

1554-1556 E. Grand Ave
151 N. Rose Street

ESCONDIDO, CA 92027

AUTO REPAIR CENTER
NEXT TO HOME DEPOT & WALMART
± 3,200 RSF - 4,046 RSF Available For Lease



Bo Gibbons

Senior Vice President
Bo@PacificCoastCommercial.com
Lic. 01367936

Ethan Park

Sales & Leasing Associate
Ethan@PacificCoastCommercial.com
Lic. 02191123

**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

**TCN**
WORLDWIDE
REAL ESTATE SERVICES

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.

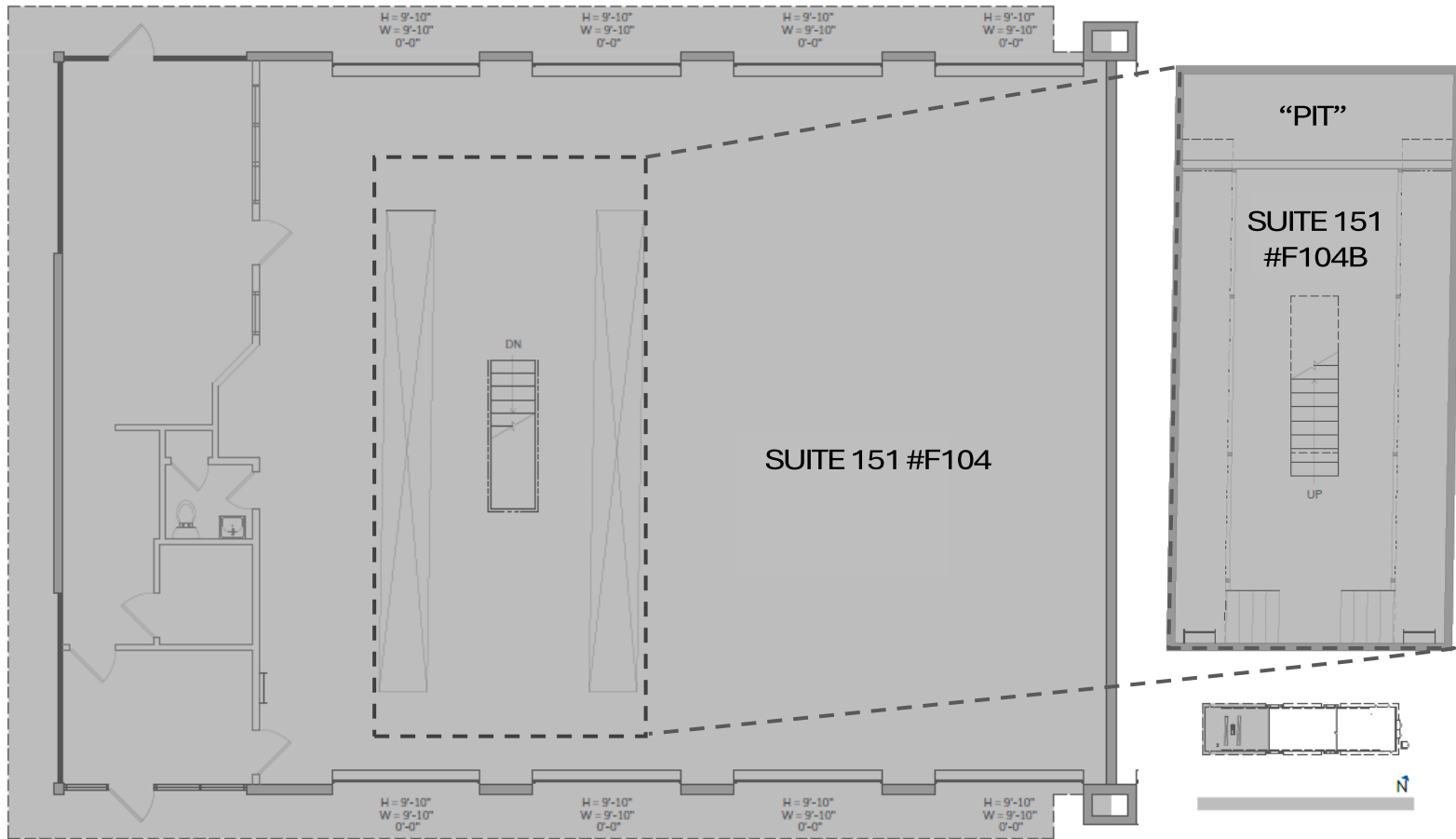


PROPERTY INFORMATION

ADDRESS	1554-1556 E. Grand Avenue 151 N. Rose Street Escondido, CA 92027
PROPERTY	Auto Repair Center 5 Building Multi-Tenant Center Renovations Coming Soon
PROPERTY SIZE	± 37,004 Square Feet
AVAILABILITY	± 3,200 RSF - 4,046 RSF
PARKING	3+ / 1,000
ACCESS	Easy Freeway Access to I-15 and Hwy 78
NEARBY	Immediate Proximity to National Retailers
ZONING	CG
HIGHLIGHT	One of the Only Auto Repair Zoned Properties with Substantial Space Available in the County
HIGHEST & BEST USES	Auto Repair, Auto Sales, General Retail, Equipment Rental, Fitness Facility
LEASE RATE	Contact Agent

