

151 NORTH ROSE ST

Escondido, CA 92027



WATCH THE VIDEO TOUR

THE HOME DEPOT

ALBERTSONS

SUITE F104

PURPOSE-BUILT AUTO REPAIR SPACE FOR LEASE

**NEXT TO THE HOME DEPOT
& ALBERTSONS**

Drive-in doors both sides | Office + restroom
1,200 up to 4,500 SF Available

CALL US NOW!
(619)259-0791

leasing@uwventures.com

www.uwventures.com

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Apply Now



PROPERTY DETAILS

Divisible — available as a whole or in two spaces

Space 1 (±3,300 SF): \$5,300 base + \$1,650 NNN = \$6,950/mo

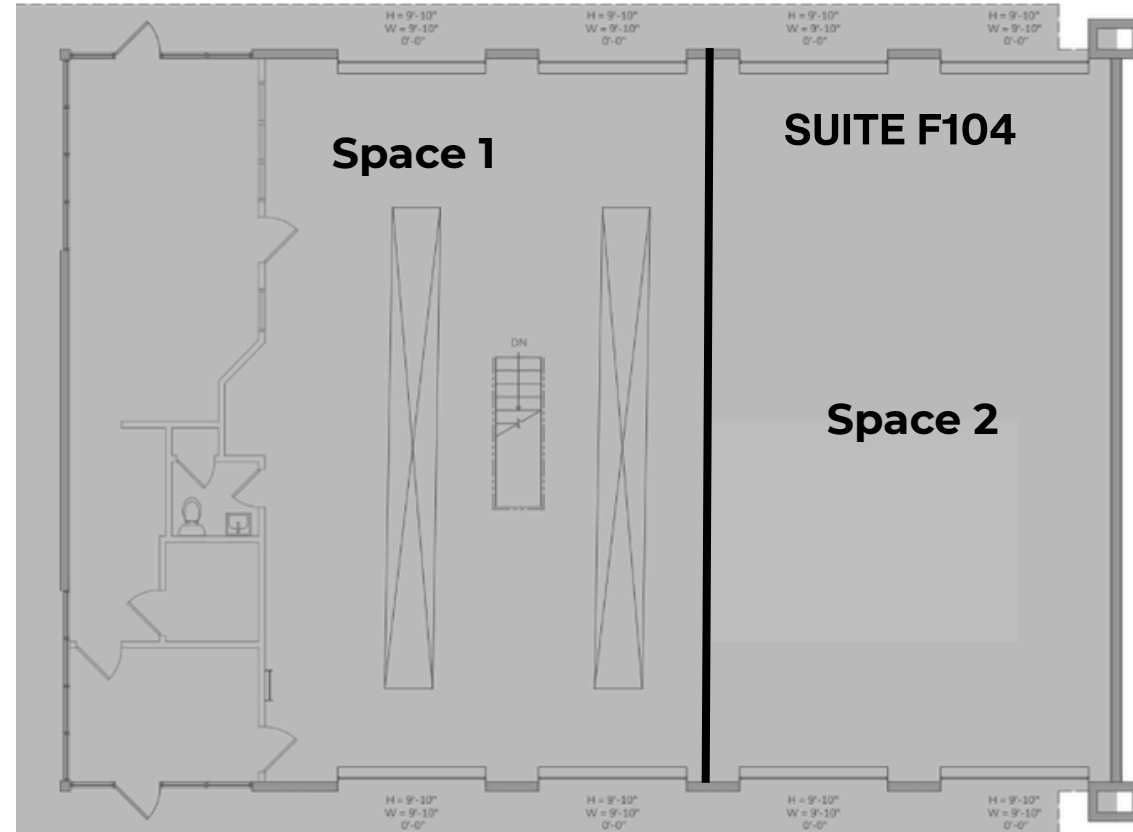
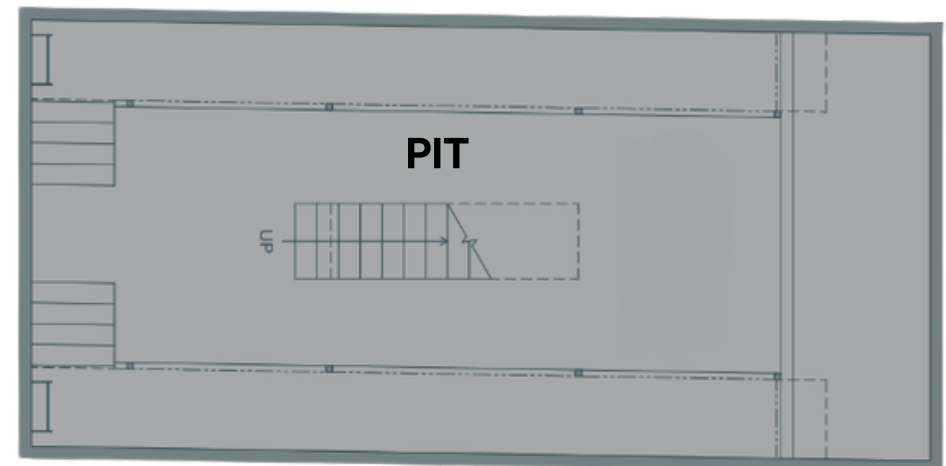
Space 2 (±1,200 SF): \$2,300 base + \$600 NNN = \$2,900/mo (office and/or bathroom can be added)

Entire Space (±4,500 SF): \$7,407 base + \$2,244 NNN = \$9,651/mo

PROPERTY FEATURES

- **Next to The Home Depot and Albertsons**
- **Purpose-built for auto repair - ready to go**
- **Drive-in roll-up doors on both sides**
- Built-out office and restroom (Space 1)
- Includes ±676 SF pit (lube bay / storage)
- Divisible: ±1,200 to ±4,500 SF
- Clear height ±14'-7" (±18' to deck)
- Quick access to I-15 and Highway 78
- **Join a fully leased auto service center**

FLOOR PLAN



SPACE PHOTOS



PROPERTY PHOTOS



AERIAL PHOTO

