

1031

S. ANDREASEN DR.
ESCONDIDO, CA 92029



FOR LEASE $\pm 8,800$ SF

INDUSTRIAL SUITE WITH TRUCK WELL/DOCK PLATFORM

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PROPERTY OVERVIEW



LOCATION

1031 S. Andreasen Drive | Escondido, CA 92029



PREMISES

±8,800 SF industrial suite

±1,740 SF of office space



WAREHOUSE FEATURES

Truck well / dock platform

Grade-level loading

23' 8" clear height

Ample power



OFFICE FEATURES

Reception

3 offices

Open office area

2 restrooms



CONVENIENCE

Great location at the intersection of Highway 78 and I-15 with efficient travel times to downtown San Diego, Orange County, and Riverside



AVAILABLE TO TOUR

Monday, Wednesday, or Friday

9:00am - 12:00pm



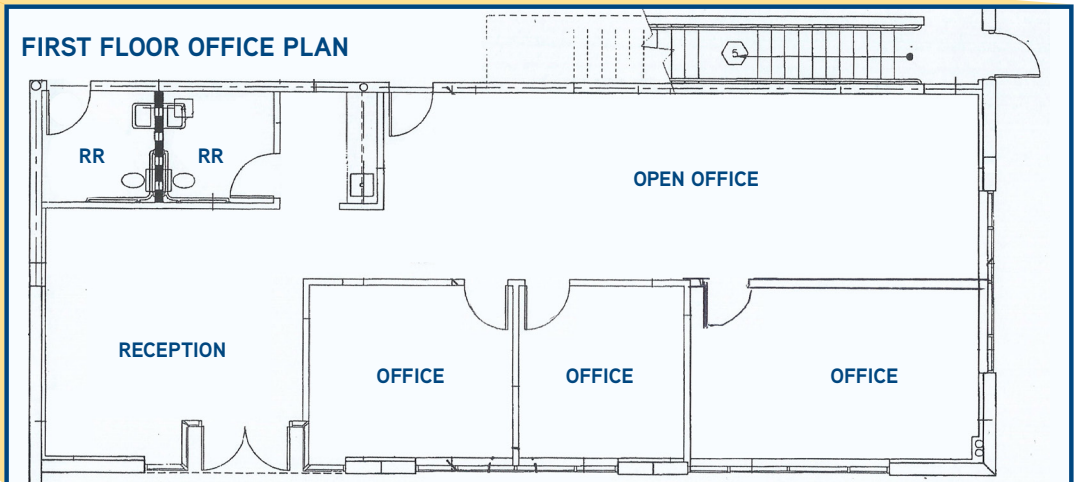
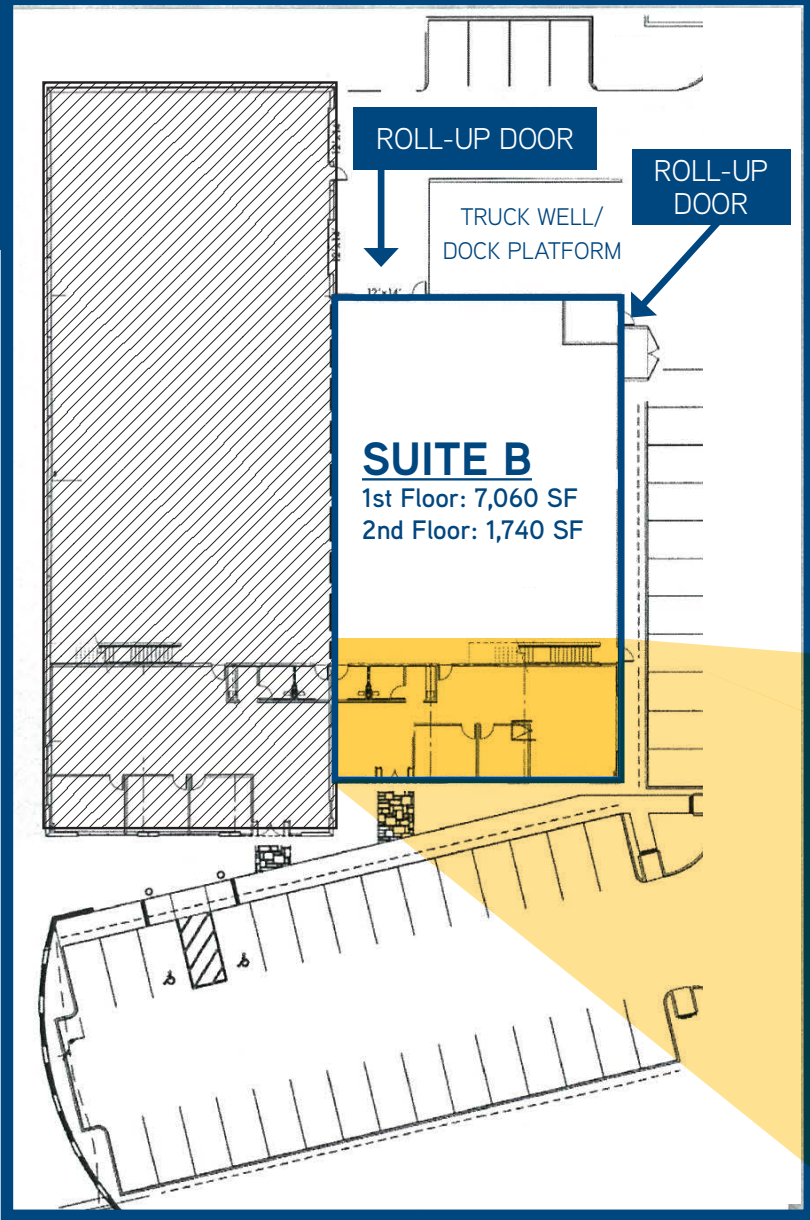
LEASE RATE: \$0.89/SF NNN



