



425

425

WINTER HEALTHCARE
ALAN WHITE & ASSOCIATES

425

W FIFTH AVENUE

ESCONDIDO, CA 92025

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CORE Office Group

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com

Location Overview

425 W FIFTH AVENUE
ESCONDIDO, CA 92025

ESCONDIDO

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.

More and more people are making Escondido their “City of Choice.” As the heart of San Diego North, it is one of the few remaining communities where people of all income levels can enjoy the Southern California lifestyle. Escondido offers attractive homes in a wide range of prices, two lakes, several parks, a sports center, golf courses, restaurants, wineries, shopping centers, comprehensive healthcare and the nearby San Diego Zoo Safari Park. In addition, the California Center for the Arts, Escondido, brings world class entertainment to the area along with Queen Califia’s Magical Circle, a sculpture garden in Kit Carson Park donated by late internationally renowned artist Niki de Saint Phalle. In recent years Escondido was named by Money Magazine as the Best Place in the West in which to retire and, at the other end of the spectrum, was named a Kid-Friendly City for their broad range of youth programs.

(Source: www.escondido.org)



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ESCONDIDO, CA 92025

Property Overview

Highlights

Excellent Accessibility via Signalized Intersection

Centre City Parkway Visibility

Ample Parking

Local, Responsive Ownership Group

Availability

Suite	Type	SF	Lease Rate
101/102	Professional Office	2,000 SF	\$1.85/SF + U
103/104	Professional Office	2,000 SF	\$1.85/SF + U
201/202	Professional Office	2,000 SF	\$1.25/SF + U



