

IOS Owner/User Opportunity 2.5 Acre Contractor Storage Yard

8490 NELSON WAY ESCONDIDO, CA 92026

FOR SALE: \$2,900,000
FOR LEASE: \$16,000/MO

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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NELSON WAY





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ARCOSA

Champagne
Lakes RV
Resort

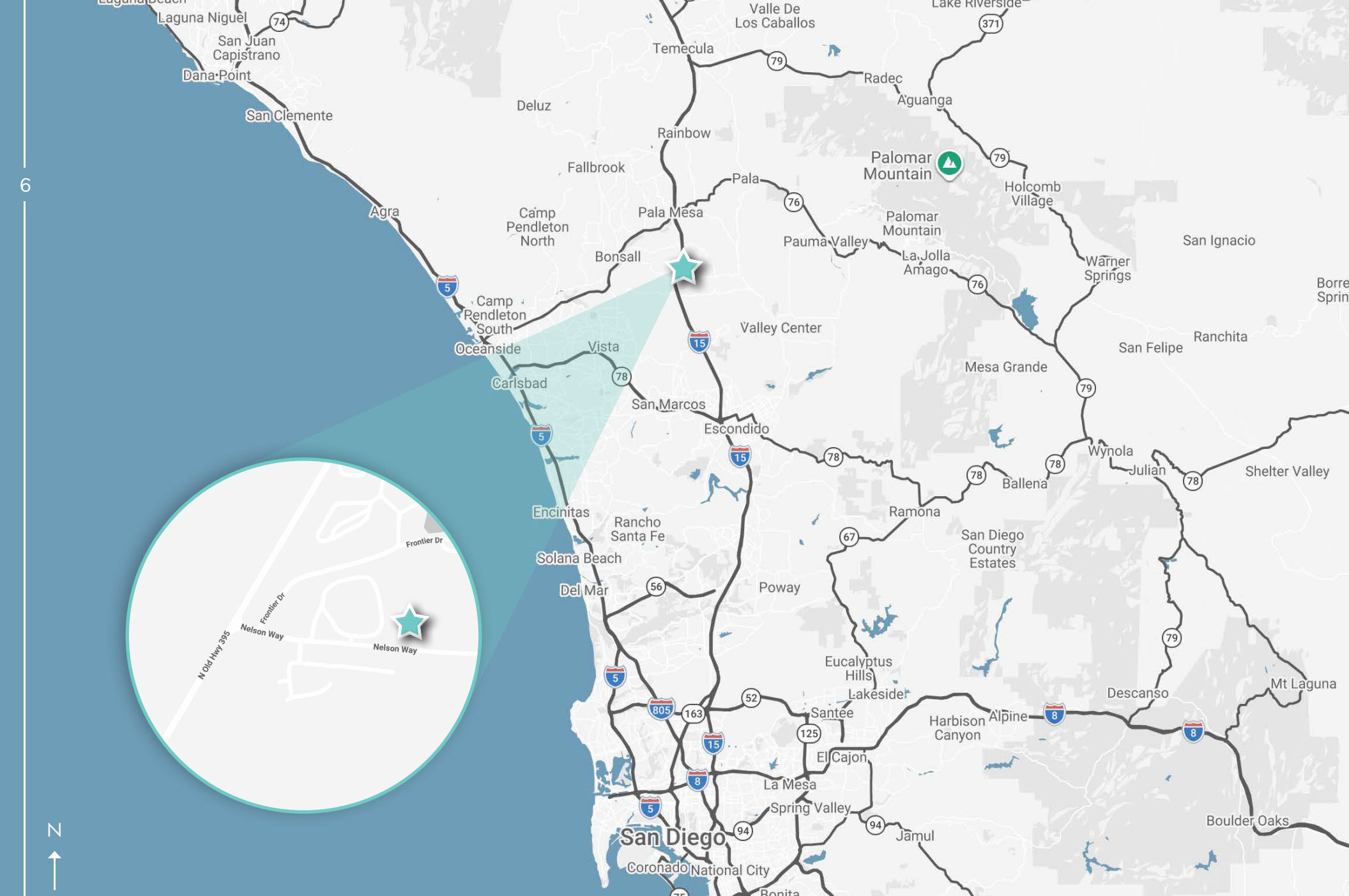
NELSON WAY





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location map

property information

location:

The subject property is located at 8490 Nelson Way Escondido, California. The property is situated within an established industrial corridor with convenient access to Interstate 15 and other major transportation routes, providing strong regional connectivity throughout North San Diego County.

profile:

