



**605 Venture St, Escondido, CA 92029**

**CONTRACTOR YARD FOR SUBLEASE**

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## PROPERTY SUMMARY

|                                                                                   |                         |                                         |
|-----------------------------------------------------------------------------------|-------------------------|-----------------------------------------|
|  | <b>Property Address</b> | 605 Venture St, Escondido               |
|   | <b>Property Type</b>    | Industrial Warehouse                    |
|   | <b>Lot SF</b>           | ± 16,705 SF                             |
|  | <b>Available SF</b>     | ± 200 SF Office<br>± 2,600 SF Warehouse |
|   | <b>Zoning</b>           | M-2                                     |
|  | <b>Lease Rate</b>       | Contact Agent                           |

## PROPERTY HIGHLIGHTS

|                                                                                    |                                       |
|------------------------------------------------------------------------------------|---------------------------------------|
|   | ± 2,600 SF Warehouse                  |
|  | ± 200 SF Office                       |
|  | Two (2) 9' x 8' Offices               |
|  | One (1) 8' x 10' Office               |
|  | Onsite Parking: 6 Spaces + 1 Handicap |





# Grow Your Business in Escondido



605 VENTURE ST

ESCONDIDO, CA 92029

Strategically positioned in North San Diego County, Escondido offers contractors and businesses the ideal combination of accessibility, affordability, and business-friendly infrastructure—creating a smarter place to operate and grow.



## STRATEGIC CENTRAL LOCATION

Easy access to I-15 and SR-78 connects businesses to North County, inland markets, and greater San Diego.



## BUILT FOR CONTRACTORS

Escondido supports construction, trades, equipment storage, and industrial service businesses.



## COST-EFFECTIVE OPERATIONS

Lower occupancy and operating costs than many coastal markets help businesses stay competitive.



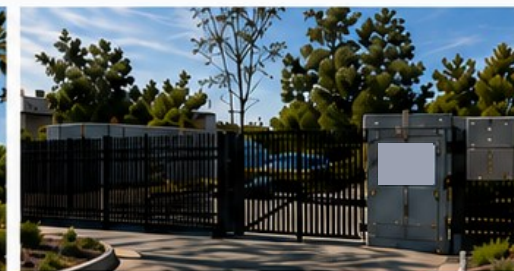
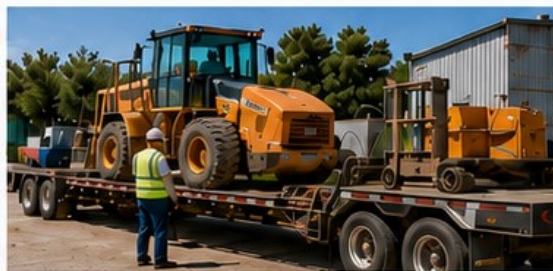
## BUSINESS-FRIENDLY COMMUNITY

A strong workforce base and practical industrial environment support long-term growth.



## DURABLE & SECURE YARD SPACE

Contractor yards in Escondido are well suited for fenced outdoor storage, fleet parking, and operational flexibility.





# Key Distances

## Drive Times

|                                                                                     |                              |                  |
|-------------------------------------------------------------------------------------|------------------------------|------------------|
|    | I-15 Freeway On-Ramp         | 1.3 mi / 3 min   |
|    | SR-78 Freeway                | 2.6 mi / 6 min   |
|    | Construction Supply (HD)     | 1.1 mi / 3 min   |
|    | Construction Supply (Lowe's) | 2.0 mi / 5 min   |
|    | Port of San Diego            | 30.2 mi / 34 min |
|    | Downtown San Diego           | 30.6 mi / 33 min |
|    | Escondido                    | 2.4 mi / 6 min   |
|    | San Marcos                   | 6.4 mi / 12 min  |
|   | Oceanside                    | 15.6 mi / 18 min |
|  | Carlsbad                     | 19.8 mi / 24 min |
|  | McClellan-Palomar Airport    | 13.4 mi / 20 min |

