



Colliers

For
Lease

David Harper
Senior Vice President
+1 858 677 5335
Lic. No. 00880644
david.harper@colliers.com

Colliers
4350 La Jolla Village Drive
Suite 500
San Diego, CA 92122
+1 858 455 1515
colliers.com/sandiego

Copyright © 2026 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

±6,250 SF Industrial Space

529 W 4TH Avenue | Escondido, CA

PROPERTY HIGHLIGHTS

- ±6,250 SF Available Space
 - ±6,800 SF Fenced Yard
 - Flexible 2nd Floor
 - Three Restrooms
 - One Truck Door
 - APN: 233-131-16
- Shell Space of Approx. 2,250 SF

NEW LOWERED RENT SCHEDULE PROMOTION

*First Year Promotional Rate at only \$1.00/SF Gross
for a 5-year lease term on the following rent schedule:*

For a 5-year lease term:

- Year 1: \$6,250 per month Gross + Utilities (\$1.00/SF Gross)
- Year 2: \$7,500 per month Gross + Utilities (\$1.20/SF Gross)
- Year 3: \$8,450 per month Gross + Utilities (\$1.35/SF Gross)
- Year 4: \$8,750 per month Gross + Utilities (\$1.40/SF Gross)
- Year 5: \$9,075 per month Gross + Utilities (\$1.45/SF Gross)

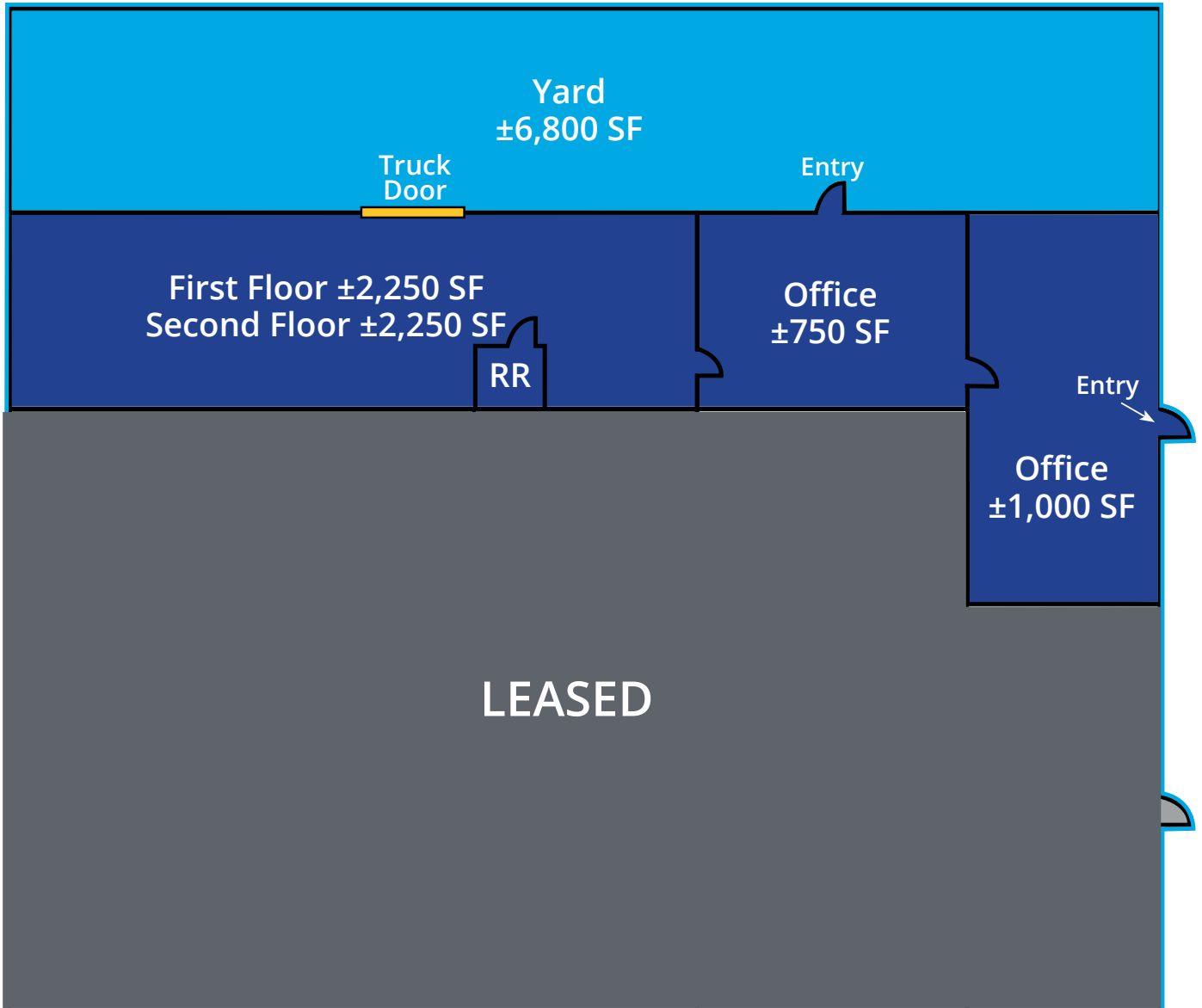
For a 3-year lease term:

- Year 1: \$7,000 per month Gross + Utilities (\$1.12 /SF Gross)
- Year 2: \$8,000 per month Gross + Utilities (\$1.28/SF Gross)
- Year 3: \$9,000 per month Gross + Utilities (\$1.44/SF Gross)

Accelerating success.

For Lease

529 W 4TH Avenue | Escondido, CA



*Site Plan not to scale

- ±6,250 SF • 4,000 SF 1st Floor & approx. 2,250 SF 2nd floor warehouse, & office

For more information contact:

David Harper

Senior Vice President

+1 858 677 5335

Lic. No. 00880644

david.harper@colliers.com

Copyright © 2026 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



W 4TH Ave

S Quince St

Alley

For Lease

529 W 4TH Avenue | Escondido, CA

Zoning: South Centre City Specific Plan - West Mercado District and the WM Commercial Subdistrict - (WM General)

Existing industrial uses will be permitted to operate, a transition to light manufacturing.

Light manufacturing uses are similar to those within the M1 zone.

** Confirm with the City of Escondido.

Prior industrial use has been a landscaping company, licensed as construction services business with the City of Escondido.

Under General plan compatibility they include General Industrial, Industrial office and Light Industrial. Under Light Industrial the zoning is (M-1) and Industrial Park (I-P)

Building materials is a Permitted Use under M-1 and I-P

Construction services is a Permitted Use under M-1 and I-P

Manufacturing is a Permitted Use under M-1 and I-P

Warehousing and distribution is a Permitted Use under M-1 and I-P

Vehicle Repair Limited is permitted, Vehicle Repair General is permitted with Minor CUP,

Vehicle Repair Commercial is permitted with CUP

For more information contact:

David Harper

Senior Vice President

+1 858 677 5335

Lic. No. 00880644

david.harper@colliers.com

Copyright © 2026 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers