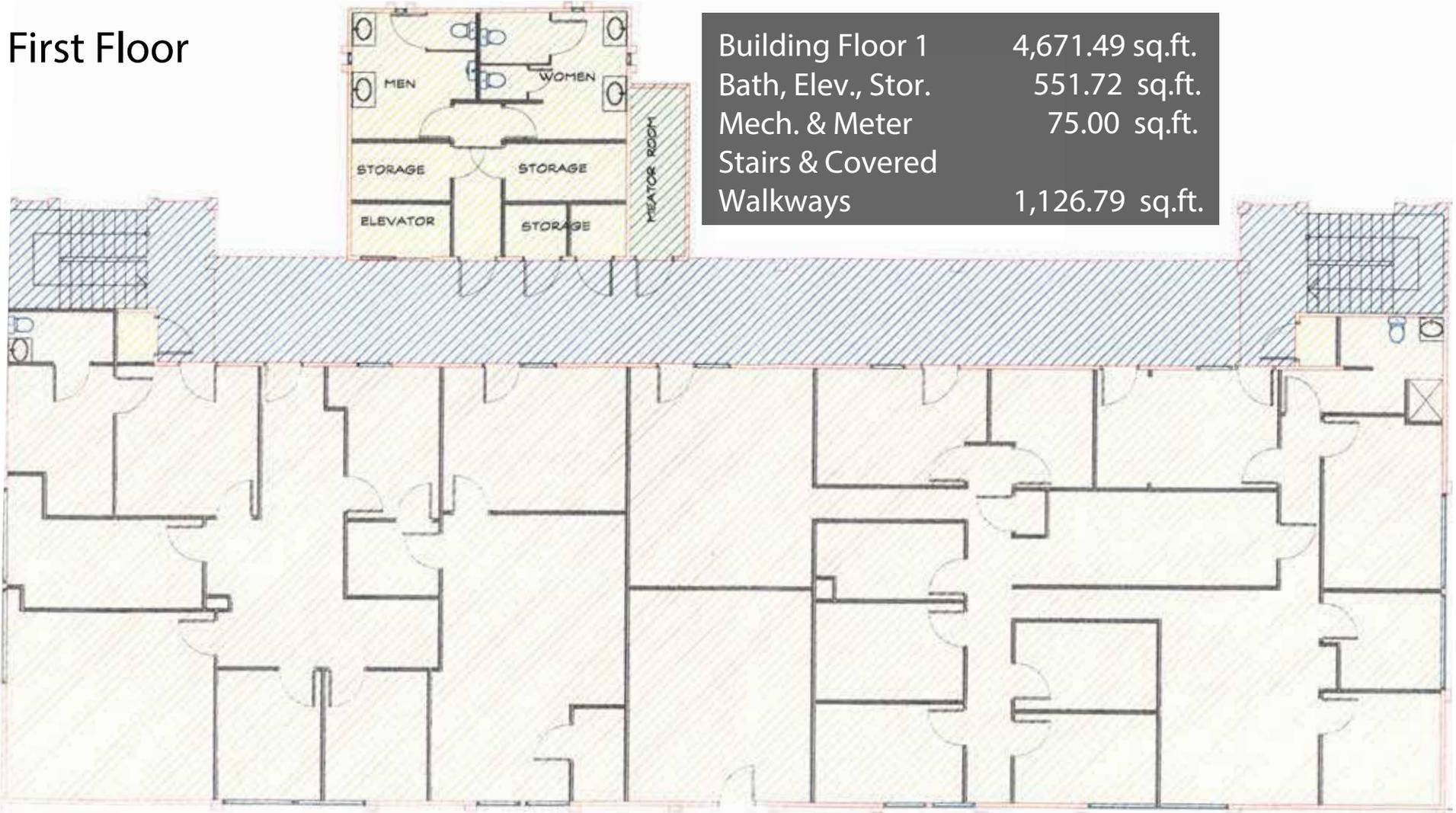
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## First Floor



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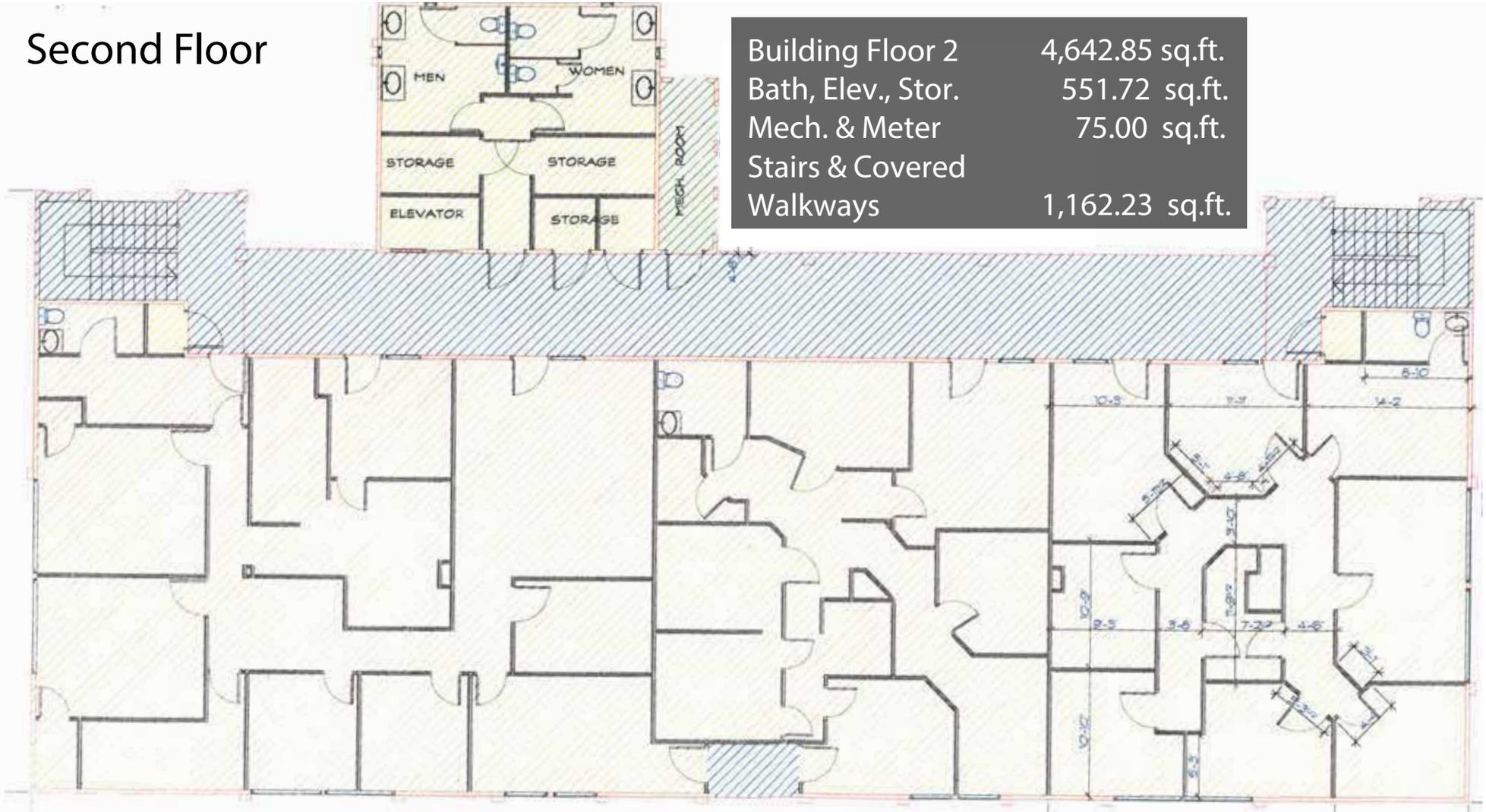
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## Second Floor



