



2061 ALDERGROVE

ESCONDIDO, CA 92029

For Sublease

\$1.25/SF NNN

12,823 SF
INDUSTRIAL SUITE

5 Years Remaining on Lease
Dead Storage Option

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PROPERTY SUMMARY

Opportunity to Lease an Industrial Suite At the Heart of the 78 Corridor

2061 Aldergrove Ave is a industrial warehouse located minutes from the HWY-78/I-15 interchange. Some of it's features include maximum 24' clear height, a fully fenced yard area, heavy power and excellent loading with 4 grade level doors.

Highlights



Prime Location

SECONDS TO AMENITIES, MINUTES
TO MAJOR THOROUGHFARES



Rare Opportunity

LIMITED INVENTORY OF INDUSTRIAL
BUILDINGS IN THIS SIZE RANGE

Details



DEAD STORAGE OPTION - CONTACT BROKER



AVAILABLE SF: 12,823 SF



TOTAL ACREAGE: 1.62



HEAVY POWER



APPROXIMATELY 32% OFFICE



4 GRADE LEVEL DOORS



46 PARKING SPACES



22' - 24' CLEAR HEIGHT



LARGE, FENCED YARD AREA



LOCATED AT END OF CUL-DE-SAC



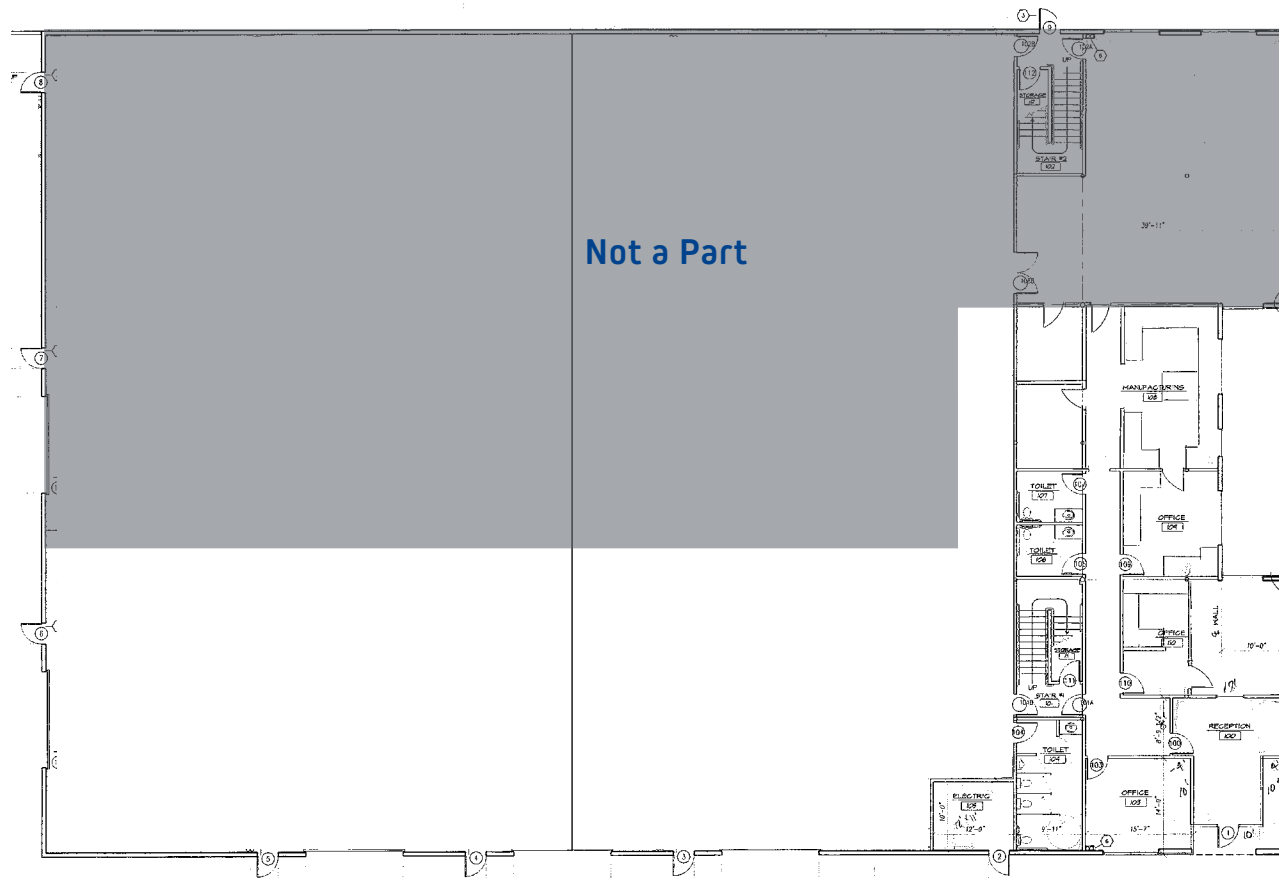
CLOSE PROXIMITY TO FREEWAY



100% CONCRETE PARKING AND YARD AREAS



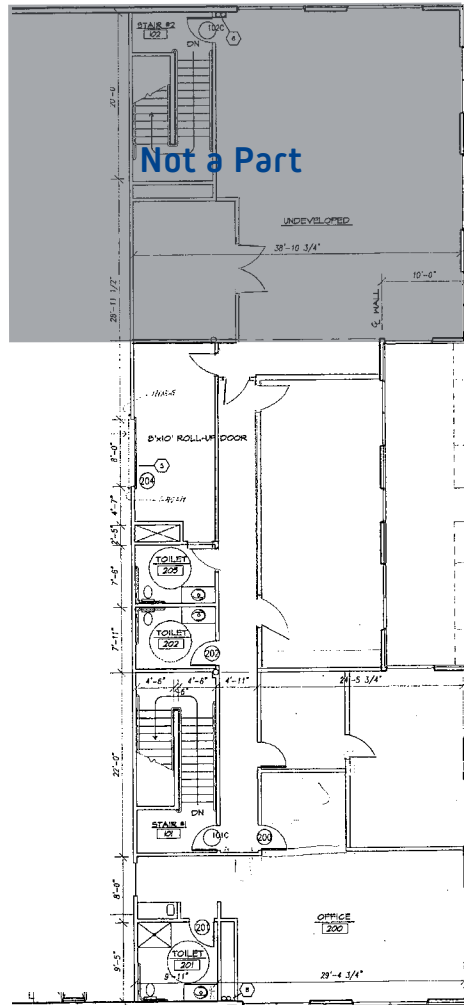
FLOOR PLAN



1st Floor



FLOOR PLAN



2nd Floor



PROPERTY PHOTOS



Interstate 15

4 MINS | 1.2 MILES



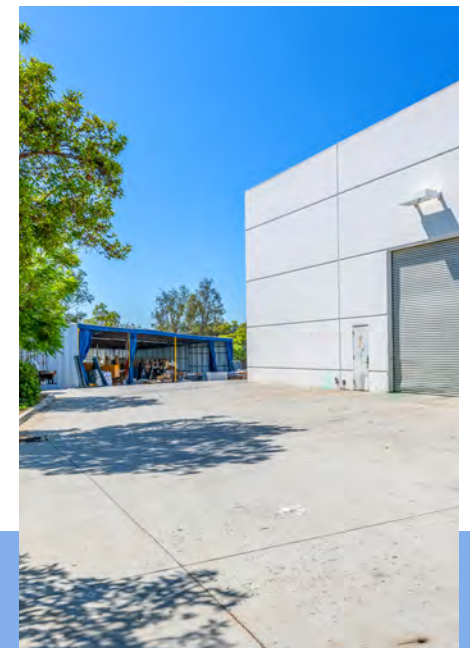
Walking distance to Amenities

15 MINS | 0.9 MILES

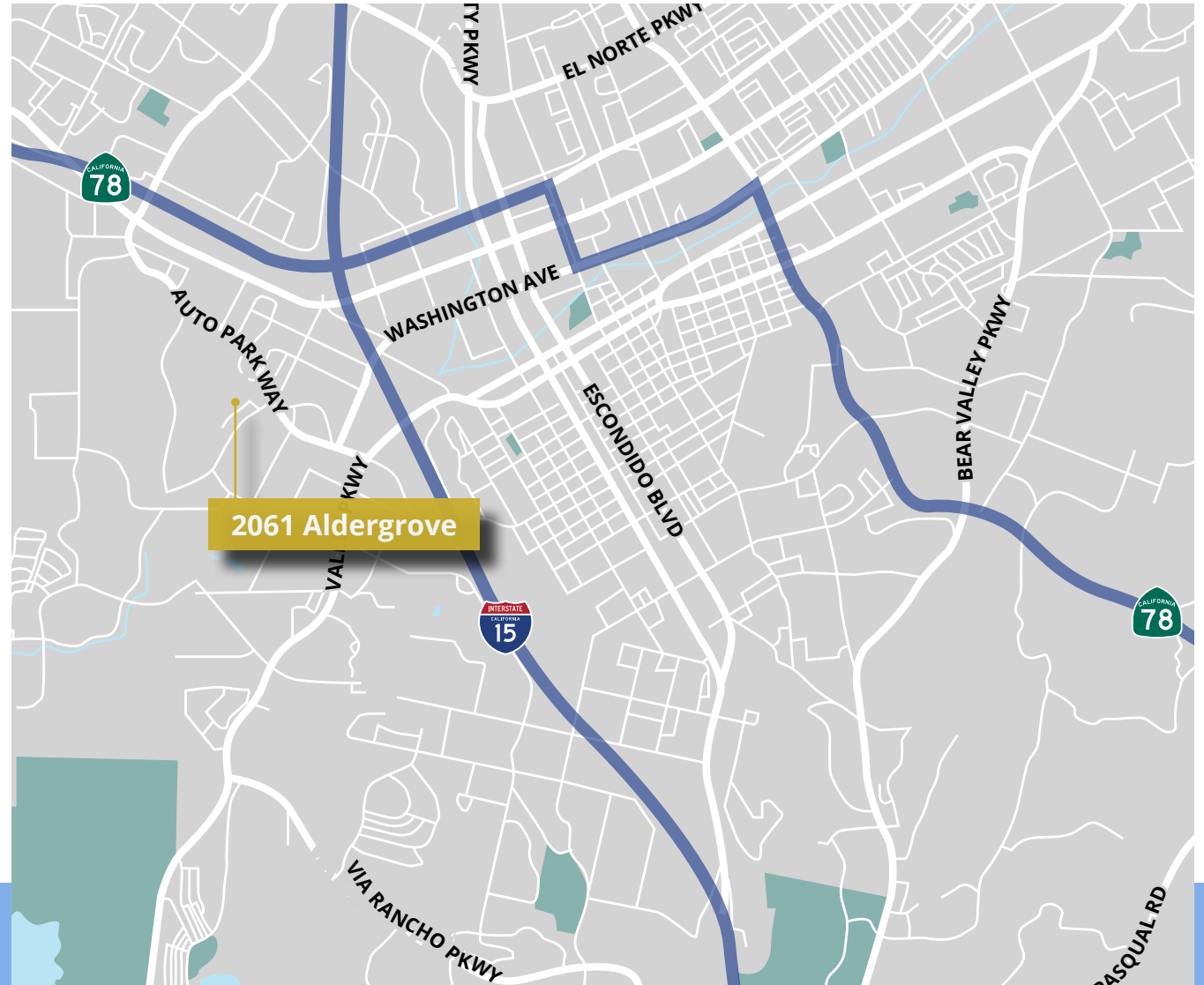
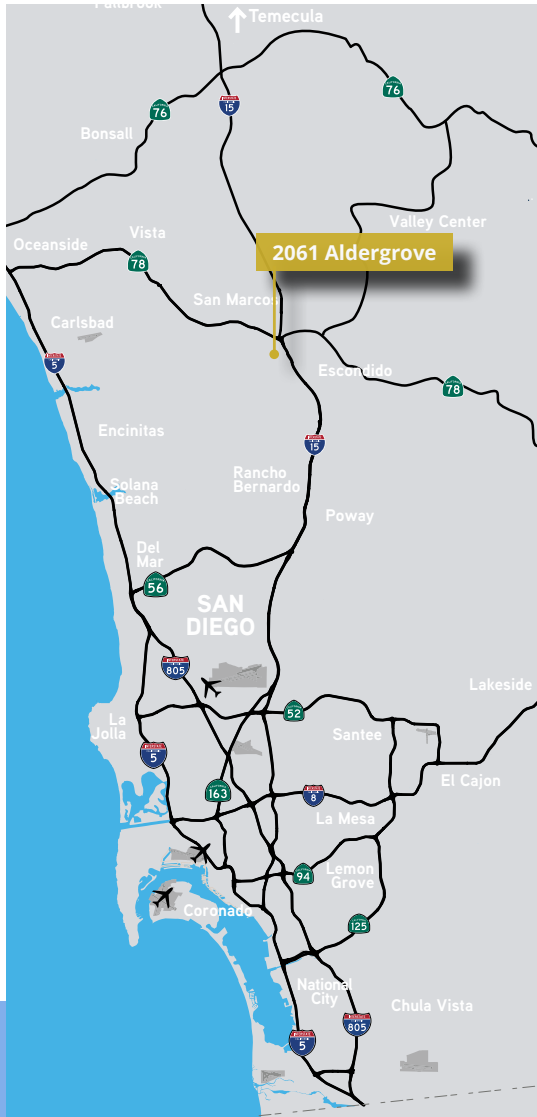


