



FOR SALE

529 W 4th Avenue

Escondido, CA 92025

**Industrial Warehouse in Escondido
with Fenced Yard**

David Harper

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Colliers

4350 La Jolla Village Drive
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San Diego, CA 92122



Accelerating success.

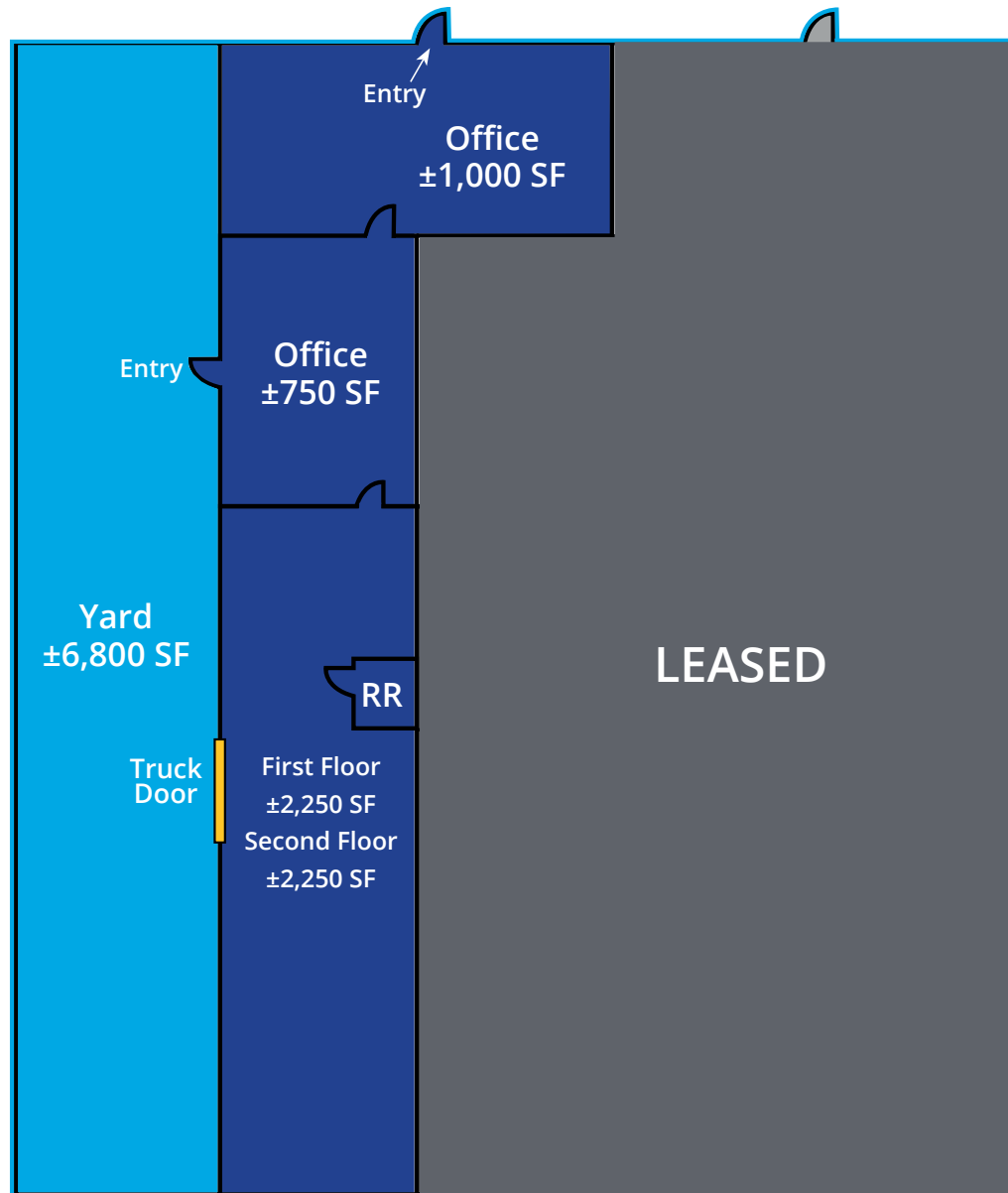
The Property

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 \$2,370,000**
(\$249.47/SF)



