

Industrial Owner-User or Potential Outdoor Storage Opportunity – Escondido, CA

8530 Nelson Way | Escondido, CA 92026

- Approximately 2.50 Acres Zoned Limited Impact Industrial (M-52)
- 2,269 SF commercial building currently operated by a cannabis user
- Permitted uses include retail shops, light manufacturing, business support services, warehousing, agricultural packing/processing, emergency shelters and ambulance services.

ASKING PRICE: \$2,850,000

Champagne
Lakes RV
Resort

NELSON WAY

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic#01323215

JEFF ABRAMSON

760.929.7835

jabramson@lee-associates.com

CalDRE Lic#00956805

ALEX GUDIM

760.448.1368

agudim@lee-associates.com

CalDRE Lic#02030313



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

contents

3 aerials

7 location map

8 property information

9 sales comparables

10 tax map

11 demographics





Champagne
Lakes RV
Resort





4



OLD HWY 395

Champagne
Lakes RV
Resort



NELSON WAY





5

NELSON WAY



aerial



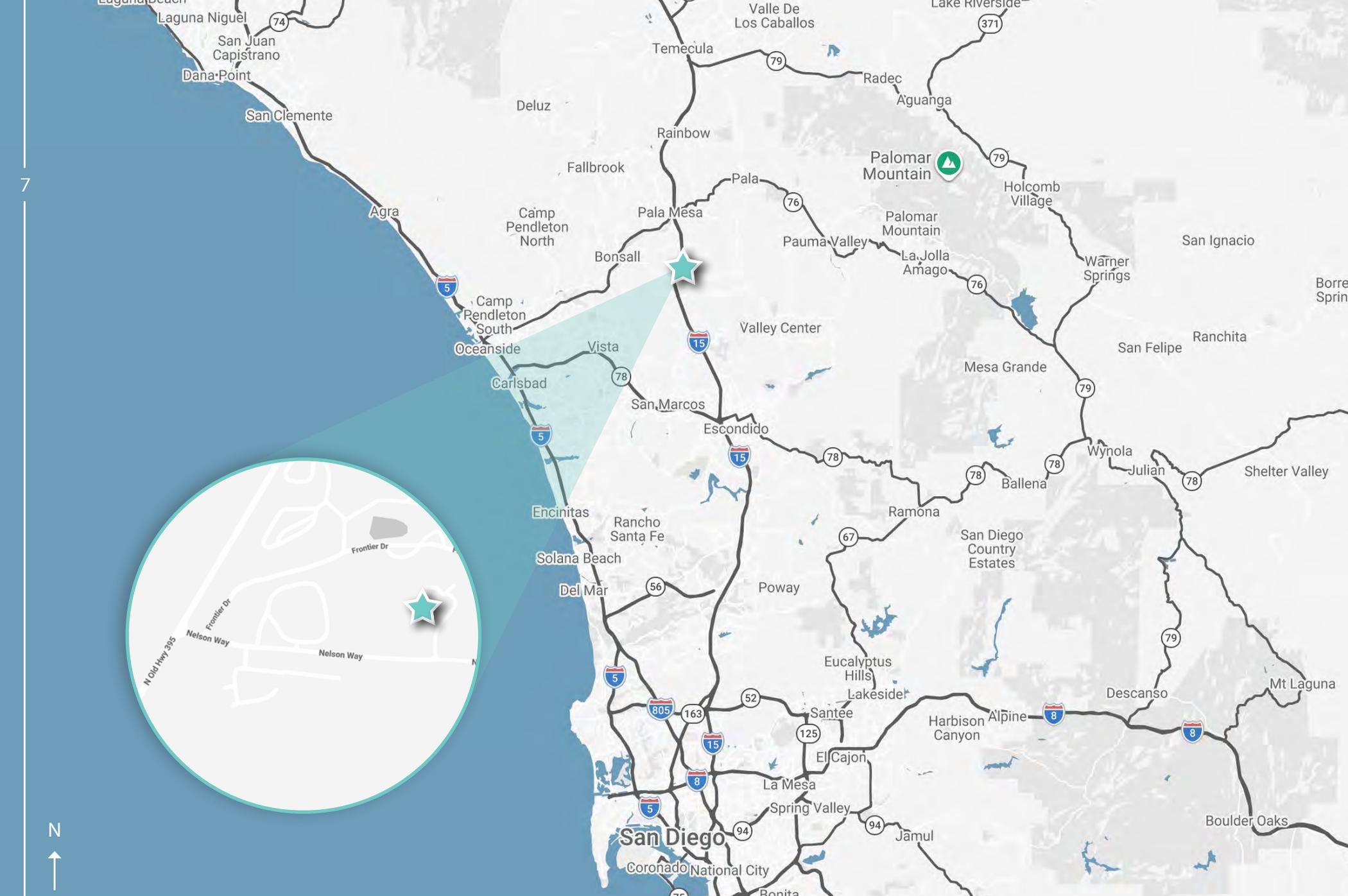
6

NELSON WAY

OLD HWY 395



aerial



location map

property information

8

location:

