

# PRELIMINARY ANNOUNCEMENT FOR SALE - LEASED INVESTMENT

**575 N QUINCE ST., ESCONDIDO, CA 92025**



## PROPERTY DETAILS

- An Approximate 6,700 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 - Current Lease Expires May 1, 2027
- National Credit Tenant - AT&T Inc. (NYSE:T)
- Tremendous Upside Potential / Current Lease Well Below Market Rents

## CALL BROKER FOR PRICING

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**SAN DIEGO COMMERCIAL**

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