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## FOR LEASE > INDUSTRIAL / SHOWROOM / OFFICE SPACE

2750 AUTO PARK WAY | ESCONDIDO, CA 92029







### **Escondido Overview**

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**ESCONDIDO** is located 18 miles inland, 100 miles south of Los Angeles, and 40 miles northeast of downtown San Diego.

Escondido's economy is one of the most diversified in the San Diego Region. Industries such as healthcare, specialty food and beverage manufacturing, agriculture, professional services and precision manufacturing call Escondido home. The new Palomar Medical Center is one of North County's most prestigious medical centers. Retail sales are among the highest in San Diego County due to the presence of the Escondido Auto Park and Westfield North County regional mall. From computers to craft beer, Escondido is rich in the entrepreneurial spirit that defines the San Diego region.

Escondido is home to two of North County's top tourism destinations: The world-famous San Diego Zoo Safari Park and Stone Brewing Company, America's ninth-largest craft brewery.

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### **Property Overview**

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2750 AUTO PARK WAY is a 40,990 SF multi-tenant industrial showroom project with suite sizes ranging from 1,500 SF to 7,000 SF. The project is located just one block from the Hwy 78 & I-15 freeway entrance, in the heart of the San Marcos - Escondido commercial district. Situated on the corner of one of Escondido's busiest intersections (ADT: 168,000). The complex has excellent visibility and offers tenants a prime location with competitive rents.

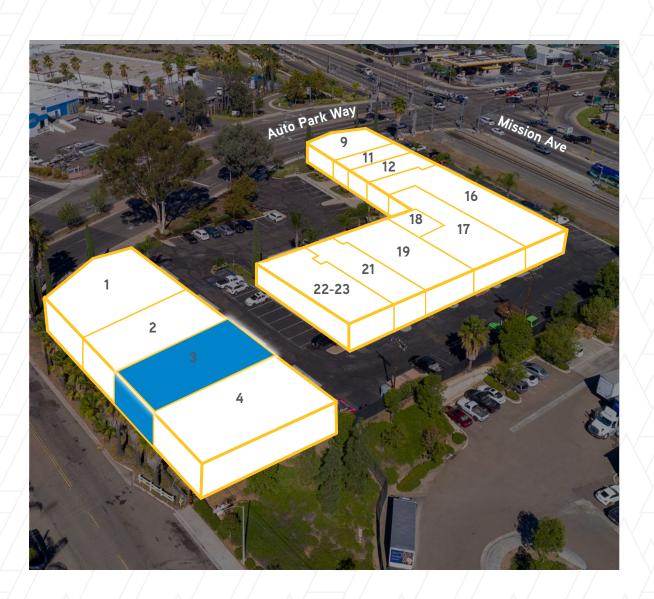
All units have overhead doors, glazed storefront entryways, roof-mounted HVAC, restrooms, and open floorplans with 16' clear heights; perfect for showroom, retail, assembly, wholesale, inventory or light industrial uses. The Project is zoned M-2 which allows tenants the most flexibility in the sub-market.

Public transportation is abundant, with the Sprinter station and bus stop across the street from the complex. Tenants are typically service industries, maintenance and construction oriented - uses that are not heavily affected by online shopping.



### Site Plan/Availability





## **AVAILABILITY**

SUITE	SIZE	LEASE RATE
Suite 3	1,565 SF	\$1.30/SF + NNN
NNN estimated at \$0.35/SF		

### TENANT ROSTER

SUITE	TENANT	
Suite 1	Tuff Shed	
Suite 2	8 Ball Motorcycle Tires	
Suite 4	Lokey Motorsports	
Suite 9	Safelite	
Suite 11	Sunrise Respiratory	
Suite 12	AMES	
Suite 16	Toolmarts / Pro-Tek	
Suite 17	Paws Into Grace	
Suite 18	James Hood Guitar Repair	
Suite 19	James Hood Guitar Repair	
Suite 21	Wildcat Guitars	
Suite 22-23	K9 Resort & Spa	

### Property Photos









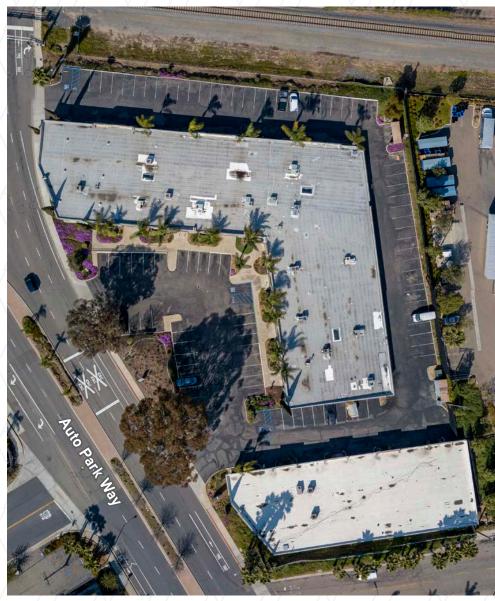


### Property Photos













# **SUITE 3** 1,565 SF



- White boxed warehouse
- Grind and sealed concrete floors
- LED warehouse lighting
- Restroom fixtures, vinyl flooring, and lighting

Floor plan is not to scale and for general reference only.



### **DRIVE TIMES**

0.25 Miles | 3 Min

Highway 78

1.5 Miles | 5 Min

Interstate 15

16 Miles | 18 Min

Interstate 5

33.7 Miles | 39 Min

San Diego International Airport

32.5 Miles | 37 Min

Downtown San Diego





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