The subject property is located at 8530 Nelson Way in 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 is improved with a 2,269 square foot office/retail building (per title), constructed in 1979. 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:

127-222-19-00

acreage:

2.50 Acres

building size:

2,269 SF (title)

year built:

1979

zoning:

Limited Impact Industrial (M-52)

[Click Here to View Zoning](#)

general plan:

Limited Impact Industrial

current use:

Cannabis

school district:

Bonsall Unified School District

services:

Water/Sewer: Valley Center Municipal Water District

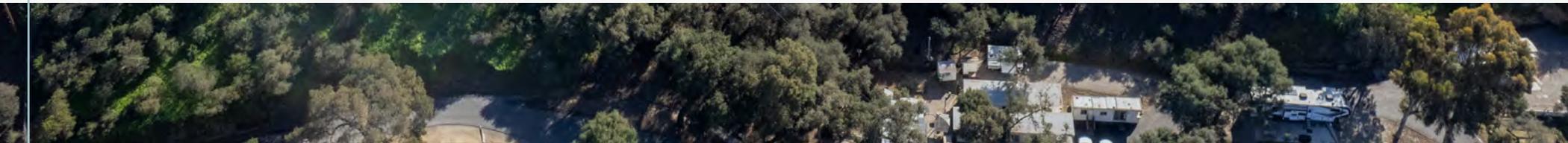
Gas/Electric: SDG&E

Fire: Deer Springs Fire Protection District

Police: San Diego County Sheriff's Department

asking price:

\$2,850,000

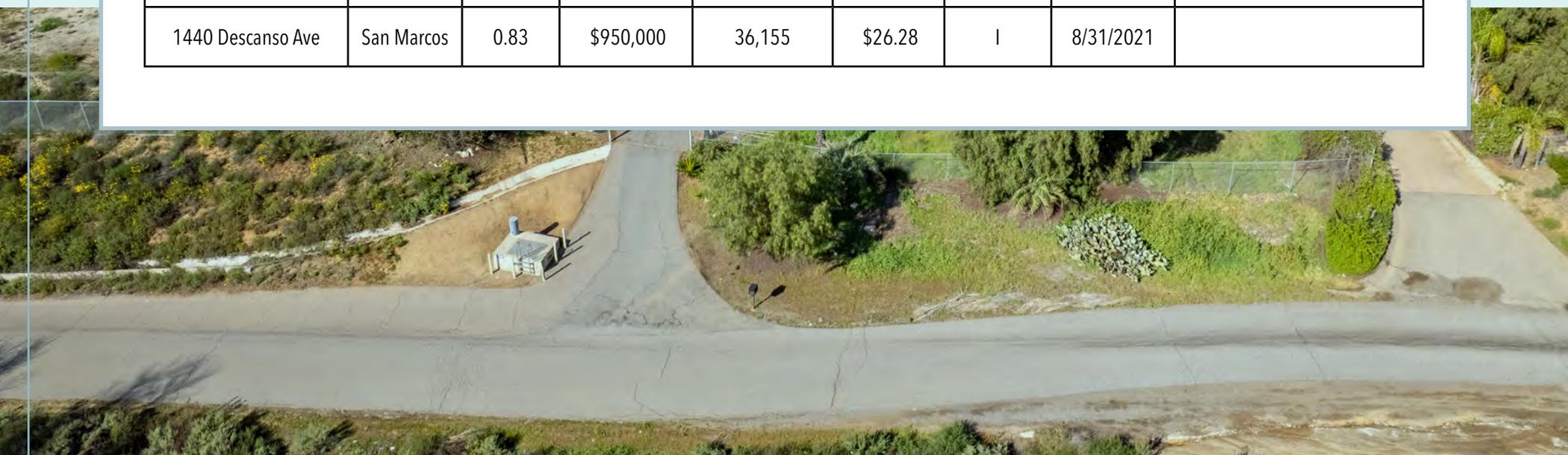


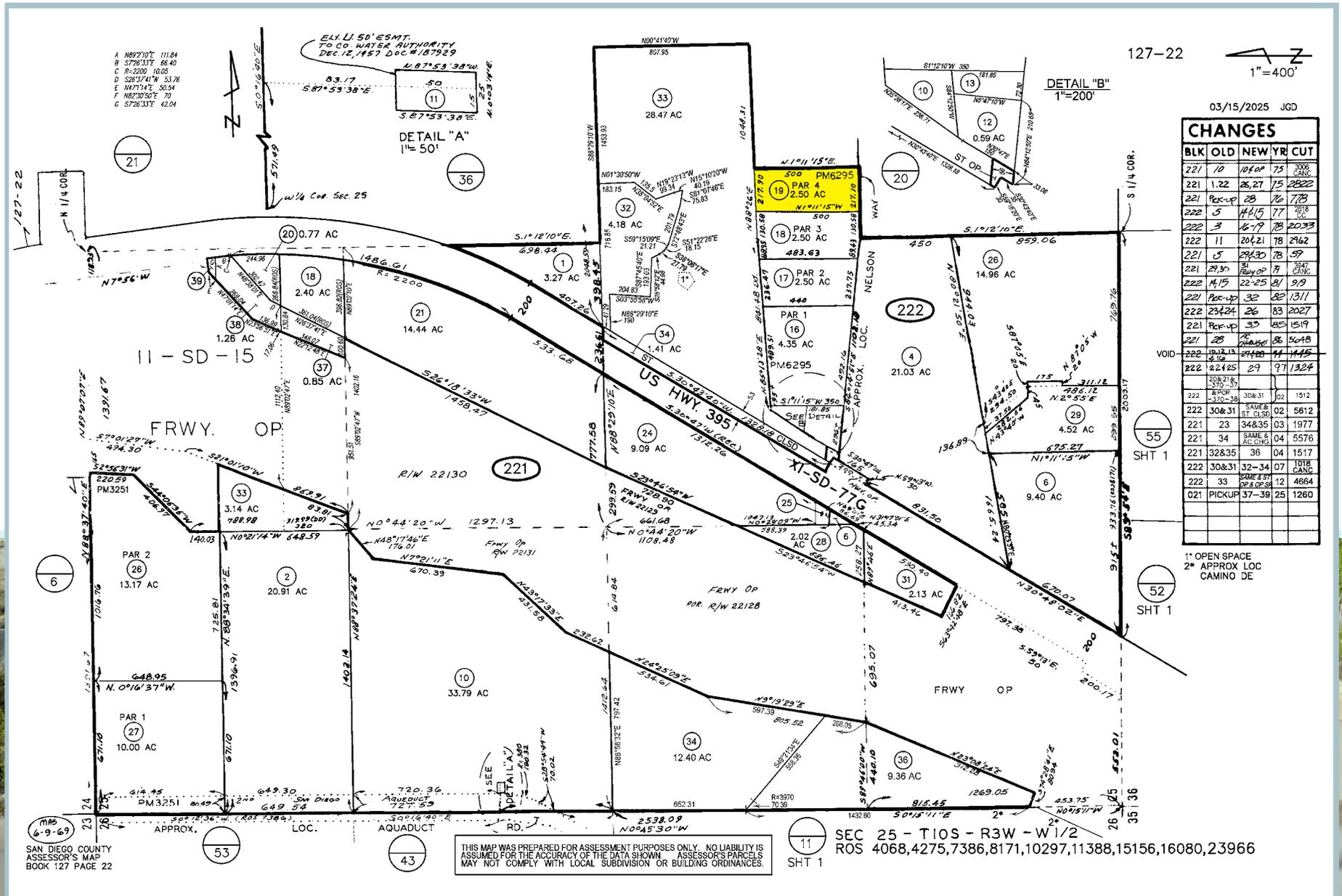
sales comparables

9

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	





A N89°21'0"E 111.84
 B S79°33'E 66.40
 C R=200 10.05
 D S28°24'1"W 53.76
 E N47°14'E 50.54
 F N82°30'30"E 70
 G S72°33'E 42.04

ELL L. SD'ESMT.
 TO CO. WATER AUTHORITY
 DEC. 12, 1957 DOC. # 187929

DETAIL "A"
 1"=50'

127-22
 DETAIL "B"
 1"=200'

03/15/2025 JGD
 1"=400'

CHANGES				
BLK	OLD	NEW	YR	CUT
221	10	1060P	75	3000
221	1,22	26,27	75	2822
221	Pick-up	28	76	178
222	5	44,45	77	8018
222	3	16-19	78	2033
222	11	20,21	78	2162
221	5	24,30	78	59
221	29,30	31	79	547
222	4,15	22-25	81	9,9
221	Pick-up	32	82	1311
222	23,24	26	83	2027
221	Pick-up	33	85	1519
221	28	29	86	5648
222	10,13	14,18	11	1445
222	2,4	24,25	29	971324
202	21,2	370-38		
222	30&31	30&31	02	1512
222	30&31	SAME & ST CLSD	02	5612
221	23	34&35	03	1977
221	34	SAME & AC CHS	04	5576
221	32&35	36	04	1517
222	30&31	32-34	07	1018
222	33	SAME & ST	12	4664
021	PICKUP	37-39	25	1260

1* OPEN SPACE
 2* APPROX LOC
 CAMINO DE

MAS
 6-9-69
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 127 PAGE 22

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

11
 SHT 1
 SEC 25 - T10S - R3W - W1/2
 ROS 4068,4275,7386,8171,10297,11388,15156,16080,23966

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:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic#01323215

JEFF ABRAMSON

760.929.7835

jabramson@lee-associates.com

CalDRE Lic#00956805

ALEX GUDIM

760.448.1368

agudim@lee-associates.com

CalDRE Lic#02030313



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates, Inc - North San Diego County

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonoorth

Corporate Lic # 01096996