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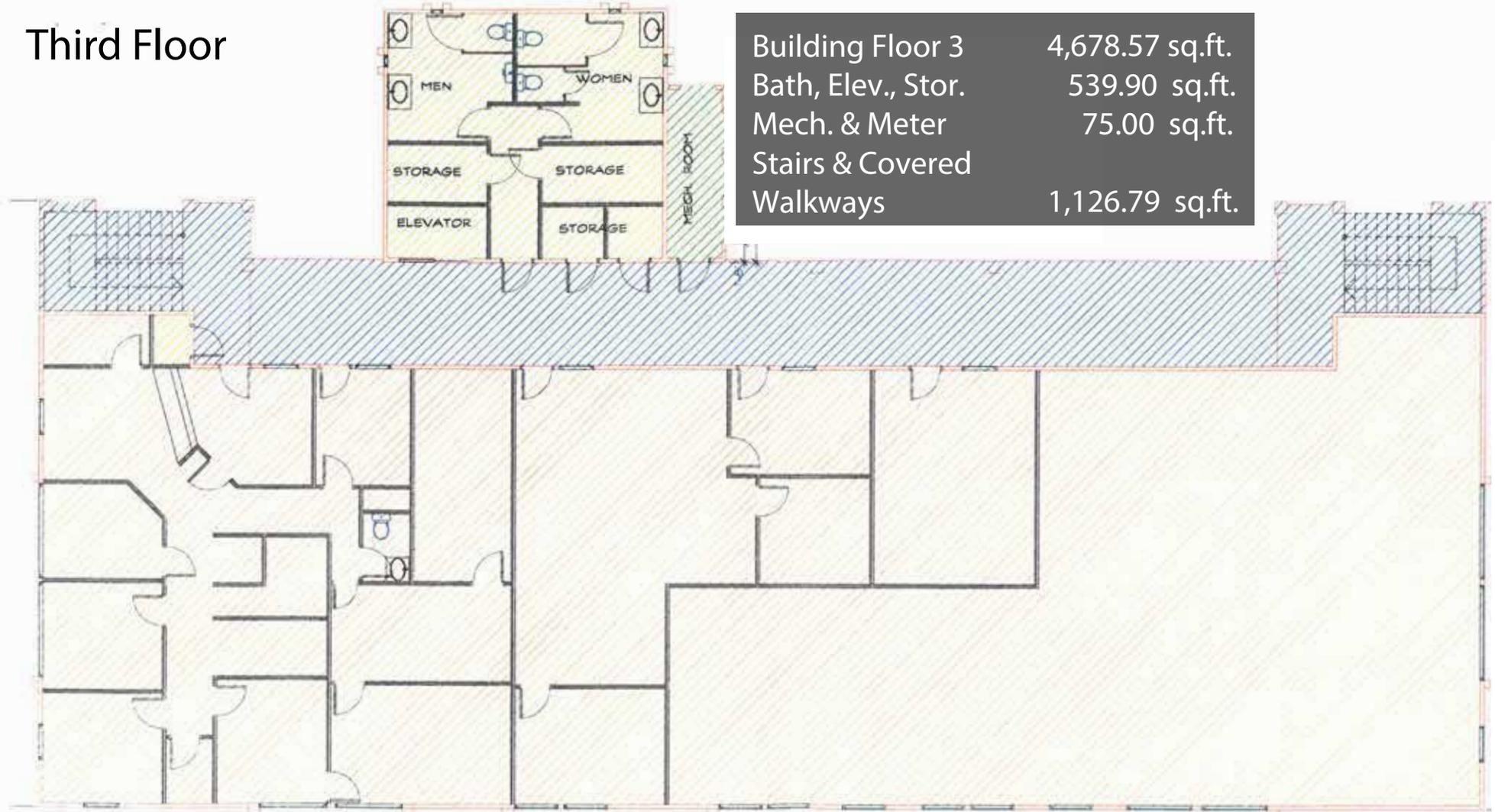
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## Third Floor



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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