

FOR LEASE

Approx. 2,700 SF Warehouse

Approx. 2,500 SF Fenced Yard

220  
N ANDREASEN DR

ESCONDIDO | CA 92029



**ETHAN PARK**

Sales & Leasing Associate

(760) 978-8053

Ethan@PacificCoastCommercial.com

Lic. 02191123

**ALAN ACOSTA**

Sales & Leasing Associate

(858) 264-6638

Alan@PacificCoastCommercial.com

Lic. 02235000

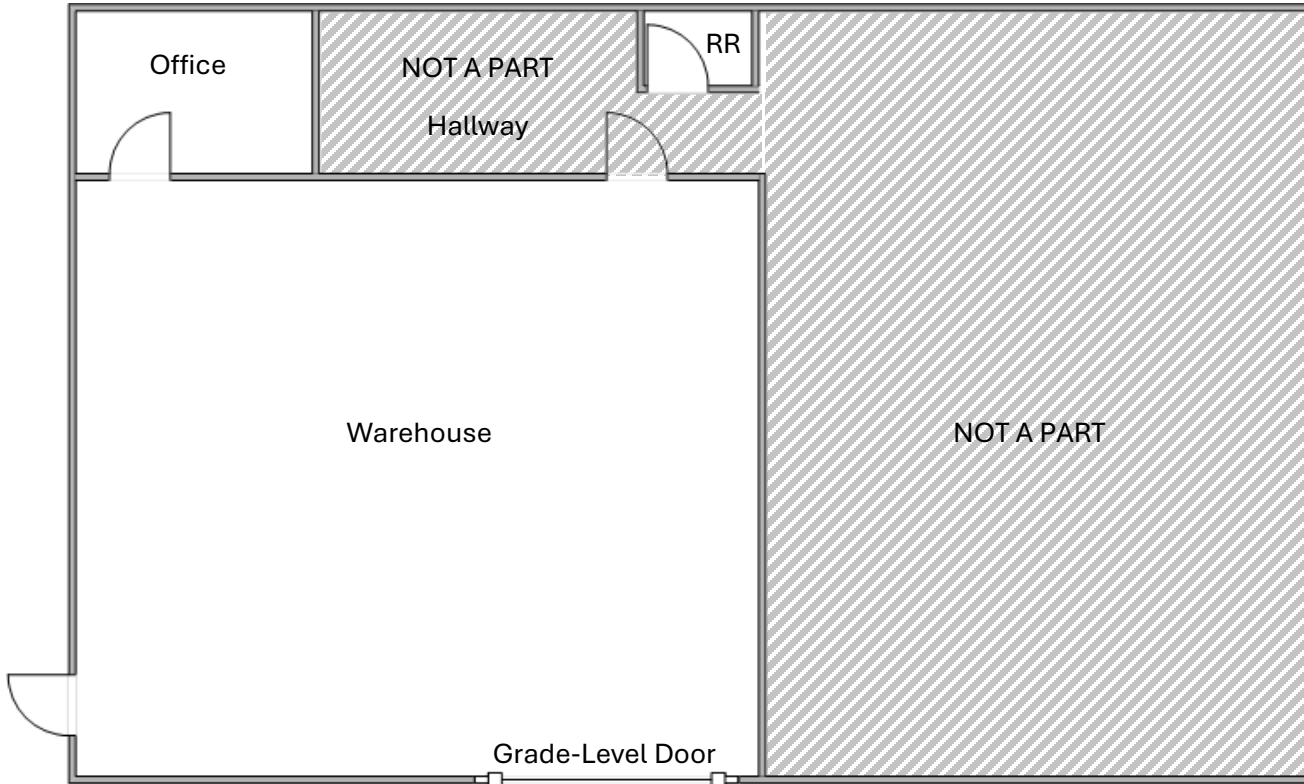


## PROPERTY FEATURES

- ▶ 220 N Andreasen Drive, Escondido, CA 92029
- ▶ Approx. 5,500 SF Warehouse/Yard
  - ▶ Approx. 2,700 SF Warehouse
  - ▶ Approx. 2,500 SF Fenced Yard
- ▶ Approx. 13,000 Sf Lot
- ▶ 1 (12' x 12') Grade-Level Door
- ▶ 7 Private Parking Spaces
- ▶ N Andreasen Drive Signage
- ▶ Close Proximity to I-15 & Hwy 78
- ▶ Lease Rate & Availability: Contact Agent



# FLOOR PLAN



FENCED YARD



SITE PLAN



NEARBY AMENITIES



**ETHAN PARK**  
 Sales & Leasing Associate  
 (760) 978-8053  
 Ethan@PacificCoastCommercial.com  
 Lic. 02191123

**ALAN ACOSTA**  
 Sales & Leasing Associate  
 (858) 264-6638  
 Alan@PacificCoastCommercial.com  
 Lic. 02235000



OFFICE (619) 469-3600 | 10721 Trenea Street, Suite 200, San Diego, CA 92131 | www.PacificCoastcommercial.com | Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

# DEMOGRAPHICS

	2 mile	5 mile	10 mile
<b>POPULATION</b>			
Total Population (2023)	70,416	194,358	462,648
Total Population (2028)	69,611	191,830	458,456
Median Age	34.5	36.7	38.4
Avg Household Income	\$88,762	\$101,210	\$127,273
Total Businesses	4,400	8,377	21,148
Total Employees	35,618	71,264	182,248
Consumer Spending	\$720.6M	\$2.3B	\$6.6B
<b>HOUSEHOLDS</b>			
Owner Occupied	8,703	35,822	101,022
Renter Occupied	12,499	27,099	55,215
Total Households	21,202	62,921	156,237



8  
MINUTES  
San Marcos



14  
MINUTES  
San Diego Zoo  
& Safari Park



14  
MINUTES  
Vista



16  
MINUTES  
Valley center



20  
MINUTES  
Carlsbad



22  
MINUTES  
Oceanside

