

# 650 OPPER STREET ESCONDIDO



**FOR SALE | \$3,600,000**

±18,591 SF FREESTANDING INDUSTRIAL

**TUCKER HOHENSTEIN, SIOR**  
+1 760 930 7966  
tucker.hohenstein@colliers.com

**CONOR BOYLE**  
+1 760 930 7967  
conor.boyle@colliers.com

**TYLER STEMLEY**  
+1 760 930 7929  
tyler.stemley@colliers.com



# PROPERTY FEATURES



±18,591 SF on 0.95 AC



Single-tenant industrial office building



±3,400 SF bonus shed area (not included in SF)



One glassed-in roll-up truck door (can be converted)



Approximately 22' warehouse clear height



Built in 1977



Zoned M-1, Escondido



45 parking spaces



Electrical: 400 Amp, 120/208 V, 3-phase 4-wire



APN: 228-420-36



Easy access to Highway 78 and I-15



Centrally located in San Diego County

Sale Price:  
\$3,600,000





# PROPERTY PHOTOS



Open Reception/Office Area with Skylights



Kitchen & Break Room



Fenced Parking & Yard



Conference Board Room

# FLOOR PLAN

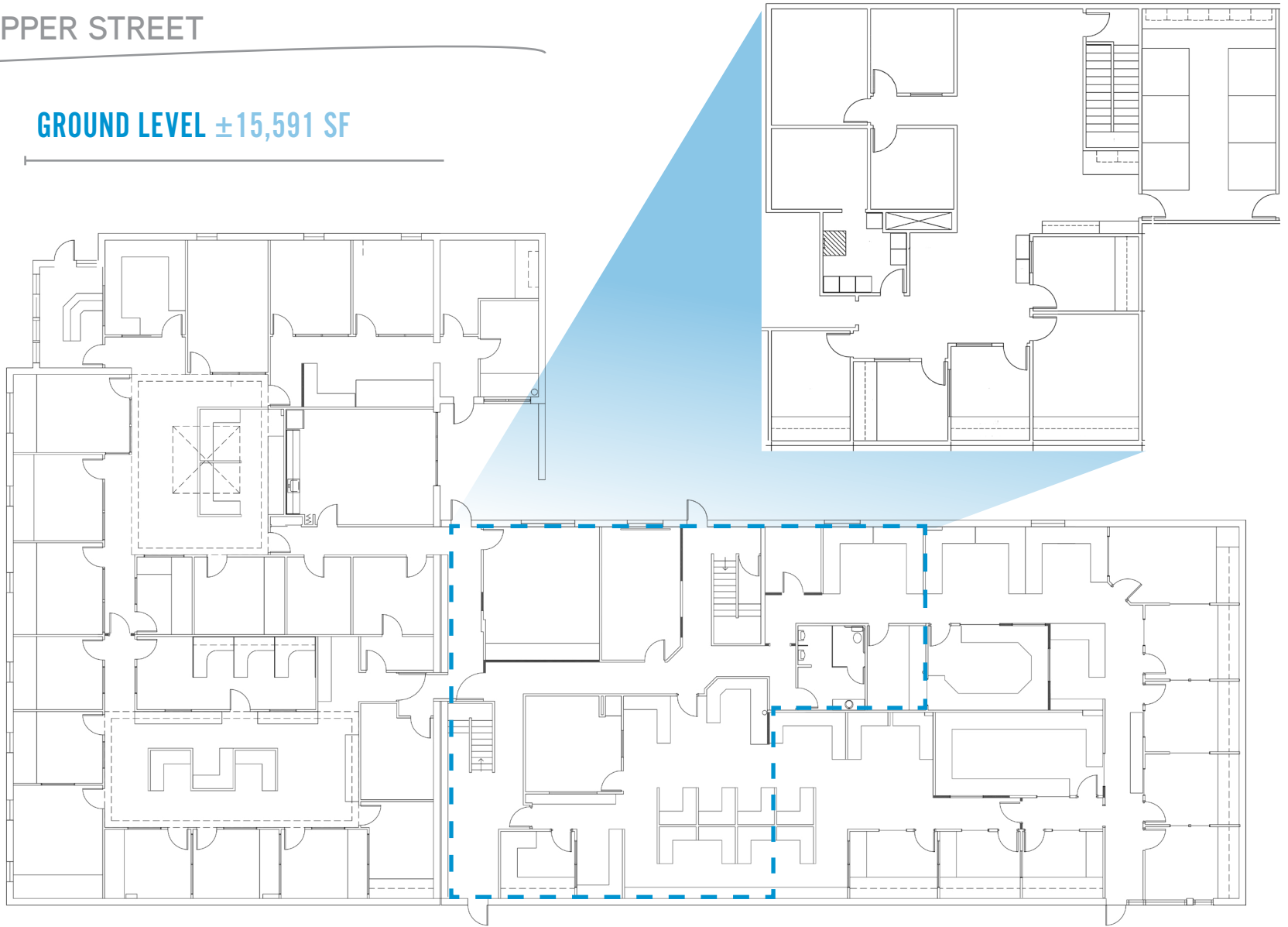
## EXISTING FLOOR PLAN

MEYERS AVENUE

OPPER STREET

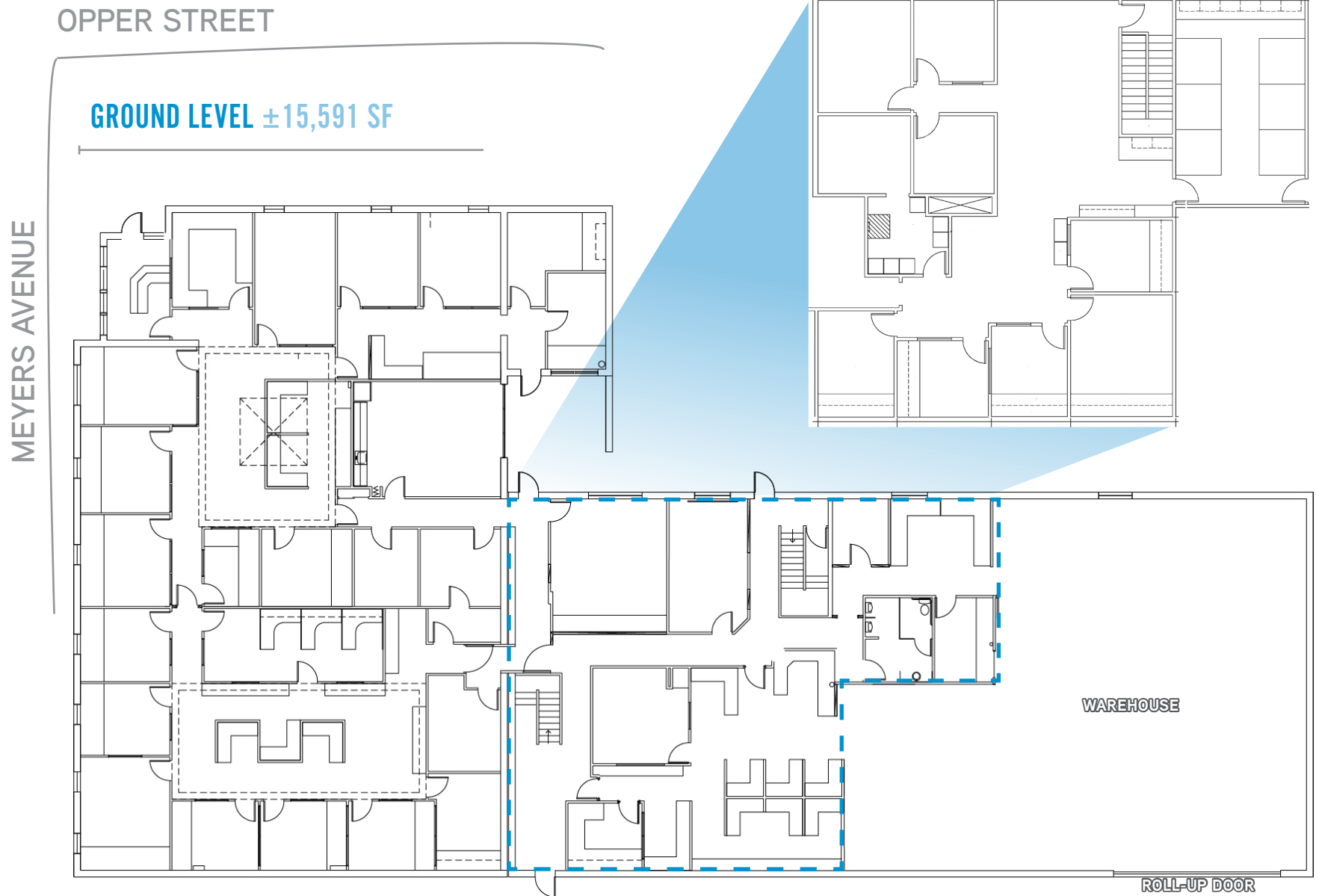
GROUND LEVEL  $\pm 15,591$  SF

SECOND LEVEL  $\pm 3,000$  SF



# FLOOR PLAN

## CONCEPTUAL FLOOR PLAN

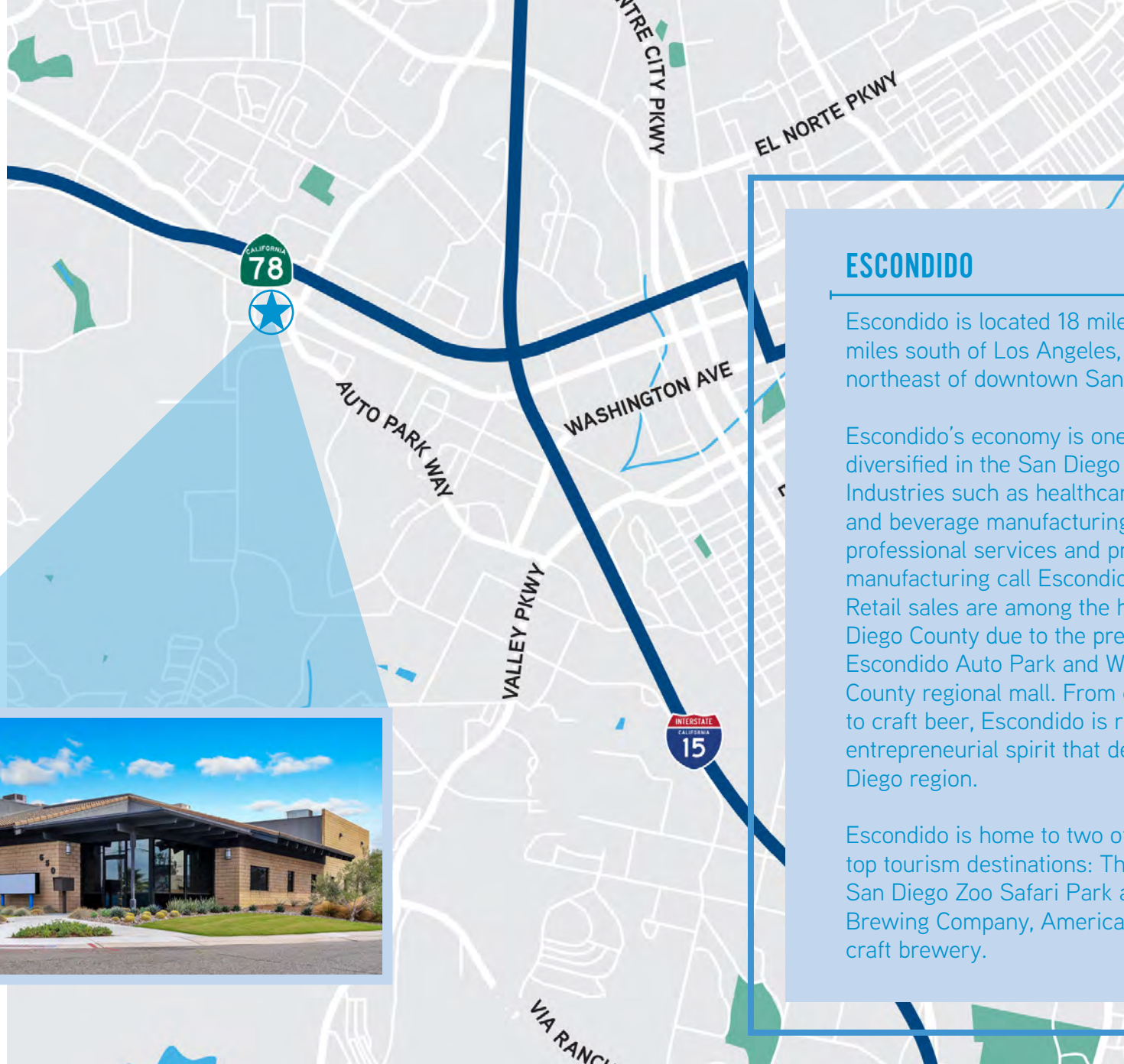


# SITE PLAN





# LOCATION



## ESCONDIDO

Escondido is located 18 miles inland, 100 miles south of Los Angeles, and 40 miles northeast of downtown San Diego.

Escondido's economy is one of the most diversified in the San Diego Region. Industries such as healthcare, specialty food and beverage manufacturing, agriculture, professional services and precision manufacturing call Escondido home. Retail sales are among the highest in San Diego County due to the presence of the Escondido Auto Park and Westfield North County regional mall. From computers to craft beer, Escondido is rich in the entrepreneurial spirit that defines the San Diego region.