The subject property consists of approximately 2.50 acres and has gated entrance with a paved driveway to access the property. The property is zoned Limited Impact Industrial (M-52) with a General Plan designation of Limited Impact Industrial. The M-52 zoning allows for a variety of permitted uses including manufacturing, agricultural-related uses, administrative offices, and parking, among others. This offering presents an opportunity for an owner-user, investor, or redevelopment strategy within a flexible industrial zoning designation.

jurisdiction:

San Diego County

APN:

127-22-18

acreage:

2.50 Acres

building size:

No structures

zoning:

Limited Impact Industrial (M-52)

[Click Here to View Zoning](#)

general plan:

Limited Impact Industrial

current use:

Vacant

school district:

Bonsall Unified School District

services:

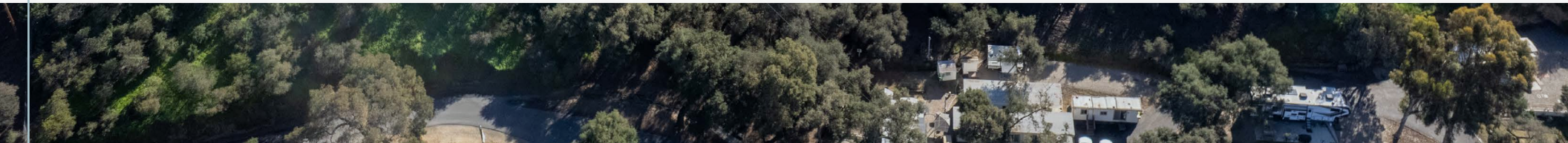
Water/Sewer:	Valley Center Municipal Water District
Gas/Electric:	SDG&E
Fire:	Deer Springs Fire Protection District
Police:	San Diego County Sheriff's Department

asking price:

\$2,900,000

lease Rate:

\$16,000/Mo



site plan aerial



8490 Nelson Way
2.5 ACRES

Gated Access

Paved Access Road

Nelson Way

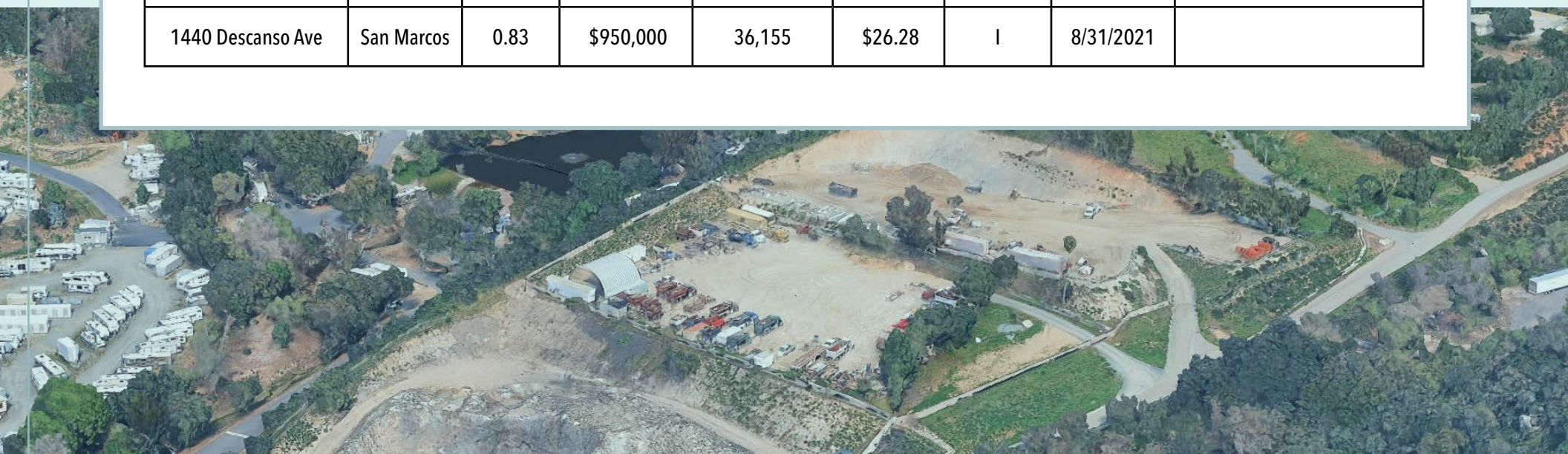


sales comparables

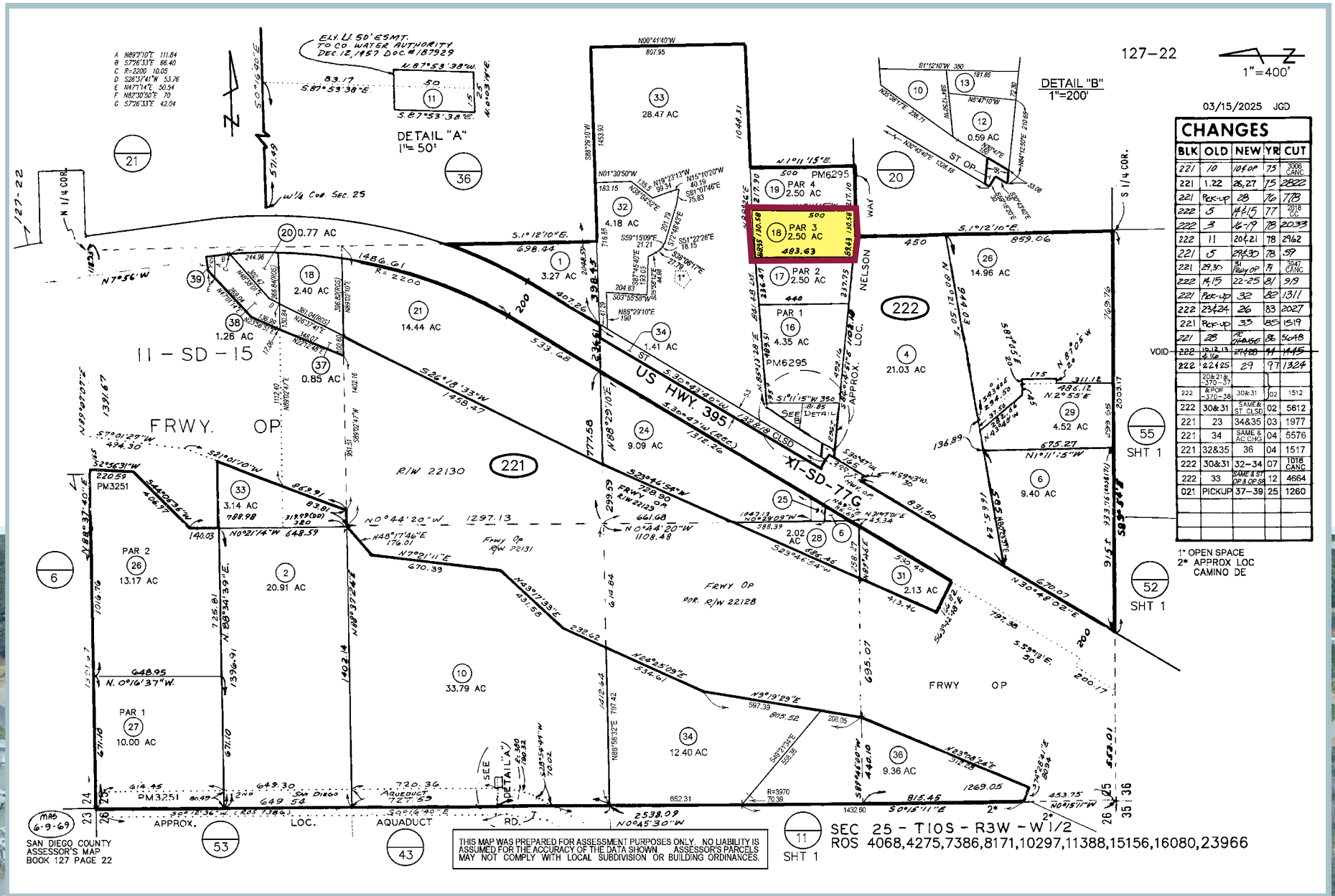
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LAND SALE COMPARABLES - PAST 5 YEARS

Property Address	City	Acreage	Sale Price	Land Sq Ft	Land\$/SF	Zoning	Sale Date	Notes
2232 La Mirada Dr	Vista	0.61	\$1,125,000	26,572	\$42.34	M-1	9/5/2023	Fenced, Heavy Industrial
Pipeline Dr	Vista	1.00	\$1,900,000	43,560	\$43.62	M-1	10/29/2025	Fenced, Heavy Industrial
Jones Rd & Benet Rd	Oceanside	2.71	\$5,200,000	118,048	\$44.05	IL	11/25/2024	Limited Industrial
Meyers Ave	Escondido	4.99	\$6,000,000	217,393	\$27.60	PD-I/LI	1/21/2022	
1440 Descanso Ave	San Marcos	0.83	\$950,000	36,155	\$26.28	I	8/31/2021	



tax map



2025 demographics

1 mile



population

319



estimated households

111



average household income

\$144,112



median household income

\$111,349



total employees

192

3 miles



population

6,009



estimated households

2,170



average household income

\$156,944



median household income

\$117,706



total employees

1,239

5 miles



population

24,175



estimated households

8,992



average household income

\$167,991



median household income

\$137,625



total employees

4,742

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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





for more information, please contact

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