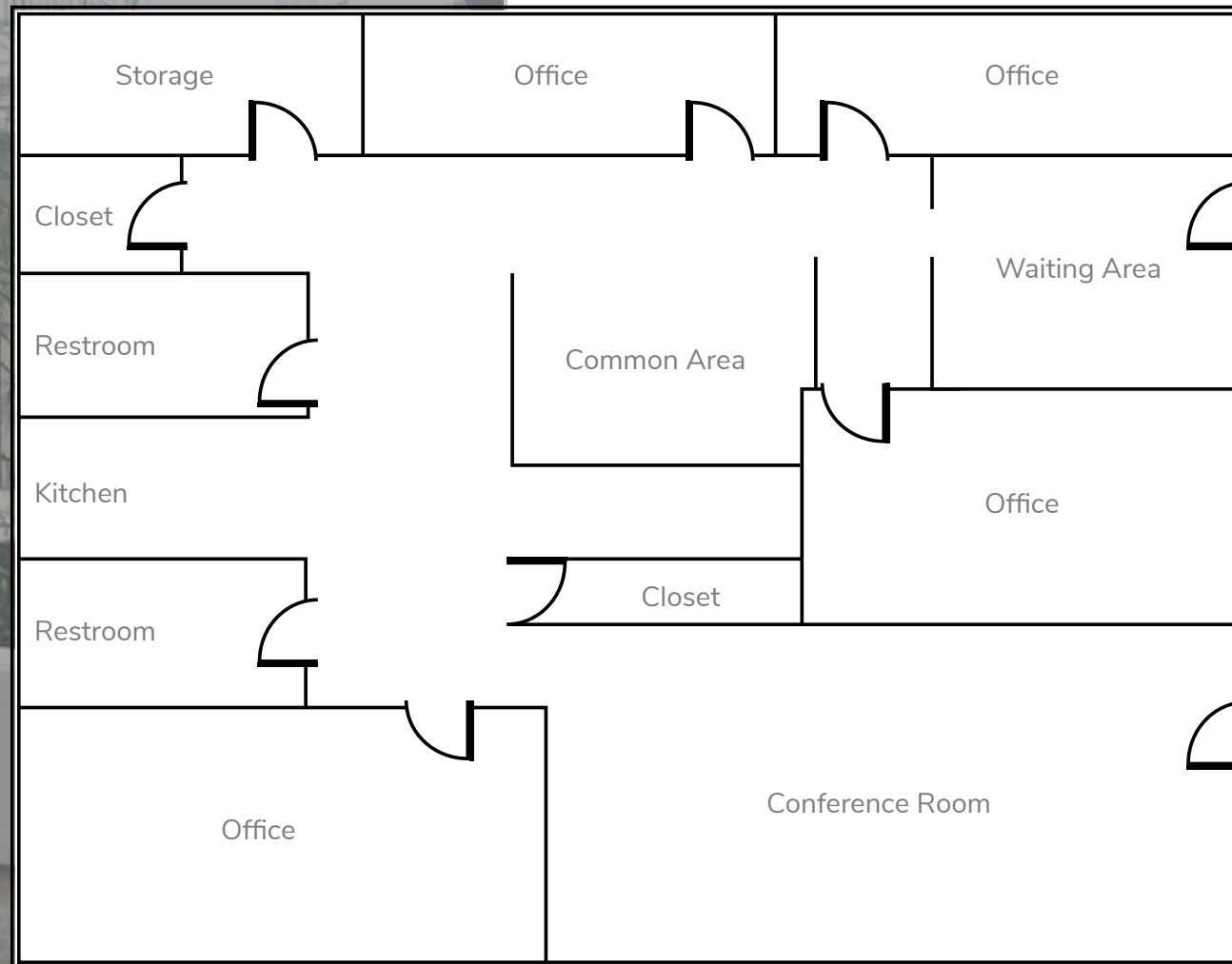
425 W FIFTH AVENUE

ESCONDIDO, CA 92025

SUITE 101/102

2,000 SF

\$1.85/SF + Utilities



NOT TO SCALE

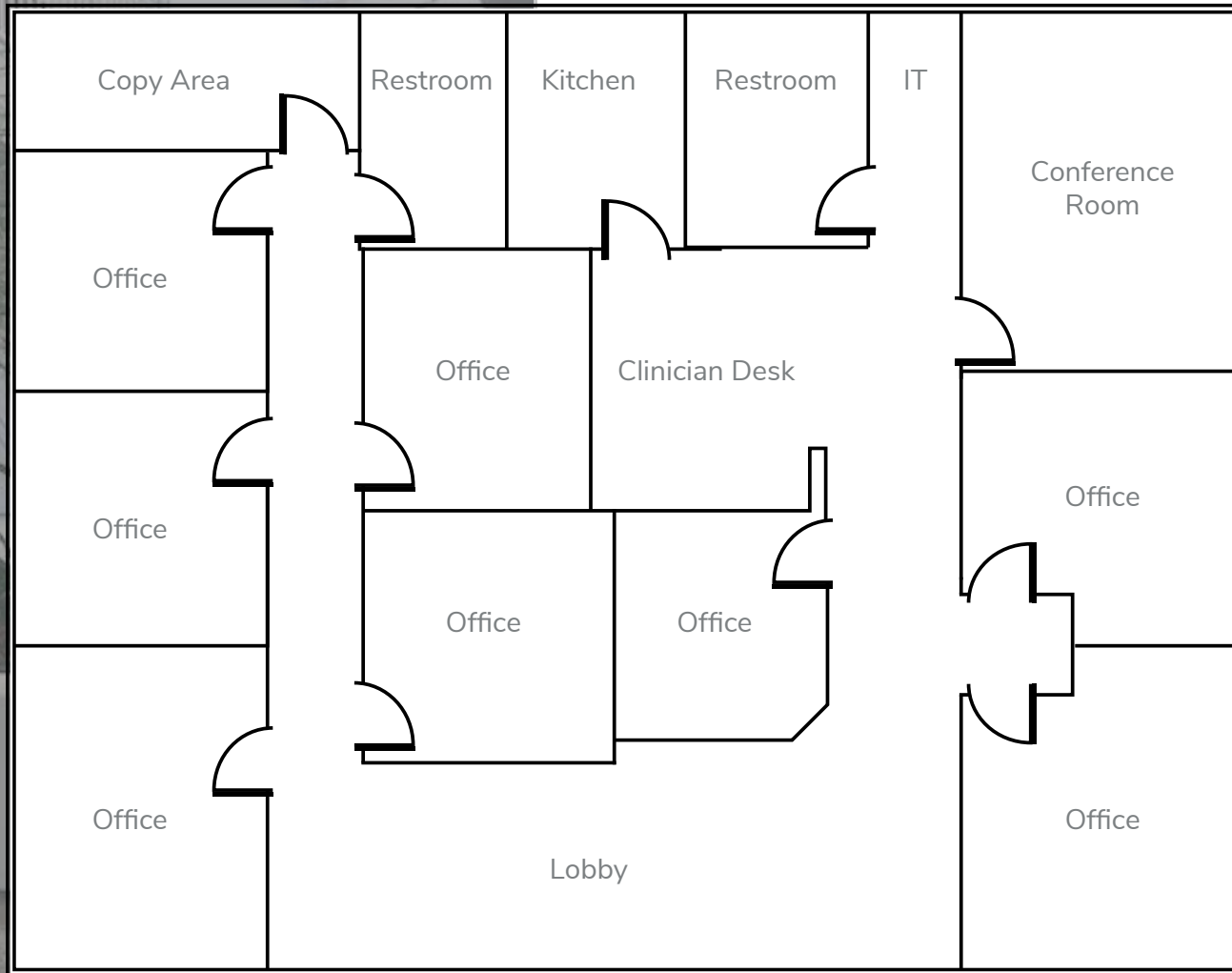
425 W FIFTH AVENUE

ESCONDIDO, CA 92025

SUITE 103/104

2,000 SF

\$1.85/SF + Utilities



NOT TO SCALE

425 W FIFTH AVENUE

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SUITE 201/202

2,000 SF

\$1.25/SF + Utilities



NOT TO SCALE

