

4.37% CAP LEASED INVESTMENT | FOR SALE

ESCONDIDO, CA

1938-1946

AUTO PARK WAY

±9,120 SF Single-Tenant
Automotive Industrial
Investment



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THE PROPERTY

4.37% CAP LEASED INVESTMENT

OVERVIEW

This unique Property is located in the Escondido submarket of North County San Diego. It provides an outstanding opportunity for an investor to acquire a leased commercial property in a premiere and well-trafficked location surrounded by world-class automotive brands.

DETAILS

Property Address	1938-1946 N. Auto Park Way Escondido, CA 92029
Property Type	Single-tenant automotive new & used car sales
Property Size	Approximately 9,120 SF in size on two parcels combined, totaling approximately 1 acre (APNs: 232-062-20 & 232-062-19)
Property Details	Built 1991
Location	Highly visible within the Escondido Auto Park near the I-15 and Highway 78
Sale Price	\$3,750,000 @ 4.37% cap rate



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THIS IS VOLVO

The first Volvo car rolled off the Gothenburg production line in Sweden in 1927. Since then, Volvo Car Group has been a world-leader in safety technology and innovation. Today, Volvo is one of the most well-known and respected car brands in the world with sales in about 100 countries. In 2017, Volvo Cars sold 571,577 cars, the company's fourth consecutive year of record sales. Volvo was a 2017 North American Car of the Year Finalist and a 2018 North American Utility of the Year winner. Volvo Cars Escondido has been in business since 2004 and is a strong presence in Escondido's Auto Park.