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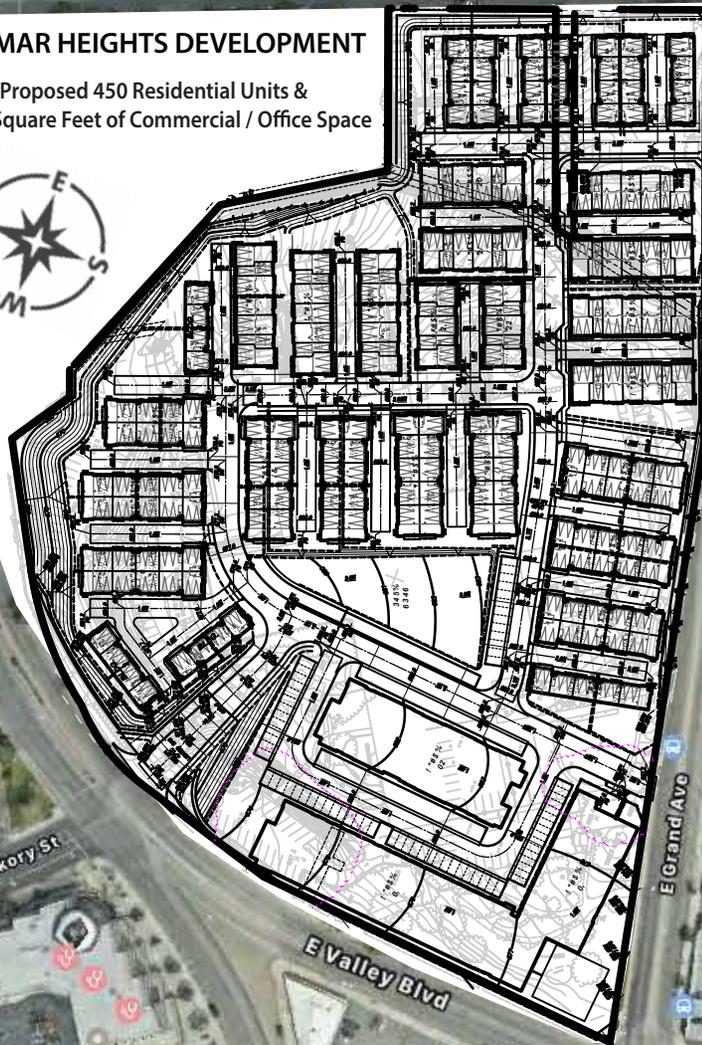
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## PALOMAR HEIGHTS DEVELOPMENT

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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