Escondido is home to two of North County's top tourism destinations: The world-famous San Diego Zoo Safari Park and Stone Brewing Company, America's ninth-largest craft brewery.



POPULATION  
151,492  
(5 mile)



PROJECTED  
POPULATION  
209,568  
2020 (5 mile)



HOUSEHOLD  
INCOME  
\$92,104  
1 mile



# 650 UPPER STREET ESCONDIDO



## TUCKER HOHENSTEIN, SIOR

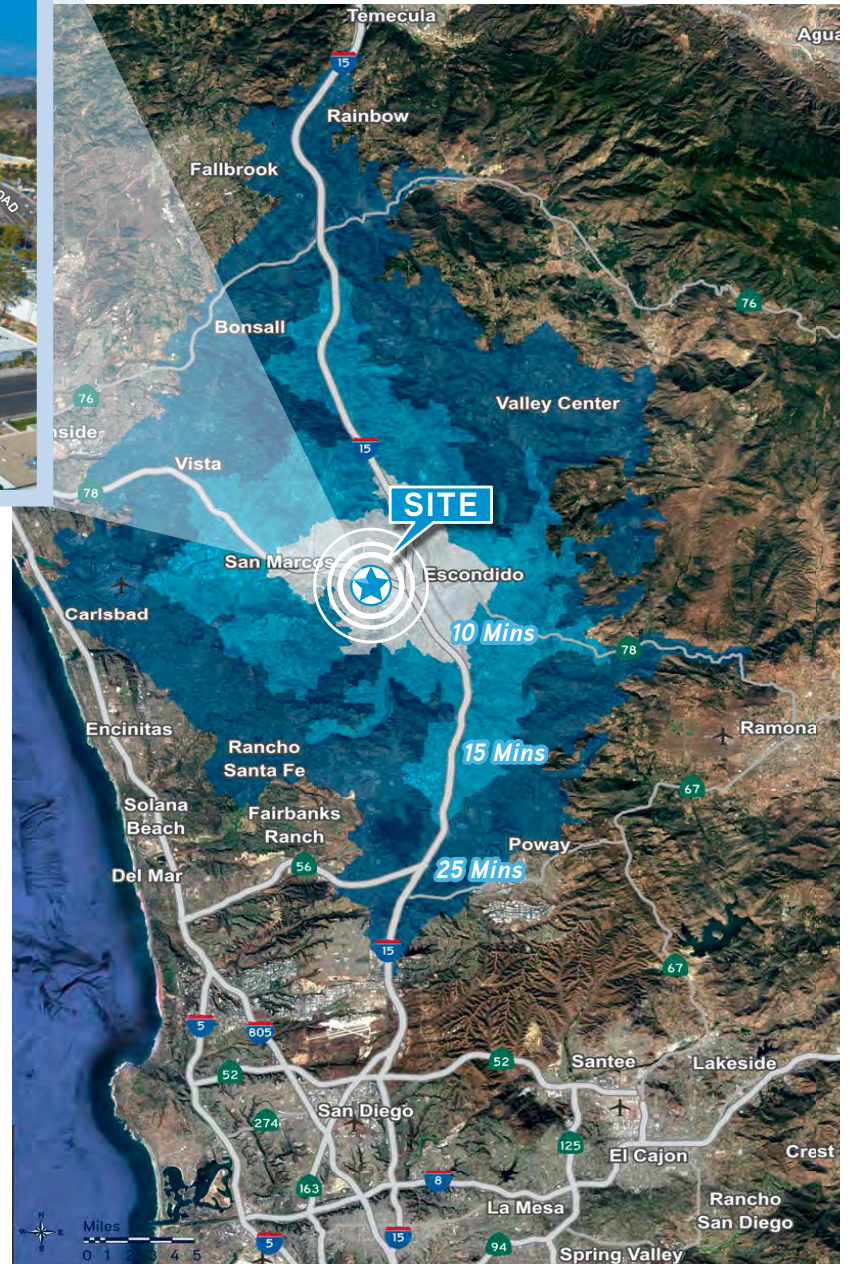
Executive Vice President  
License No. 00999360  
+1 760 930 7966  
tucker.hohenstein@colliers.com

## CONOR BOYLE

Associate Vice President  
License No. 01813305  
+1 760 930 7967  
conor.boyle@colliers.com

## TYLER STEMLEY

Associate  
License No. 02003867  
+1 760 930 7929  
tyler.stemley@colliers.com



COLLIERS INTERNATIONAL | SAN DIEGO - NORTH

5901 Priestly Drive, Suite 100 | Carlsbad, CA 92008 | [colliers.com/sandiego](http://colliers.com/sandiego)

©2018 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.

