

FOR SALE OR LEASE

Freestanding Automotive Building

645 W MISSION AVE., ESCONDIDO, CA

Owner/User Building

Sale price: \$1,300,000

Call Agent for further information.

For more information about this property, please contact:

Thomas Morgan, CCIM
(619) 491-0048
Tom@DuhsCommercial.com
CA License: 00456112

Scott Duhs
(619) 491-0614
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

AERIAL VIEW

FREESTANDING AUTOMOTIVE BUILDING
645 W. MISSION AVE. ESCONDIDO, CA



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PROPERTY INFORMATION

FREESTANDING AUTOMOTIVE BUILDING
645 W. MISSION AVE. ESCONDIDO, CA

Location: 645 W. Mission Ave.
Escondido, CA 92025

APN: 228-270-76-00

Land Area: ± 9,200 SF

Zoning: Commercial

Building Area: 1,936 SF

Proposed Project Description: Free-standing Drive-Thru automotive related building equipped with two mechanic repair pits. Reciprocal common area with substantial additional parking. Immediate usable land area (Approx. 92' X 383' or 26,000 SF)

High Visibility Retail

Possible Uses

- 1.Auto Parts
- 2.Automotive Repair
- 3.Car Wash
- 4.Fast Food
- 5.Drive thru Coffee

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SITE PLAN

FREESTANDING AUTOMOTIVE BUILDING
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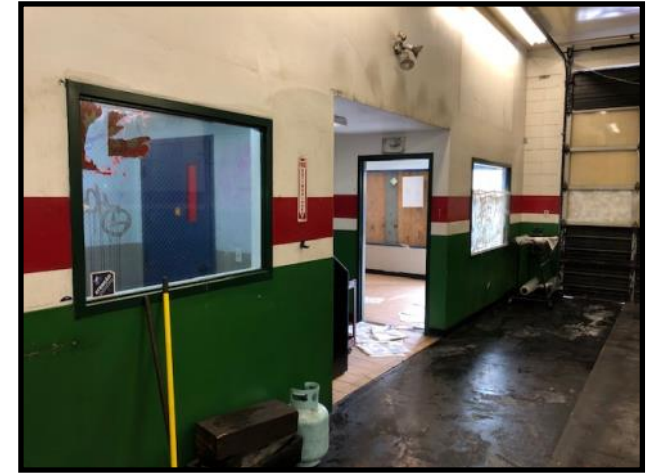
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PROPERTY PICTURES

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SURROUNDING BUSINESSES

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TRAFFIC COUNT MAP

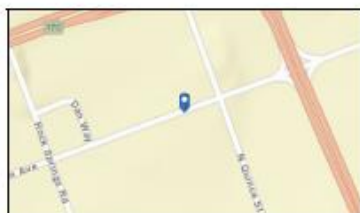
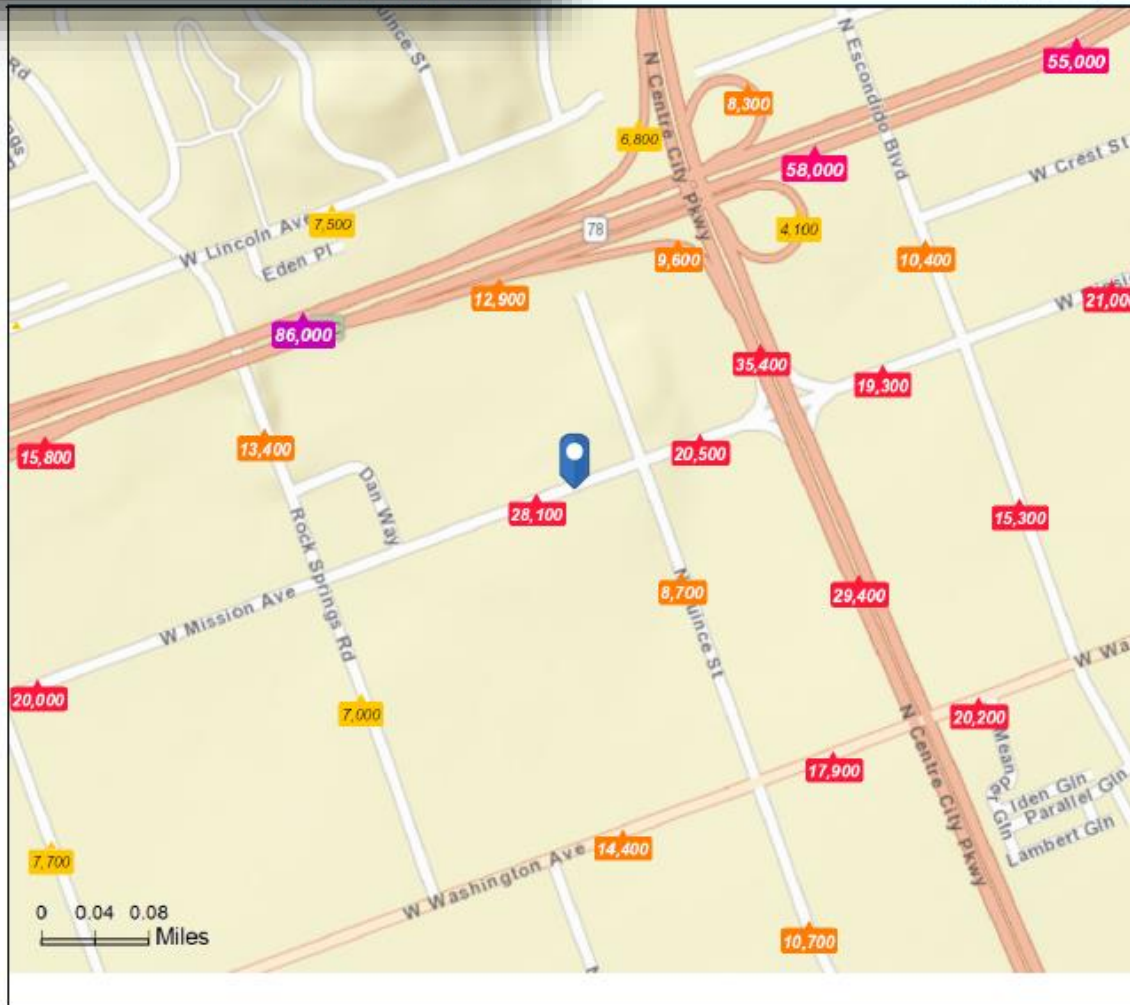
645 W. MISSION AVE. ESCONDIDO, CA 92025



Traffic Count Map - Close Up

Henley Enterprises
645 W Mission Ave, Escondido, California, 92025
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.12753
Longitude: -117.09426



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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February 13, 2019



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