

 **BACK TO NEW LISTINGS**

M-54 ZONED - MULTIPLE COMMERCIAL BUILDINGS WITH OUTDOOR STORAGE YARD

28361 Cole Grade Road | Valley Center, CA



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates Investments and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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**90% OWNER-USER
FINANCING AVAILABLE**

SUMMARY

Price:	\$1,395,000
Address:	28361 Cole Grade Road Escondido, CA 92082
Building Square Feet:	4,380 (Approx.)
Acres:	3.0 (Approx.)
Price/SF Building:	\$318.49
Price/SF Land:	\$10.67
Ownership:	Fee Simple
APN:	189-013-18-00
Zoning:	M-54 (Click to view zoning)

DEMOGRAPHICS

Demographics:	1 Mile	3 Miles	5 Miles
2017 Population	1,168	9,540	20,571
Households	367	3,028	6,746
Average HH Income	\$90,823	\$103,188	\$102,811

TRAFFIC COUNTS

Demographics:	Vehicles Per Day
Valley Center Rd & Cole Grade Rd	20,000

PROPERTY OVERVIEW

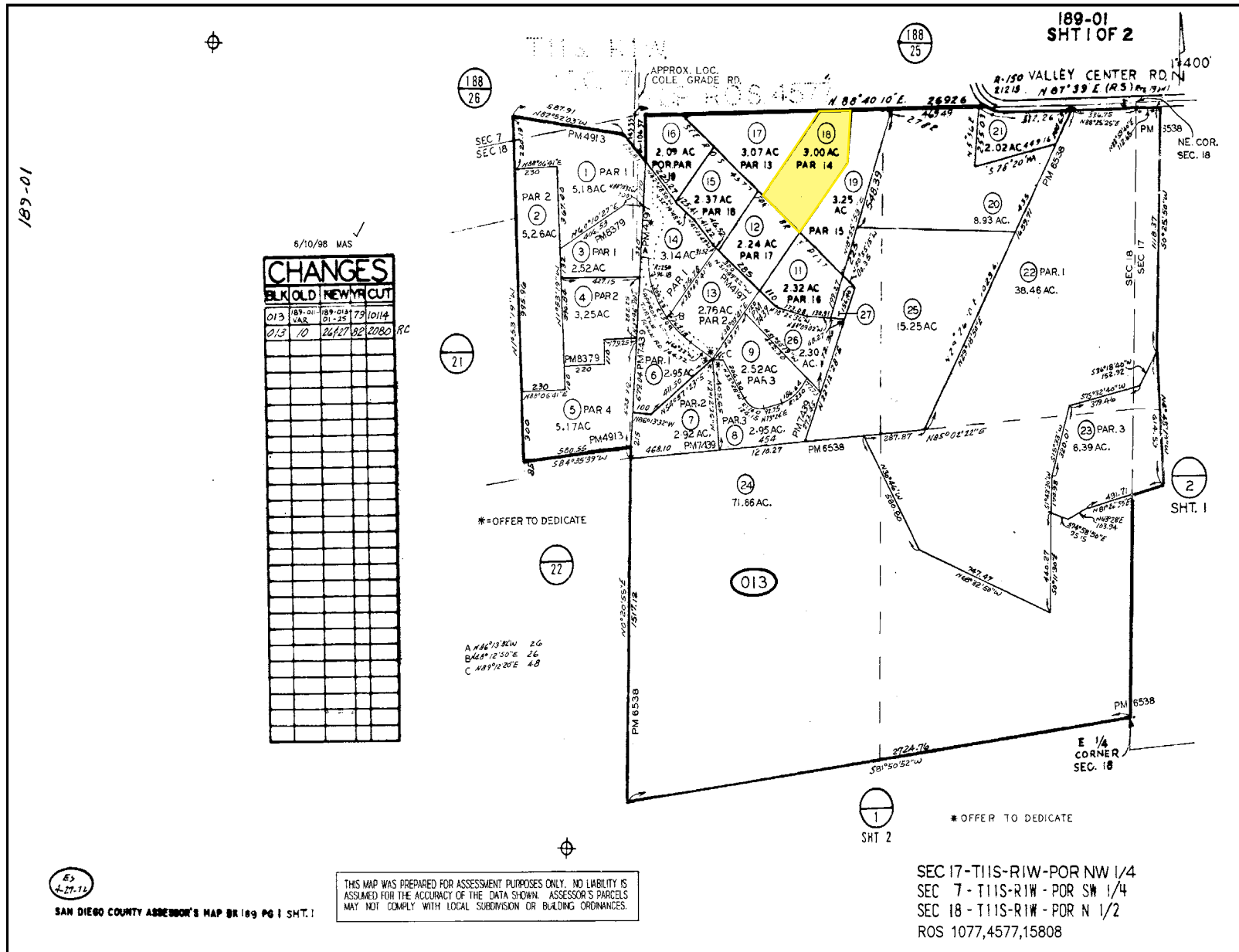
Lee & Associates is pleased to exclusively offer for sale approximately 4,380 square feet in multiple commercial buildings on 3.0 acres of industrial land in Escondido, California. The subject property is located in northeast San Diego County. Strategically positioned in private Cole Grade area near Valley Center Road and within close proximity to Harrah's Casino and the City of Escondido. The property has accessibility within a few miles of both Interstate 15 and California State Highway 78.