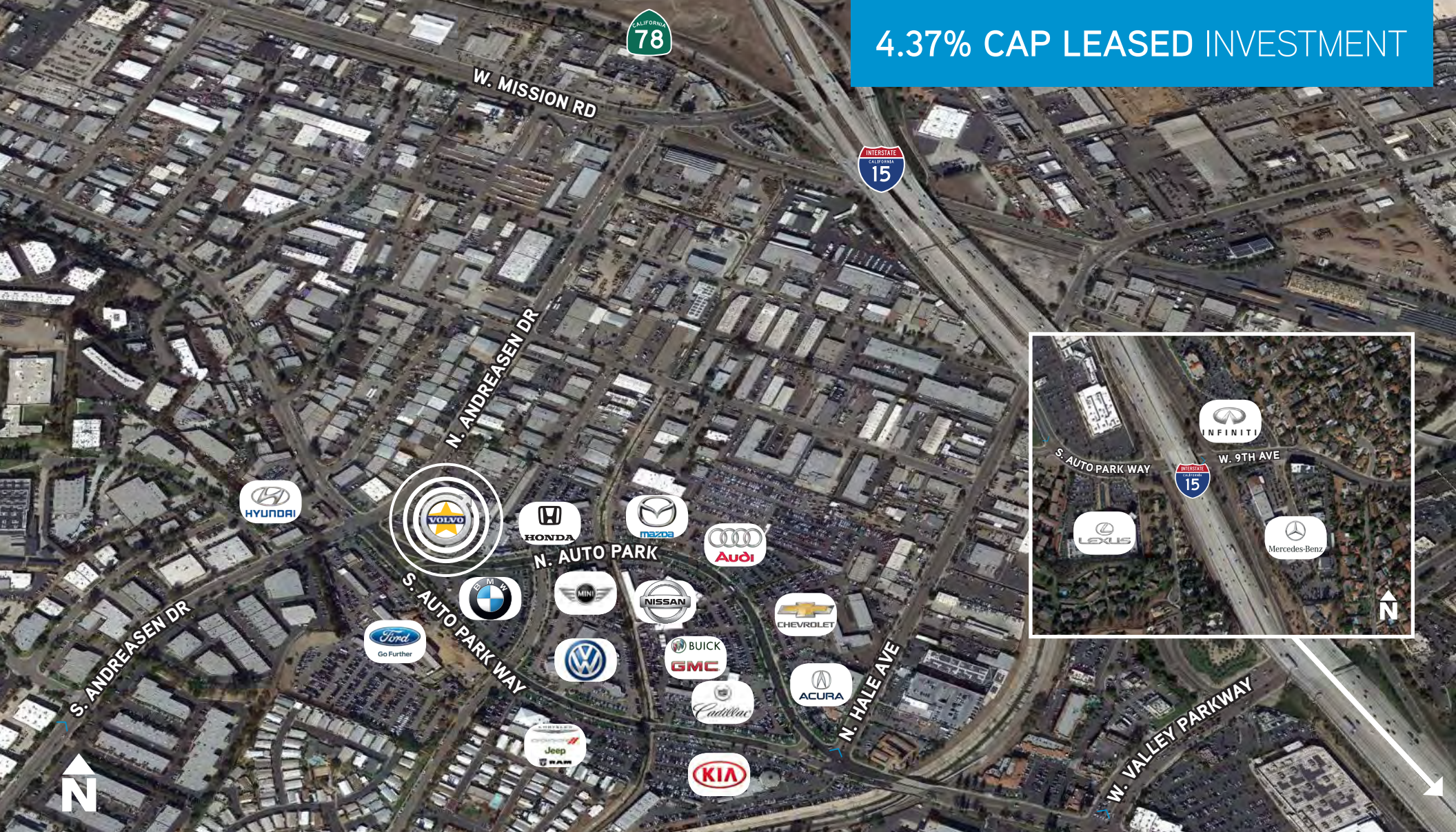
INVESTMENT DETAILS

Tenant	Glendora Motocars, Inc. with multiple locations
Lease Term	Through October 2021 with two 5 year options to extend
Lease Details	2.5% annual increases until 10/31/2021; 3% thereafter
NOI	\$160,000
Cap Rate	4.37%
Sale Price	\$3,750,000

THE
TENANT



4.37% CAP LEASED INVESTMENT



AUTOMOTIVE NEIGHBORS

4.37% CAP LEASED INVESTMENT



THE REGION

THE 78 CORRIDOR

The 78 Corridor is home to thriving industries that fuel our economy. The companies within these industries aren't just focused on doing business along the corridor. They are nationally and globally recognized leaders in innovation. From life sciences to military and defense, to manufacturing and action sports, the 78 Corridor is at the cutting edge of products that change the way we live, change the way our military communicates and change the way we think about the future.

The 78 Corridor's opportunities for success aren't the only thing to boast about – the quality of life makes working here easy. From beautiful beaches and great weather year-round to quality schools and lively neighborhoods, the 78 is a place to live where you work, and enjoy it.

➔ **COLLABORATE TO COMPETE**
Home to leading companies and universities, cutting edge research institutions and hospitals, world-class tourist destinations and a lifestyle second to none.

➔ **WHATEVER YOU NEED**
From tech startups to life sciences and communications, North County is the place where innovation and lifestyle collide.

➔ **LIVE, WORK, PLAY**
Enjoyment and fulfillment is available while living along the 78 Corridor. The area is specifically known for the following leisure activities:



