

# FOR SALE OR LEASE

945 W MISSION AVENUE, ESCONDIDO, CA



## PROPERTY FEATURES:

- Two Buildings Totaling Approximately 7,300 SF
- Situated on One Legal Parcel Totaling Approximately 1.3 Acres
- 3 Large Roll-Up Doors in Rear of Building
- Two Separate Electric Meters and Gas Onsite
- Large Spray Booth Can Be Included With Sale or Lease or Can Be Removed
- Fenced Parking and Yard Area
- M1 Zoning – Ideal For Industrial or Retail Sales
- Terrific Visibility From West Mission Avenue
- Two Points of Access on West Mission Avenue
- Property Sold Vacant
- Tour by Appointment Only

**SALE PRICE: \$4,300,000**

**LEASE RATE: \$25,000 NNN/MONTH**

**SAN DIEGO COMMERCIAL**

TIM CLEPPER - PRESIDENT  
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO  
WWW.SANDIEGOCOMMERCIAL.INFO  
CA DRE BROKER #: 01354303  
CELL: 760.402.4846

# FOR SALE OR LEASE

945 W MISSION AVENUE, ESCONDIDO, CA



**TIM CLEPPER - PRESIDENT**  
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO  
WWW.SANDIEGOCOMMERCIAL.INFO  
CA DRE BROKER #: 01354303  
CELL: 760.402.4846

**SAN DIEGO COMMERCIAL**

# FOR SALE OR LEASE

945 W MISSION AVENUE, ESCONDIDO, CA



**SAN DIEGO COMMERCIAL**

TIM CLEPPER - PRESIDENT  
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO  
WWW.SANDIEGOCOMMERCIAL.INFO  
CA DRE BROKER #: 01354303  
CELL: 760.402.4846