INVESTMENT OVERVIEW

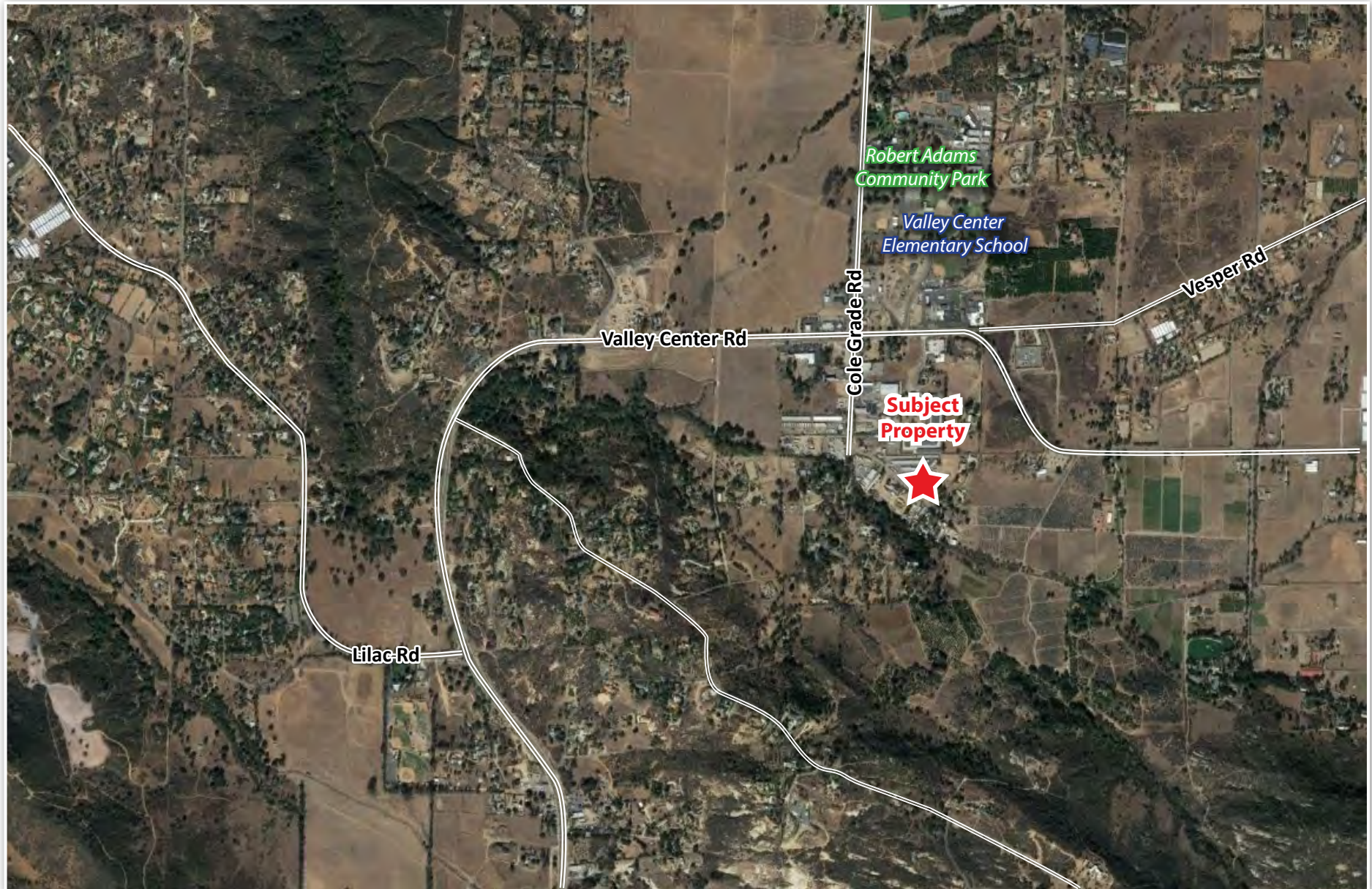
The subject property is currently owner occupied and will be vacated at closing. The property zoning is M-54 which allows for a contractors, outside storage, auto or equipment sales and rental, manufacturing, wholesale, warehouse & distribution and a variety of other commercial uses. There is an immediate opportunity for a savvy investor to re-tenant and raise rents to market rates and dramatically improve the Net Operating Income of the project or hold for future development of the site within a much broader zoning.

