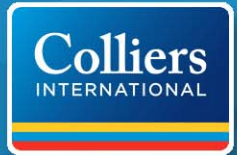
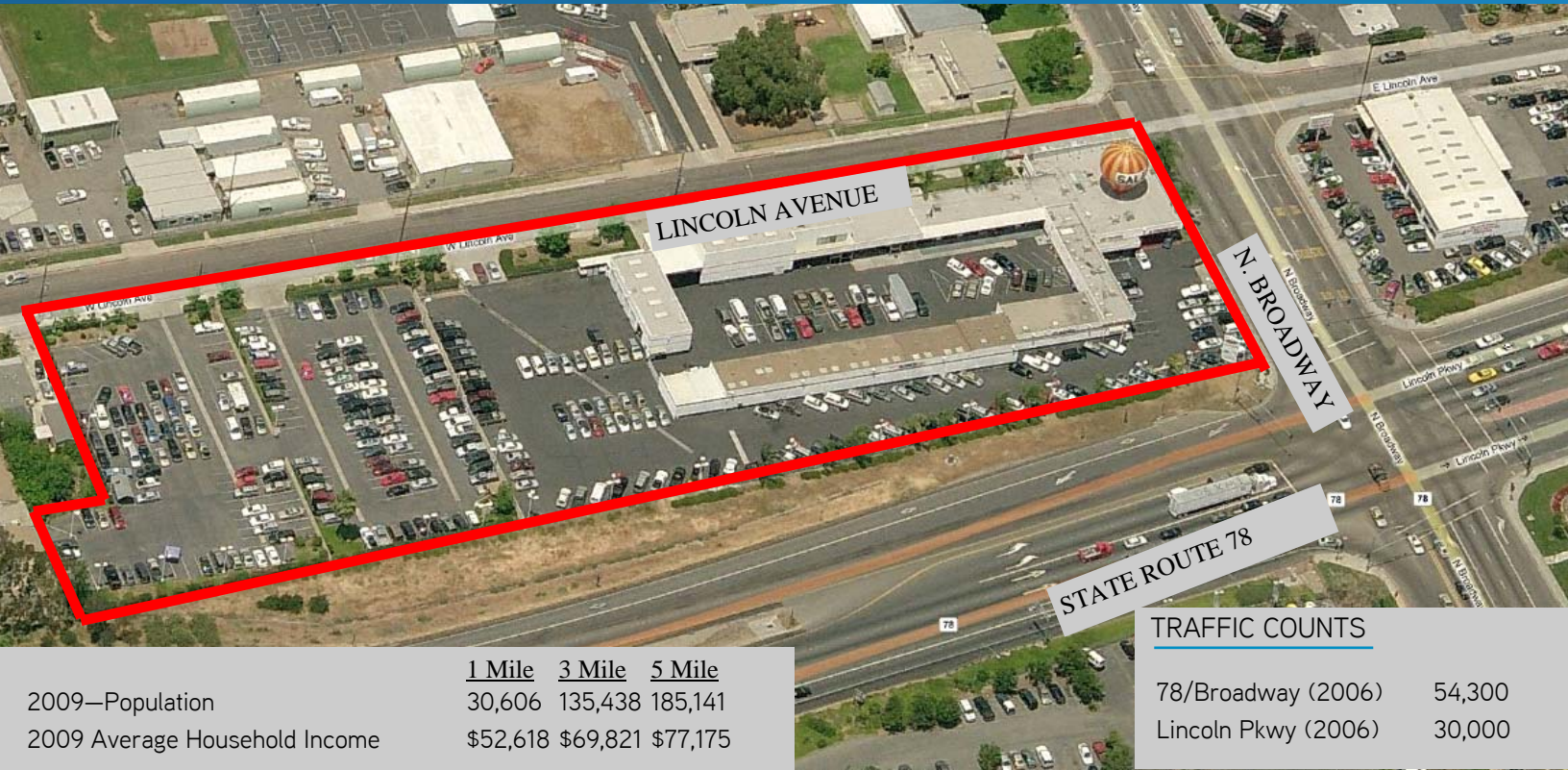


**FOR SALE**

# Previous Toyota Facility



NWC Highway 78 and N. Broadway, Escondido, CA



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2009—Population	30,606	135,438	185,141
2009 Average Household Income	\$52,618	\$69,821	\$77,175

