



**FOR SALE**

# 529 W 4th Avenue

Escondido, CA 92025

**Industrial Warehouse in Escondido  
with Fenced Yard**

**David Harper**

Senior Vice President  
+1 858 677 5335  
david.harper@colliers.com

**Colliers**

4350 La Jolla Village Drive  
Suite 500  
San Diego, CA 92122



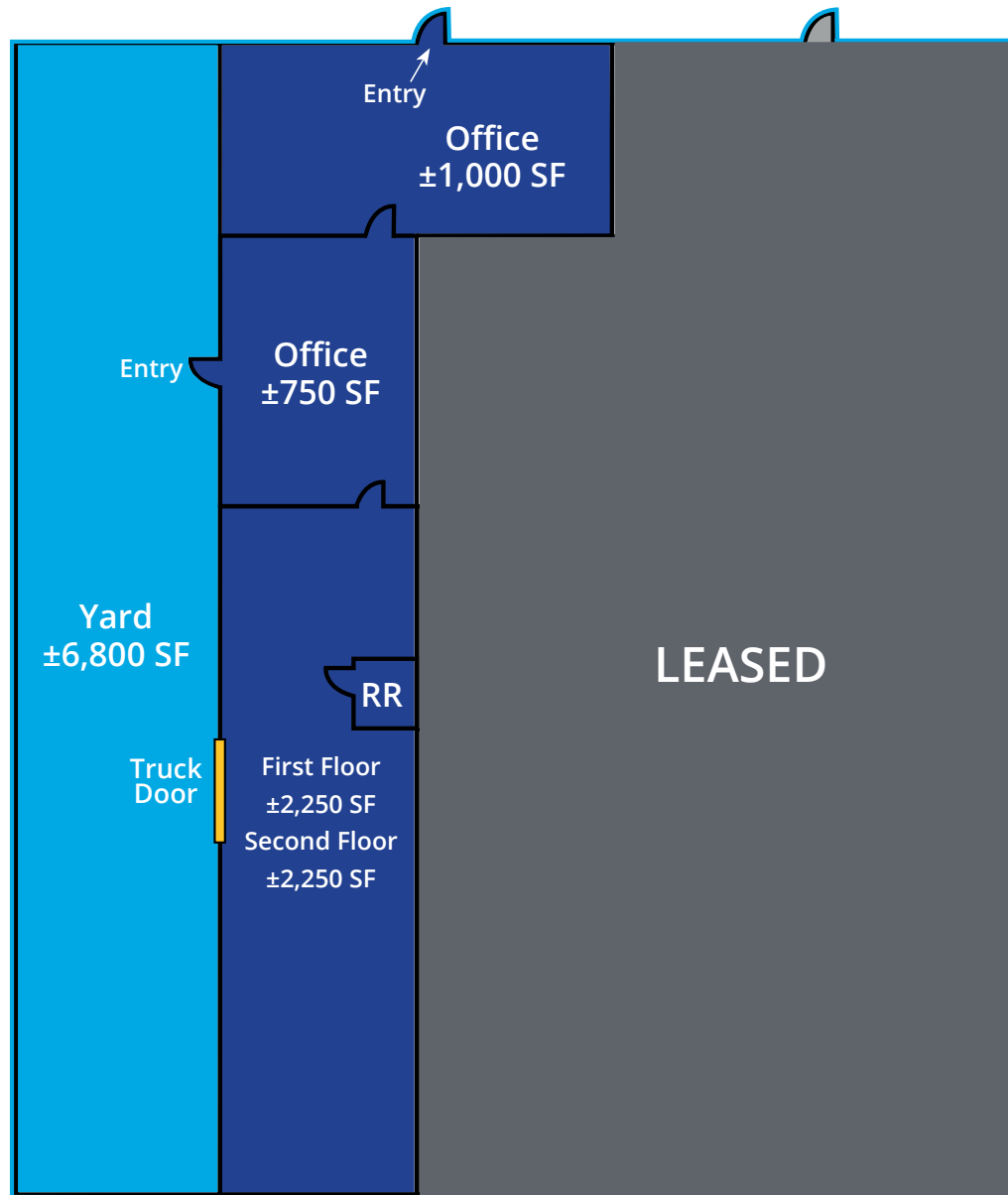
# The Property

## Features & Location

- Approximately 9,500 SF
- ±6,800 SF fenced yard
- Approximately 65.79% (6,250 SF) of building & 6,800 SF fenced yard available for occupancy for an Owner-User
- Remaining 3,250 SF of building and approximately 5,925 SF of fenced yard area leased through 2/28/2029 providing \$5,400/month gross income with approximately 3.75% annual increase
- Old - M-1 Zoned  
New - S-P WM General
- Grade-level doors
- APN: 233-131-16
- **Asking Price \$2,460,500**