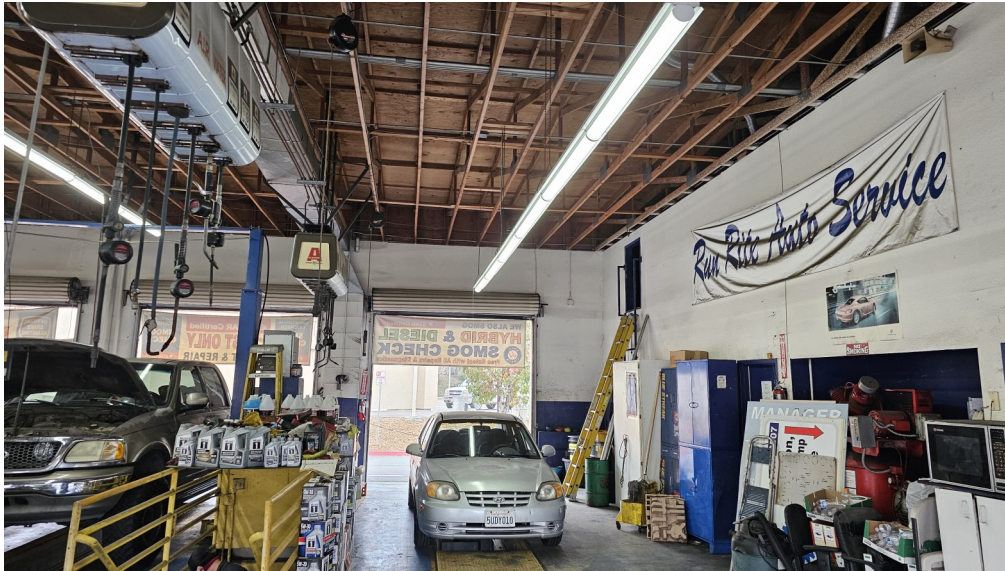
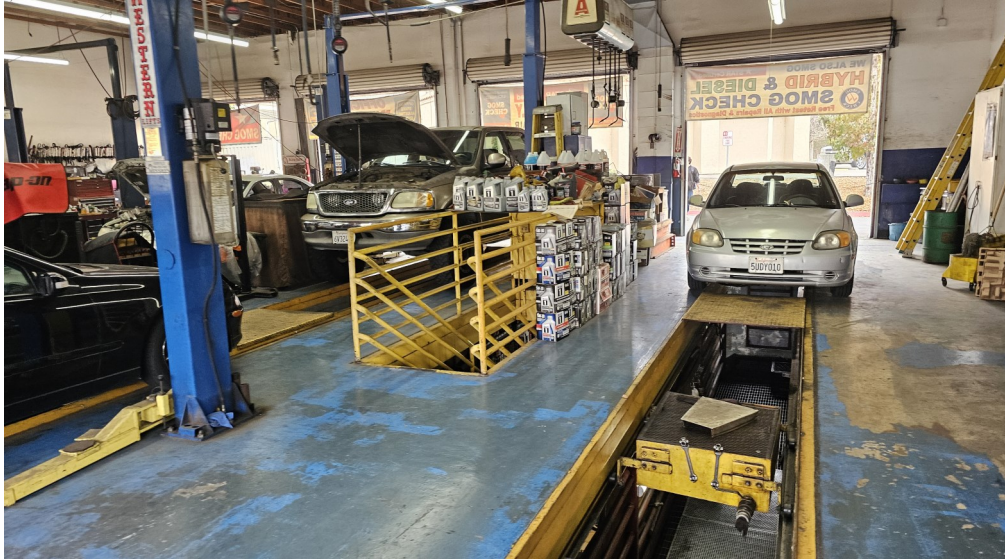


FLOOR PLAN - 151 N. Rose Street



Suite 151 #F104	± 3,200 RSF - 4,046 RSF (Contact Agent for Availability)
Features	<ul style="list-style-type: none"> • ± 4,046 RSF on Grade + Additional 676 RSF “PIT” Storage Space • Approximately 15% Office, 85% Shop/Storage Space • Eight (8) - 10’x10’ Grade Level Roll-Up doors with Drive-Thru Bays • Drive-Over Quick-Lube Pit with Clean and Used Oil Reservoir Tanks and Dispensers • FF&E available for purchase including: Tools, above ground lifts, Dyno • Star Station Smog Test & Repair • Brake & Lamp Station • DMV Registration & Title Services
Lease Rate	<ul style="list-style-type: none"> • Call Agent for Leasing Rates and Terms and to Schedule Tours

INTERIOR PHOTOS - 151 N. Rose Street





SURROUNDING RETAIL AMENITIES



Google Earth
Image Landsat / Copernicus

DEMOGRAPHICS

	3 Mile	5 Mile
Population (2023)	150,813	217,602
Population (2028)	148,944	215,368
Median Age	35.3	5.9
Households	47,891	69,797
Owner Occupied	23,402	38,245
Renter Occupied	23,935	30,890
Consumer Spending	\$1.6 B+	\$2.5 B+
Avg. Household Income	\$88,963	\$100,023
Employees	58,866	77,508
Businesses	7,001	9,333