Short drive to the coast

22 MINS | 18 MILES



LOCATION MAP



ESCONDIDO

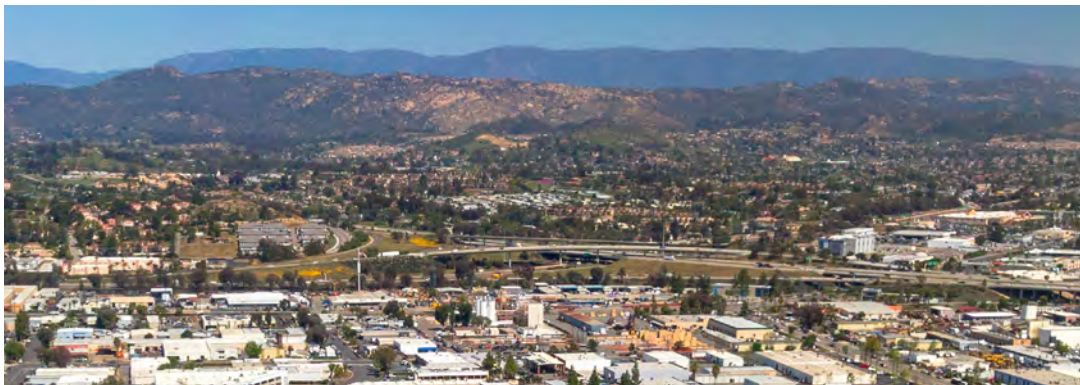
A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.

A DESIRABLE PLACE TO LIVE

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.

A HEALTHCARE HUB

Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region’s healthcare system and is recognized as one of the most technologically advanced hospitals in the world.



The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.



Bachelor's Degree

60%+ OF RESIDENTS (25+) HOLD A BACHELOR'S DEGREE OR HIGHER



Employment Growth

20.4% GROWTH OVER THE PAST 10 YEARS



Household Income

\$91,515 AVERAGE HOUSEHOLD INCOME AS OF 2022



2061 ALDERGROVE AVE

For Sublease

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