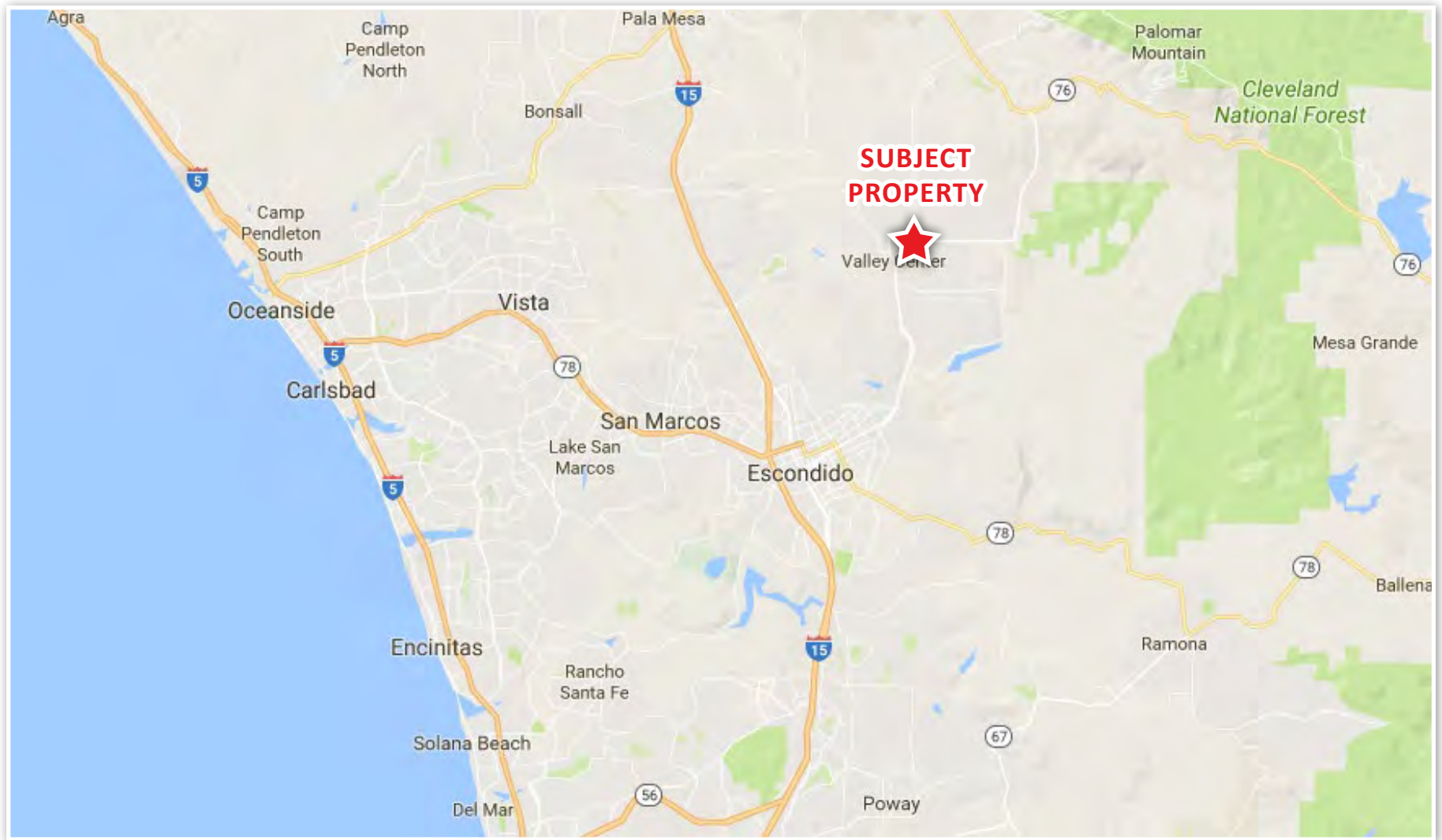
PROPERTY HIGHLIGHTS

- **High Desirable Zoning:** The property is Zoned M-54, which is an industrial zone that allows outdoor or self storage. Outdoor storage zones are difficult to find and often yield a premium when sold.
- **Secure Location:** The property is fenced allowing for secure outdoor storage opportunities.
- **Mutli-Use Site:** The subject property can be used for a variety of businesses as an owner user with a residential home. The site includes 1 office or home, 2 workshop/storage buildings, 1 yard office and enclosed storage.
- **Strong Demographics:** There are over 9,540 residents within a 3 mile radius of the subject property with an average household income 103,000.
- **Unique Opportunity:** Whether the ultimate purchaser is an Owner-User, Investor, or Developer, the property is positioned to maximize interest from multiple disciplined Buyers.











TOWN OF VALLEY CENTER

Year of Incorporation: 1888

Population: 9,277 (Est. 2010 Census)

Land Area: 27.4 square miles

Location: Valley Center is located 35 miles north of downtown San Diego northeast San Diego County. The Town is bordered by Escondido to the south, unincorporated San Diego County to the east and north and Bonsall to the west. The Town is centrally located between San Diego and southwest Riverside County, within 40 minutes travel time of over 3.0 million people.

TRANSPORTATION FACILITIES AND SERVICES

Interstate Freeways: Interstate 15 generally runs long the western edge of town from north to south. California State Highway 78 is accessed just south of town and provides additional east-west access throughout North County.

Public Transit: North County Transit District provides bus service (#388) through the Town and adjacent areas and connects to the San Diego Metropolitan Transit system and the Riverside Transit Agency. It also operates the Sprinter, connecting to the Oceanside Transit Center and three commuter rail lines (Coaster, Metrolink Orange County & Metrolink Inland Empire) as well as the Amtrak Pacific Surfliner.

