



 14,183 CPD

**FOR
LEASE
CONTACT
BROKER**

2426 AUTO PARK WAY

ESCONDIDO, CA 92029

2,500 - 5,500 SF STREET-LEVEL RETAIL/OFFICE AVAILABLE ON AUTO PARK WAY

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CAST
CAPITAL PARTNERS



EXECUTIVE SUMMARY

Asking Price	Contact Broker
Address	2426 Auto Park Way, Escondido, CA 92029
Property Type	Industrial Warehouse / Office & Retail Building
Building Area	Approx. 13,084 SF (Per Title)
Land Area	Approx. 16,338 SF (0.375 AC)
APN	228-381-20-00
Year Built	1988
Zoning	M-1 Zoning: Variety of Light Industrial Uses (Processing, Assembling, Manufacturing, Storage, Warehousing and Distribution, Research and Development)
Parking	2 Spaces and 1 Shared Handicapped Space
Location	High Visibility on the Corner of Auto Park Way and Aero Way (9,389 VPD)
Accessibility	Close Proximity to Highway 78 and I-15

FLOOR PLANS

STREET LEVEL RETAIL/OFFICE

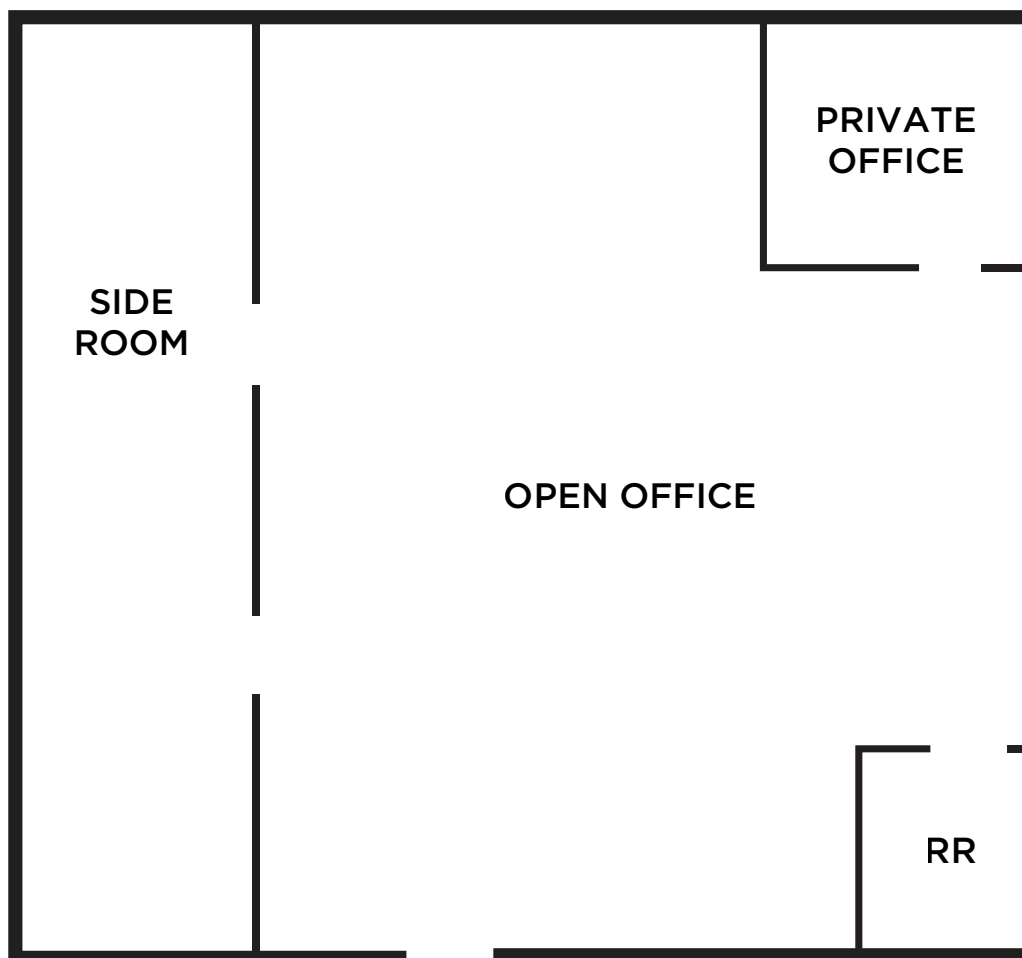
SPACE	SIZE	AVAILABILITY	PRICING
Corner Retail/Office	Approx 3,000 SF	Available Now	Contact Broker



