

JUST SOLD - \$3,625,000

LEASED INVESTMENT

575 N QUINCE ST., ESCONDIDO, CA 92025



PROPERTY DETAILS

- An Approximate 6,256 SF Office Building and Repair Facility
- Large Secure and Fenced Parcel Totaling Approximately 2 Acres
- Terrific Access From N. Quince Street and W. Washington Ave.
- Rare M1 Zoning – Allows for Heavier Industrial uses Including Outside Storage of Vehicles, Equipment and Materials
- Long Term Lease in Place Since 1956
- National Credit Tenant - AT&T Inc. (NYSE:T)
- 4.6% Cap Rate with Annual Rent Increases
- Tremendous Upside Potential / Current Lease Well Below Market Rents
- Financing Provided by California Bank & Trust, Robert Whitelaw and Trevor Headrick
- Buyer Represented by San Diego Commercial

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