28361 Cole Grade Rd Valley Center, CA 92082		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	1,168	9,540	20,571
	2022 Projected Population	1,255	10,191	21,908
	2010 Census Population	1,105	9,027	19,553
	2000 Census Population	714	6,987	15,441
	Projected Annual Growth 2017 to 2022	1.5%	1.4%	1.3%
	Historical Annual Growth 2000 to 2017	3.7%	2.1%	2.0%
	2017 Median Age	38.1	40.1	41.8
HOUSEHOLDS	2017 Estimated Households	367	3,028	6,746
	2022 Projected Households	395	3,235	7,185
	2010 Census Households	353	2,918	6,526
	2000 Census Households	235	2,300	5,206
	Projected Annual Growth 2017 to 2022	1.5%	1.4%	1.3%
	Historical Annual Growth 2000 to 2017	3.3%	1.9%	1.7%
RACE AND ETHNICITY	2017 Estimated White	58.5%	64.5%	68.0%
	2017 Estimated Black or African American	2.0%	1.3%	1.2%
	2017 Estimated Asian or Pacific Islander	6.0%	5.1%	5.4%
	2017 Estimated American Indian or Native Alaskan	7.0%	4.8%	4.2%
	2017 Estimated Other Races	26.5%	24.3%	21.2%
	2017 Estimated Hispanic	31.6%	31.2%	28.2%

INCOME	2017 Estimated Average Household Income	\$90,823	\$103,188	\$102,811
	2017 Estimated Median Household Income	\$73,997	\$87,599	\$88,551
	2017 Estimated Per Capita Income	\$28,562	\$32,797	\$33,758
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	5.7%	6.0%	5.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.8%	9.1%	7.9%
	2017 Estimated High School Graduate	25.8%	24.6%	22.0%
	2017 Estimated Some College	27.7%	24.5%	24.3%
	2017 Estimated Associates Degree Only	5.9%	8.2%	9.8%
	2017 Estimated Bachelors Degree Only	16.9%	18.7%	20.8%
	2017 Estimated Graduate Degree	11.2%	8.9%	9.5%
BUSINESS	2017 Estimated Total Businesses	67	279	547
	2017 Estimated Total Employees	645	2,911	9,853
	2017 Estimated Employee Population per Business	9.6	10.4	18.0
	2017 Estimated Residential Population per Business	17.3	34.1	37.6

Exclusively Listed By:

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