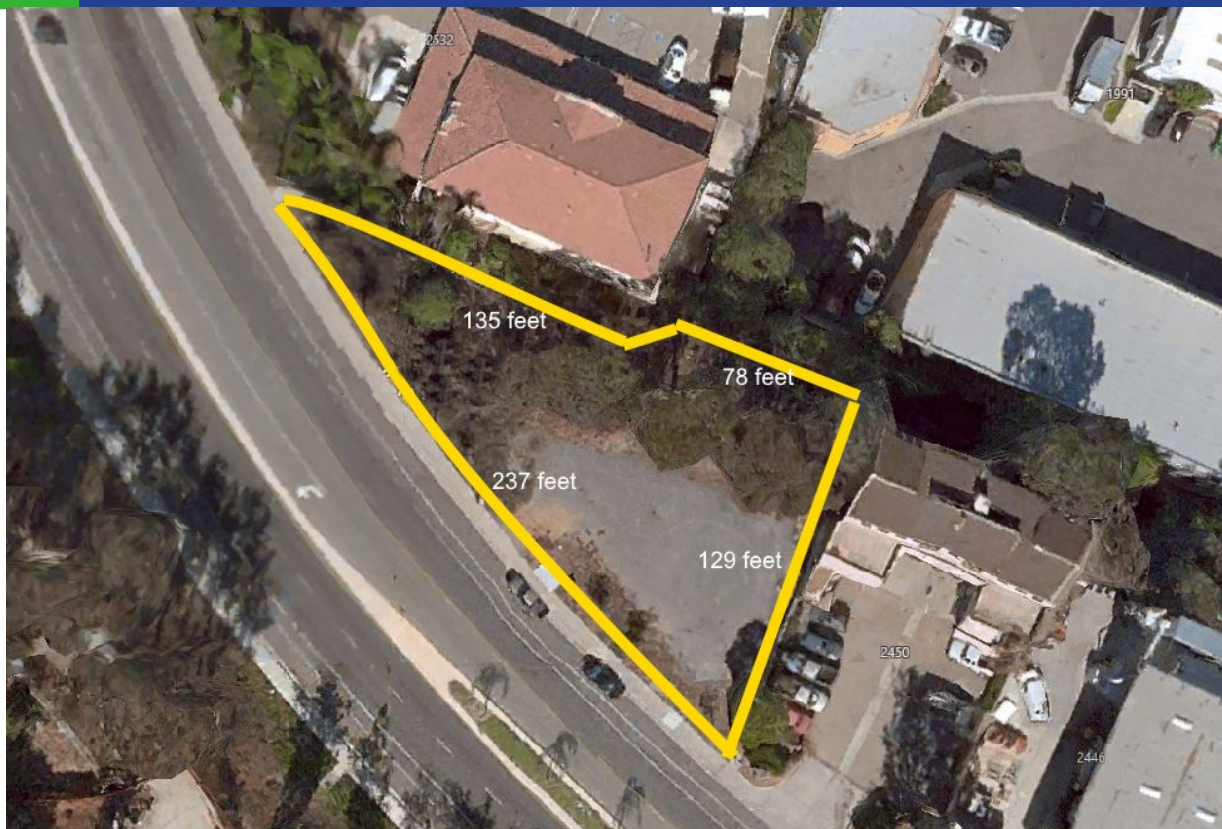


FOR SALE: \$600,000**Available for Lease****COLDWELL BANKER
COMMERCIAL****Property Information**

14,466 square feet (.33 acres)

APNs: 228-381-67-00 & 228-381-68-00

- Just off I-15 & 78 Freeways
- High Traffic Count on Auto Park Way: over 20,000 cars daily
- M-1 Light Industrial Zone; in the downtown redevelopment area
- Utilities connected: power, water, sewer
- Adjacent to the Escondido Auto Park and Palomar Health
- North County Transit District Sprinter stop at Nordahl Road nearby and Bus Route 353 stop at Alpine Way

Zoning uses include: animal boarding indoor, hospital and care; vehicle services (see Art. 57); light manufacturing and wholesale distribution, warehousing; medical laboratories; construction services.

2458 AUTO PARK WAY, ESCONDIDO, CA 92029
Land with Views

Mike Habib, CCIM

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Mike Habib & Associates

Coldwell Banker Commercial Realty
9332 Fuerte Drive, La Mesa CA 91941
<http://mikehabib.com>

2458 AUTO PARK WAY, ESCONDIDO, CA 92029

Land with Views



**COLDWELL BANKER
COMMERCIAL**



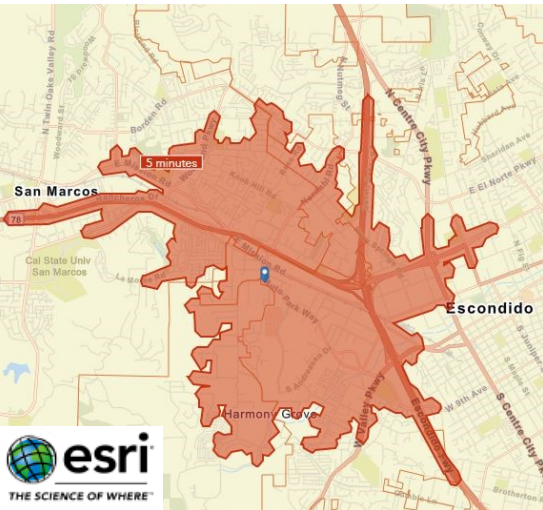
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2458 AUTO PARK WAY, ESCONDIDO, CA 92029

