

FOR SALE OR LEASE

OWNER-USER/DEVELOPMENT OPPORTUNITY

0.96 ACRES | 17,172 SF | \$3,000,000

125

W. MISSION AVENUE

ESCONDIDO, CA 92025



W. Mission Avenue

ALEX JIZE, SIOR

Vice President | Partner

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Voit

REAL ESTATE SERVICES

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CAST

CAPITAL PARTNERS

125 W Mission Avenue is a 17,172 square foot building on a 0.96 AC lot. The building is on a major retail corridor with excellent frontage. The building is fully office with two floors of 7,660 SF each.

125 W Mission Avenue makes for a great opportunity for a non-profit or any commercial user that wants to be in Escondido as the building offers visibility and close freeway proximity. Additionally, this building is located within an opportunity zone.

\$3,000,000
SALE PRICE

\$1.75 GROSS
LEASE RATE



BUILDING SPECIFICATIONS



4.15/1,000 SF
Parking



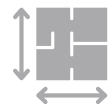
General (C-G) Commercial
Zoning



2
Number of Floors



17,172 SF (Per Title)
Total Building SF



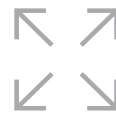
0.94 AC (41,108 SF)
Lot Size



229-180-60-00
Parcel Number



Solar Panels
Additional Features



0.36
Floor Area Ratio (FAR)



1974
Year Built

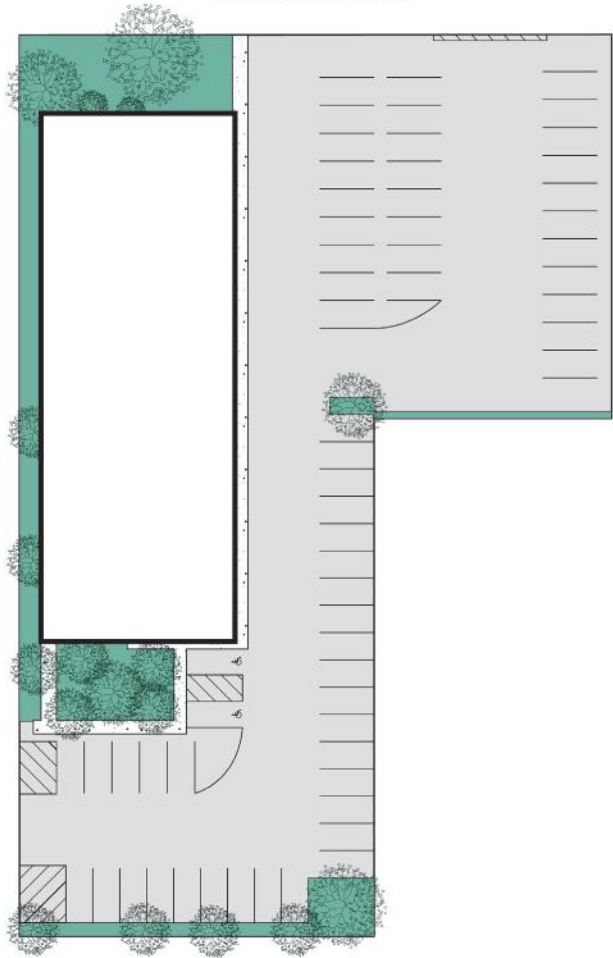


Property can be delivered
vacant
Occupancy



SITE PLAN

MISSION AVE



Floor plan not to scale



SITE

W. MISSION AVENUE

Truckee





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