

±7,200 SF WITH 45% CUSTOM OFFICES

Enclosed Outside Yard Area

640 ALPINE WAY, ESCONDIDO, CA 92029

LEE & ASSOCIATES

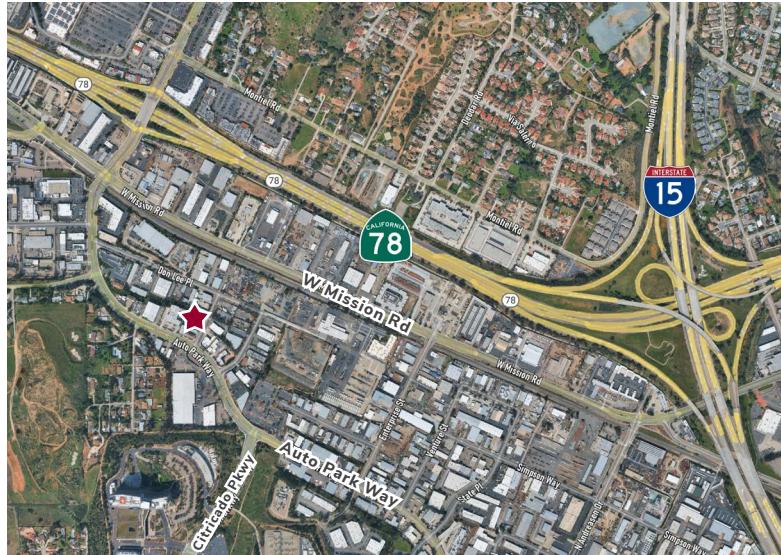
COMMERCIAL REAL ESTATE SERVICES



FOR LEASE

FEATURES

- Attractive Office / Warehouse Building with a Tile and Trellis Entryway
- ±3,300 SF Two-Story Custom Offices including Kitchen, Conference Room, and 3 Restrooms (one with Shower)
- ±3,900 Sq. Ft. Warehouse
- ±5,877 Sq. Ft. Fenced Yard
- Rear Enclosed Area for Outside Storage
- Additional Mezzanine Storage



LEASE RATE: \$12,024 (\$1.67 MG)

FOR MORE INFORMATION CALL

Trent France

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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BUILDING: ±7,200 Sq. Ft. (approx.)

LAND: 24,390 Sq. Ft. (approx.)

APN: 228-381-39

ZONE: M-1 Warehouse / Light Manufacturing

WAREHOUSE HEIGHT: 19 Feet

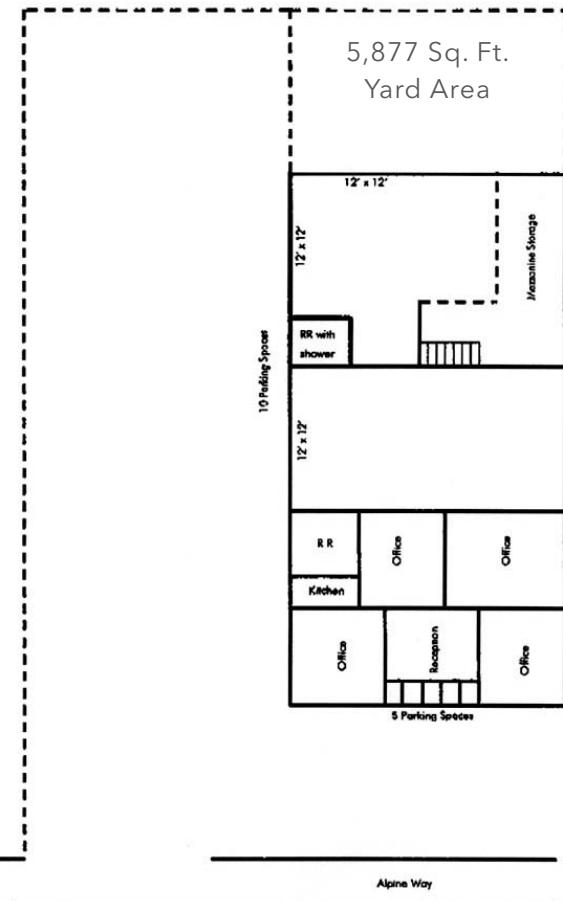
OFFICES: 3,300 Sq. Ft. (approx. 45%) of Custom Offices (1,700 Sq. Ft. on 2nd Floor), Kitchen, Three (3) Restrooms (one w/ shower), Showroom, Conference Room

TRUCK DOORS: Three (3) - 12' x 12'

POWER: 400 Amps; 110/208 V, 3-Phase

PARKING: 15 On-Site Spaces

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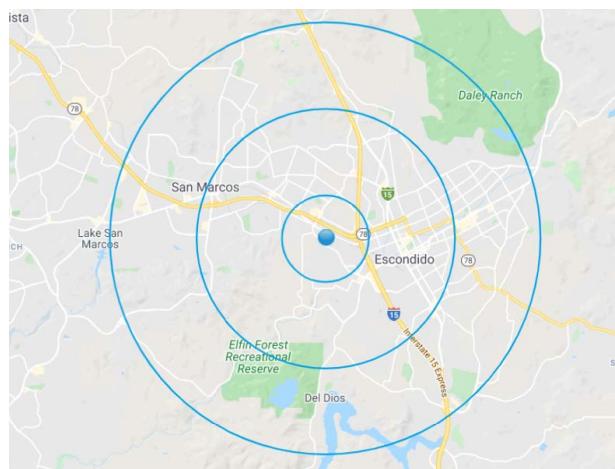
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Mile
Population (2025)	4,653	117,523	233,423
Projected Population (2030)	4,522	113,902	225,887
Households	1,716	39,057	76,046
Employees	13,900	46,679	76,414
Median Age	39.2	35.8	36.6
Median Household Income	\$93,286	\$98,210	\$110,991

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