DEMOGRAPHICS within a 5 minute drive time



EDUCATION

14%

No High School Diploma



20%
High School Graduate



37%
Some College



29%
Bachelor's/Grad /Prof Degree

EMPLOYMENT



White Collar

62%



Blue Collar

20%



Services

18%

5.4%

Unemployment Rate

KEY FACTS

20,875

Population

36.2

Median Age

7,304

Households

\$53,687

Median Disposable Income

INCOME



\$64,788

Median Household Income



\$28,957

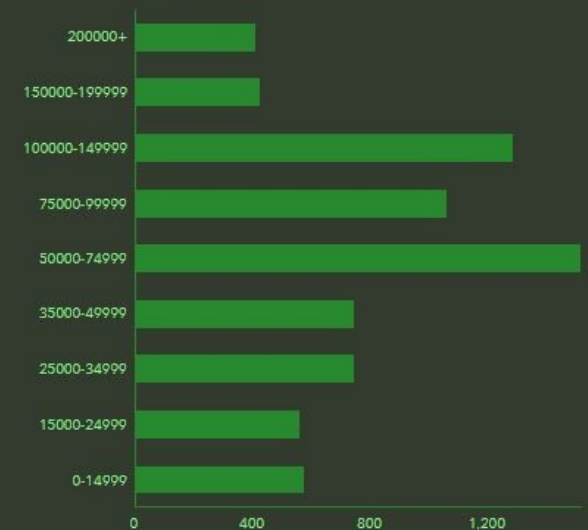
Per Capita Income



\$95,057

Median Net Worth

HOUSEHOLD INCOME (\$)



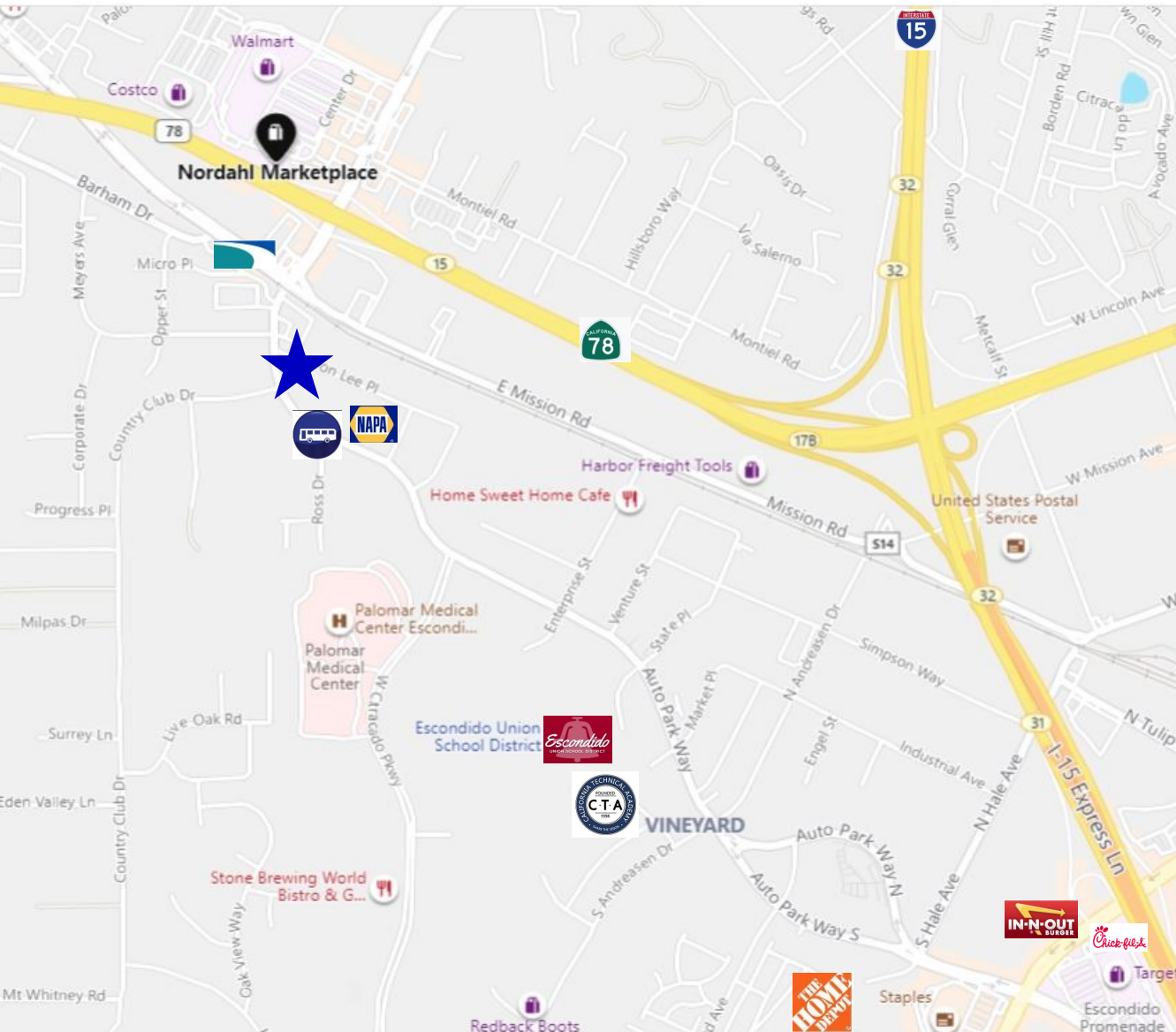
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2458 AUTO PARK WAY, ESCONDIDO, CA 92029

NEARBY AMENITIES & TRAFFIC COUNTS



**COLDWELL BANKER
COMMERCIAL**



Bus Route 353 stops on Auto Park Way.
 .35 miles from Nordahl Road Sprinter Station.
 Escondido's Mile of Cars has over 20 major new car dealers and
 over 30 other automotive related businesses.

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