FLOOR PLANS

STREET LEVEL RETAIL/OFFICE

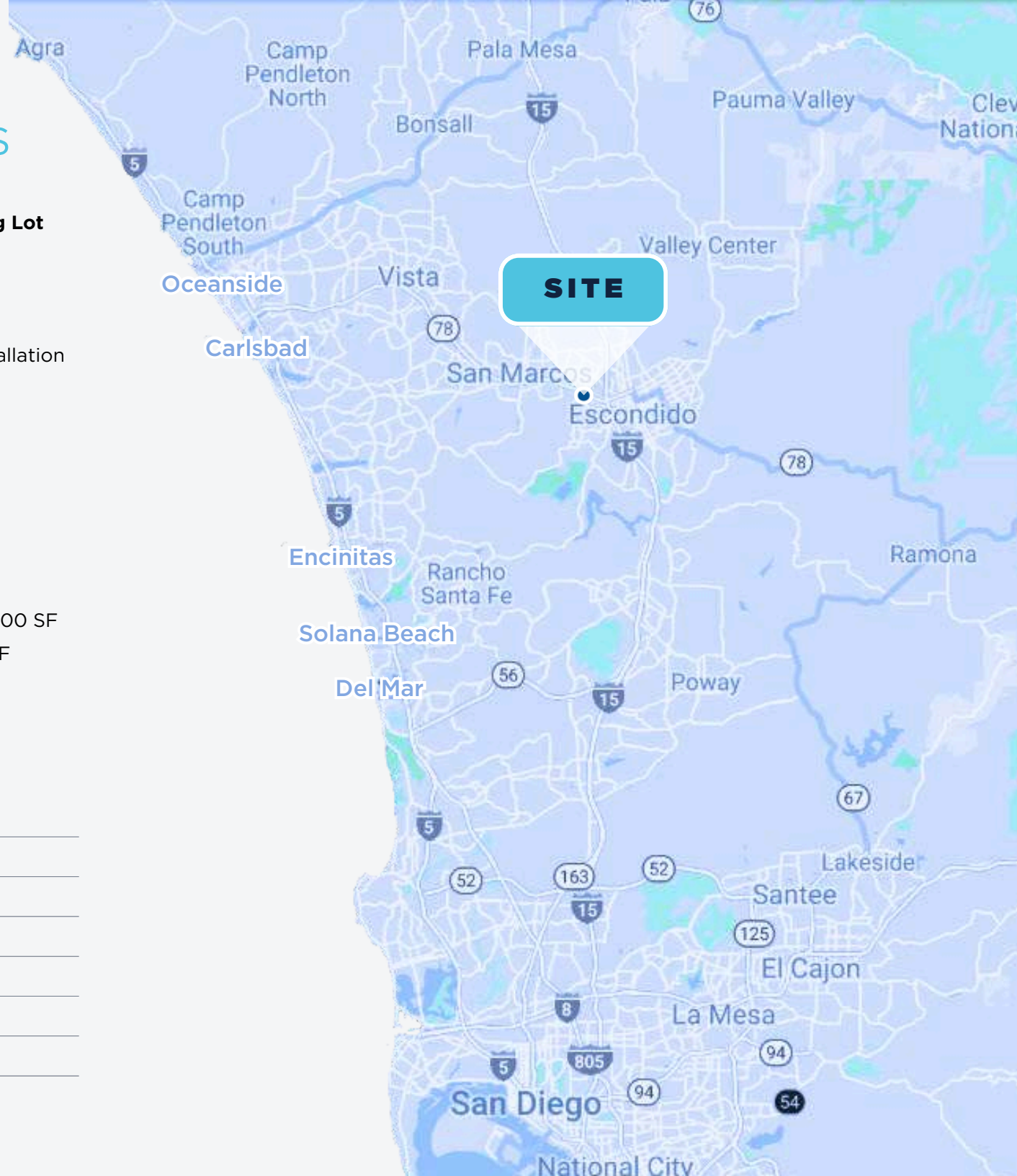
SPACE	SIZE	AVAILABILITY	PRICING
Office	Approx 2,500 SF	Available Now	Contact Broker



PROPERTY FEATURES

- **Floor Drain Located in Corner of Parking Lot**
- **Roll Up Doors:**
 - 14'
 - 12'5"
 - Possible Additional Roll-Up Door Installation
- **Clear Height:**
 - 21' Main Room
 - 10'5" Under Mezzanine
 - 9' in Left Part of Warehouse
- **Building Measurement Breakdown:**
 - Street Level Retail/Office: Approx 2,500 SF
 - Corner Retail/Office: Approx 3,000 SF
 - Parking Level
 - Showroom: Approx 2,500 SF
 - Warehouse: Approx 5,500 SF

LOCATION	TIME
Oceanside	20 Min - 25 Min
Encinitas	20 Min - 25 Min
La Jolla	26 Min - 30 Min
Santee	35 Min - 40 Min
Downtown	45 Min - 1 Hour
National City	20 Min



CITY OVERVIEW

Escondido is a city in San Diego County's North County region, 30 miles northeast of downtown San Diego, 15 miles from the ocean, and 40 miles from the Mexican border. The city occupies a shallow valley ringed by rocky hills. Incorporated in 1888, it is one of the oldest cities in San Diego County.

DEMOGRAPHICS



242,567
Population



\$2.9B
Consumer Spending



\$100,618
Average Household Income



10,502
Businesses



78,315
Households





CAST

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