# Site Plan



\*Site plan not to scale



# Demographics



Population

22,079  
1 Miles

136,513  
3 Miles

207,989  
5 Miles



Daytime Resident Population

11,652  
1 Miles

71,170  
3 Miles

106,752  
5 Miles



Daytime Worker Population

17,967  
1 Miles

55,823  
3 Miles

77,047  
5 Miles



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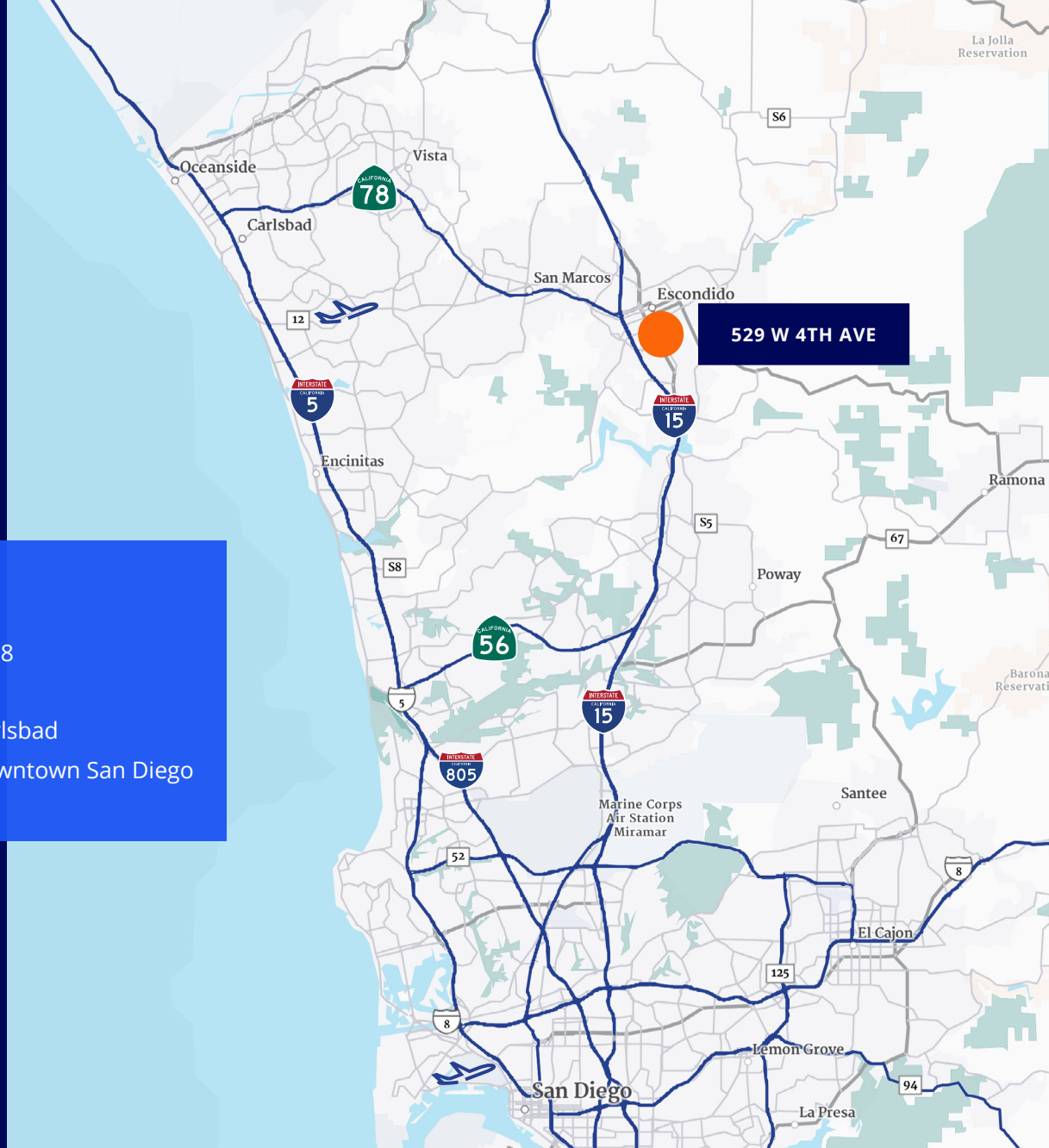
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**CONTACT US**

**David Harper**

Senior Vice President  
+1 858 677 5335  
License No. 00880644  
david.harper@colliers.com

3 Minutes to I-15  
4 Minutes to CA-78  
18 Minutes to I-5  
20 Minutes to Carlsbad  
30 Minutes to Downtown San Diego



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