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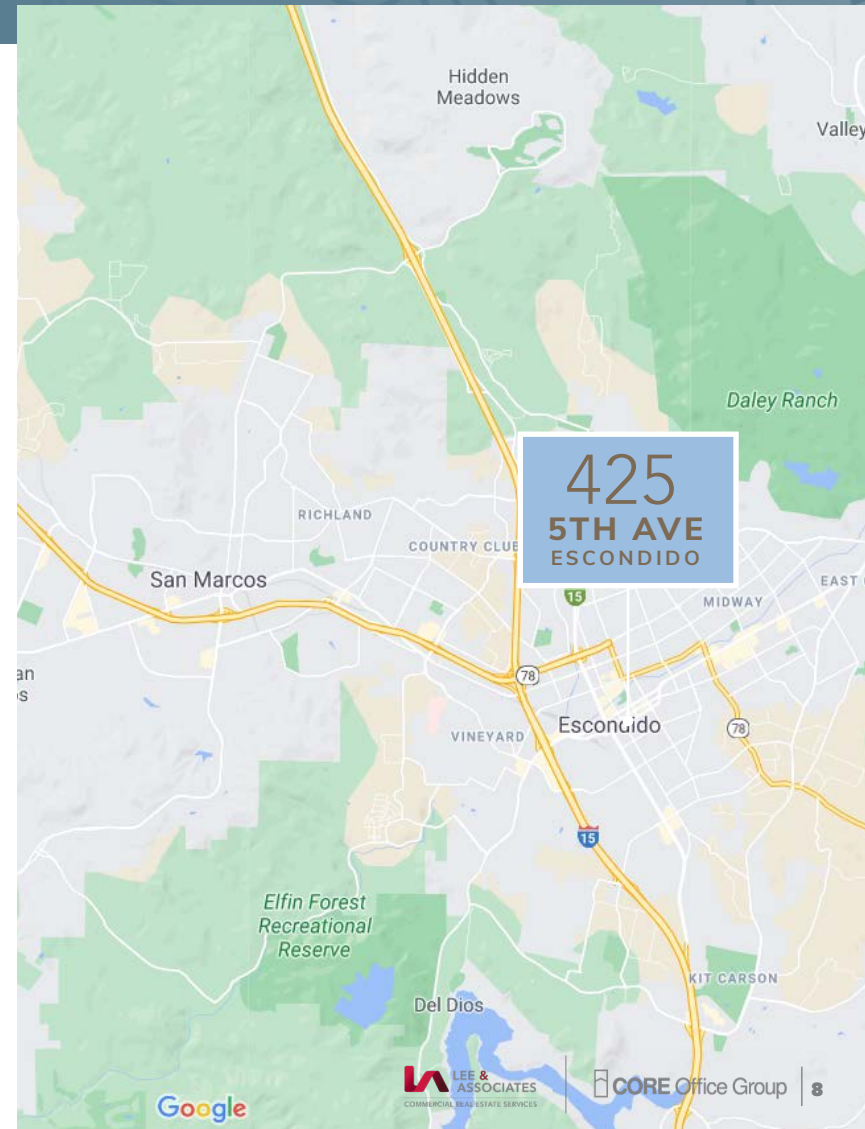


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SUITE 101
INTERIM HEALTHCARE
of San Diego County
Home Health Agency

SUITE 201
MISSION TO CHILDREN

SUITE 104
INTERIM HEALTHCARE
of San Diego County

SUITE 203
ALAN WHITE
& ASSOCIATES

SUITE 104
INTERIM HEALTHCARE
of San Diego County

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For more information, contact

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