SITE/FLOOR PLAN

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STRATEGIC LOCATION

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.



population

147,294



escondido
square miles

37.44



labor force

69,961



education
bachelors degree

22.2%

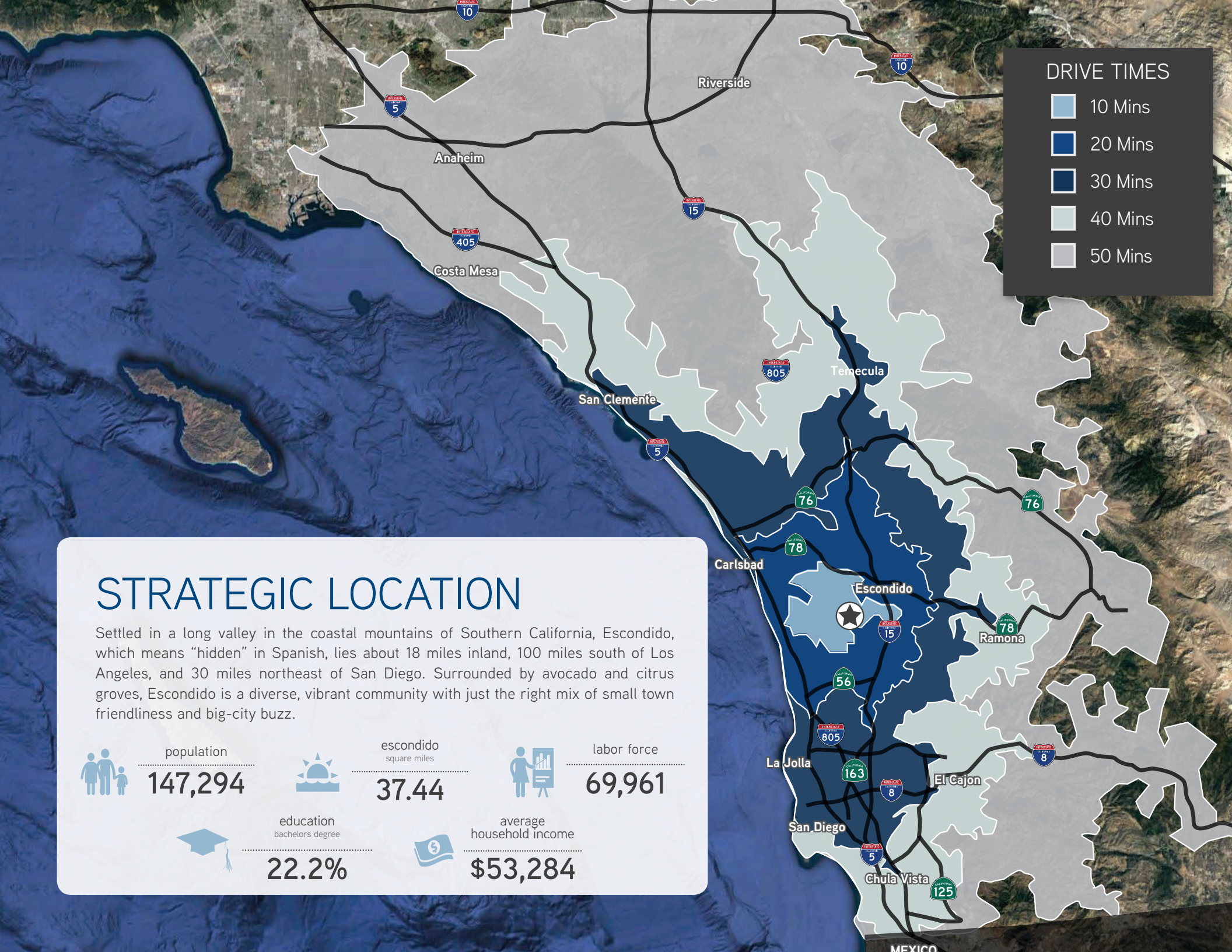


average
household income

\$53,284

DRIVE TIMES

- 10 Mins
- 20 Mins
- 30 Mins
- 40 Mins
- 50 Mins





STRATEGIC LOCATION

- ① Palomar Health ② Escondido Auto Park ③ CVS | Albertsons | Big Lots | Home Depot | Wendy's | Sleep Train | Wells Fargo
- ④ Staples | BevMo | Mike's BBQ | El Pollo Loco | FedEx Office Print & Ship Center | Five Guys | Los Primos Mexican Food
- ⑤ Burger King | Pieology | 7-Eleven | Coco's Bakery | Del Taco | In-N-Out Burger | Holiday Inn
- ⑥ PetCo | McDonald's | Sport Clips | Surf Brothers Teriyaki | Rock n Jenny's Italian Subs ⑦ Olive Garden | Chili's Grill & Bar | Panya Thai Kitchen
- ⑧ Target | Carl's Jr | Chick-fil-A | Panera Bread | Starbucks | Chipotle | Jamba Juice | T.J. Maxx | Dick's Sporting Goods | Ross | Sushiya | Souplantation | Applebee's | Which Wich | Supercuts | Yogurtland

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