GOLF COURSES
19



BREWERIES
46

REGION DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME
\$74,024



TOTAL POPULATION
637,517



MEDIAN AGE
35.5

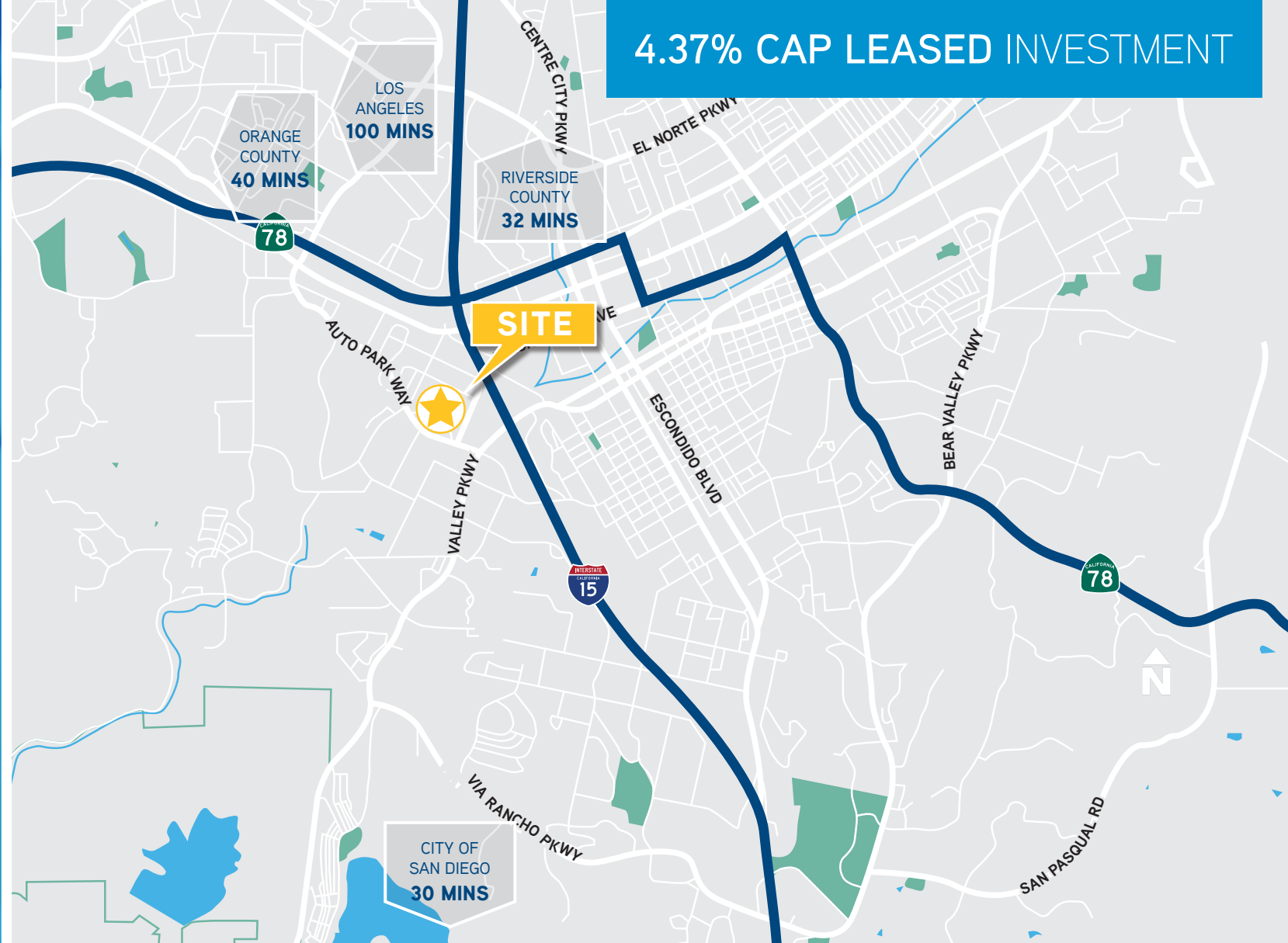


UNEMPLOYMENT
3.9%



THE LOCATION

4.37% CAP LEASED INVESTMENT



ESCONDIDO DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME
\$83,676
 Within 5 Miles (2017)



TOTAL POPULATION
201,276
 Within 5 Miles



DAYTIME POPULATION
44,453
 Within 1 Mile



UNEMPLOYMENT
3.3%
 (2018)

4.37% CAP LEASED INVESTMENT

ESCONDIDO, CA

1938-1946

AUTO PARK WAY



SITE



Escondido AutoPark

Palomar Pomerado Hospital

County Club Dr

Ciricedo Pkwy

Mission Rd

AutoPark Way

Washington Ave

Rock Springs Rd

Centre City Pkwy

El Norte Pkwy

Lincoln Ave

Broadway

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