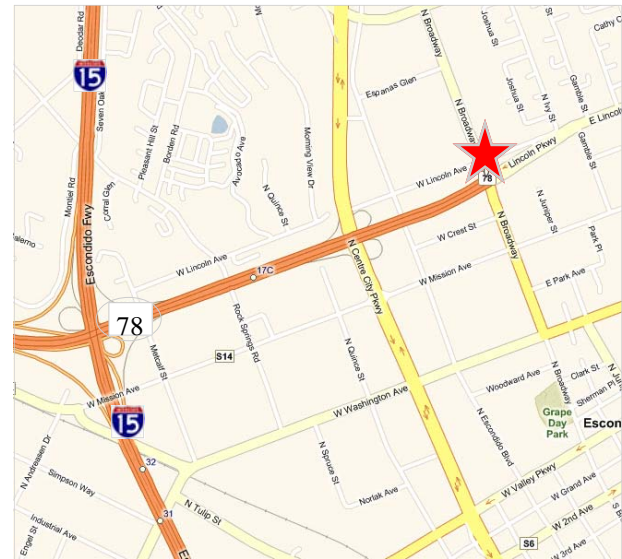
TRAFFIC COUNTS	
78/Broadway (2006)	54,300
Lincoln Pkwy (2006)	30,000

## Property / Area Description

- Approximately 3.70 net acres (161,172 SF)
- Highway 78 Frontage—approximately 800 SF
- Signalized intersection
- Zoning—General Commercial (CG Zone)
- ~~Asking Price: \$4,500,000~~
- Price Reduction: \$3,950,000

## Improvements

- Five buildings totaling 23,041 SF
- Showroom/Sales Area:
  - 1st Floor 10,206 SF
  - 2nd Floor 3,760 SF
- Service Bays, Parts Storage 9,075 SF
- Parking: 330 open spaces



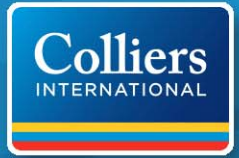
BILL BARNETT  
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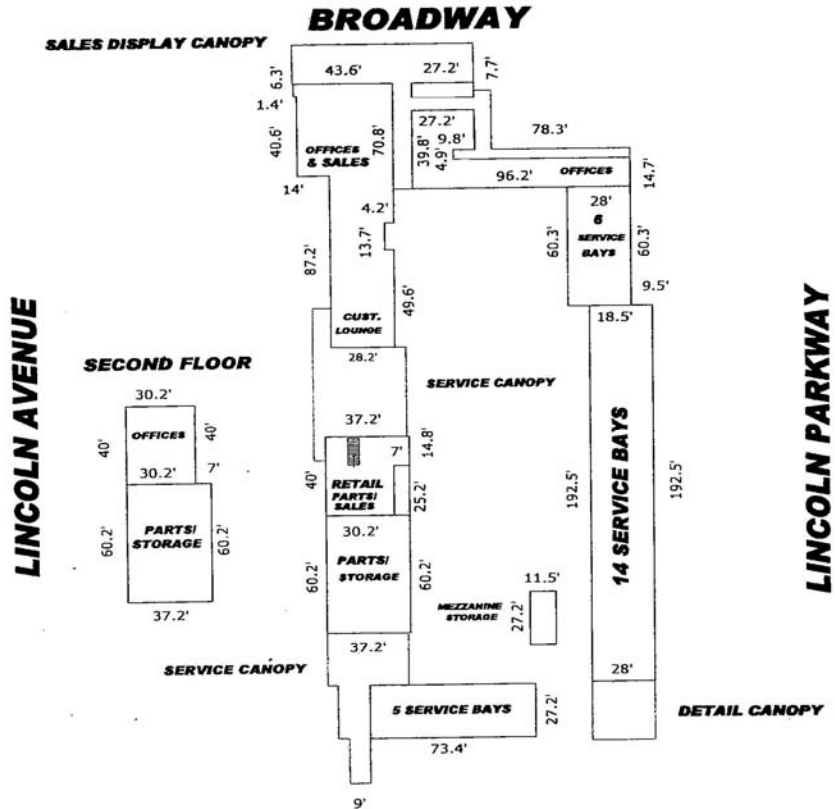
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**FOR SALE**

# Previous Toyota Facility



NWC Highway 78 and N. Broadway, Escondido, CA



AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	5 SERVICE BAYS	1996.5	19594.0	5 SERVICE BAYS		
	PARTS/STORAGE	2239.4		73.4 x	27.2	1996.5
	RETAIL PARTS SALES	1311.6		37.2 x	60.2	2239.4
	OFFICES/SALES	4389.5		28.2 x	49.6	1398.7
	OFFICES	209.4		42.2 x	40.6	1713.3
	OFFICES	2056.3		23.9 x	28.2	674.0
	SERVICE BAYS	1688.4		13.7 x	24.0	328.8
	SERVICE BAYS	5390.0		43.6 x	6.3	274.7
	TIRE/PARTS/STOR	312.8		27.2 x	7.7	209.4
	PARTS/STORAGE	2239.4		0.5 x	0.5	5.1
GBA2	OFFICES	1208.0	3447.4	14.7 x	96.2	1414.1
				4.9 x	17.9	87.7
				27.2 x	20.2	549.4
				28.0 x	60.3	1688.4
Net BUILDING Area		(rounded)	23041	4 Items Not Listed		9150.2
				19 Items	(rounded)	23041

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