

Prime Retail Automotive Space For Lease

Escondido

CENTRE CITY AUTO PLAZA



1177-1251 N. Escondido Blvd | ESCONDIDO

CPP COMMERCIAL PACIFIC PROPERTIES



The Property



Co-tenancy with busy 7-Eleven convenience store/gas station and Meineke Car Care Center



"Retail Exposure" & signage to busy Centre City Parkway



Excellent diverse auto service tenant mix

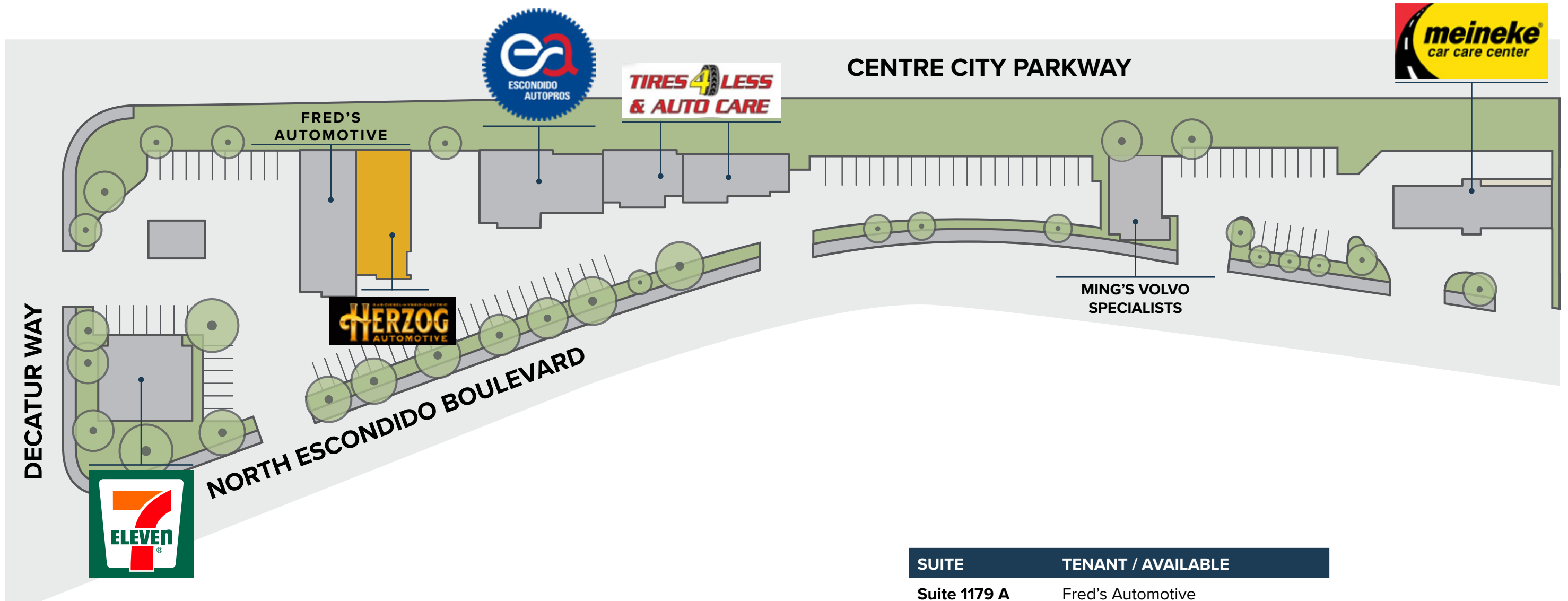


Extremely high profile auto service center



Signalized intersection

Site Plan





SUITE	TENANT / AVAILABLE
Suite 1179 A	Fred's Automotive
Suite 1179 B	Herzog Automotive – 2,996 SF (Available w/60 day notice)
Suite 1181 A&B	Escondido Auto Pros
Suite 1181 C	Tires 4 Less
Suite 1181 D&E	Tires 4 Less
Suite 1241	Ming's Volvo Specialists
Suite 1251	Meineke Car Care Center



The Location

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.

DEMONSTRATION
5 mile radius

 151,625 POPULATION	 48,268 HOUSEHOLDS	 \$62,319 MED. HH INCOME
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KIRK ALLISON
Lic No: 01049184
760.521.7501
kirk.allison@compacprops.com



VIC GAUSEPOHL
Lic No: 01070105
619.227.2892
vic.gausepohl@compacprops.com