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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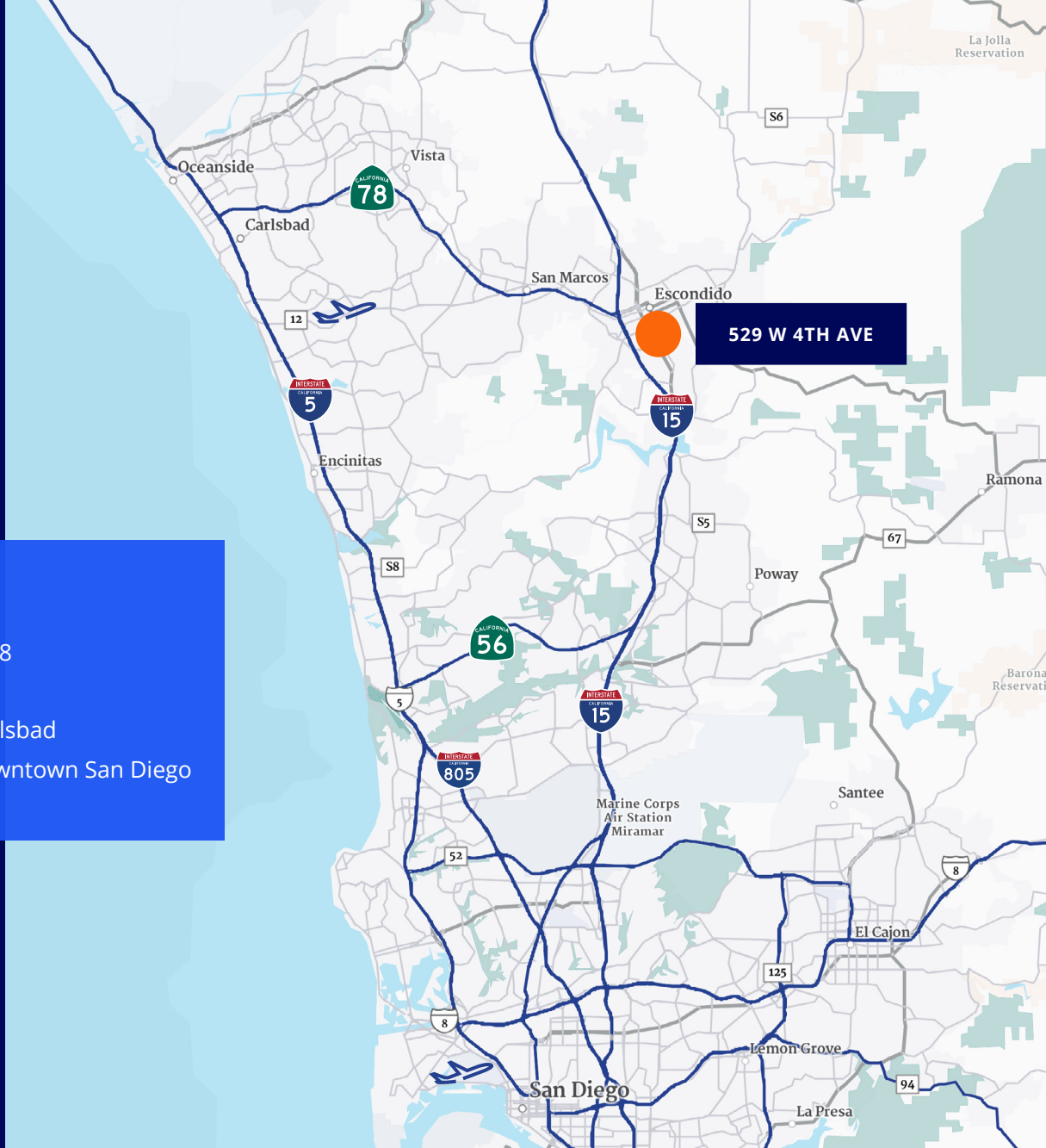
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CONTACT US

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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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