

±4.21 Net Acre Industrial Lot For Sale

2351 Meyers Avenue | Escondido, CA



MIKE ERWIN, SIOR, MBA

760.807.0909 | mike.erwin@srsre.com

CA License No. 01242826

TUCKER HOHENSTEIN, SIOR, MBA

858.336.4104 | tucker.hohenstein@srsre.com

CA License No. 00999360

HANK JENKINS

602.882.0138 | hank.jenkins@srsre.com

CA License No. 01981328





For Sale

2351 Meyers Ave
Escondido, CA

* *Prime industrial land opportunity in North County San Diego*

Property Specifications

PARCEL SIZE

±4.21 Net Acres

ZONING

M-1 Light Industrial

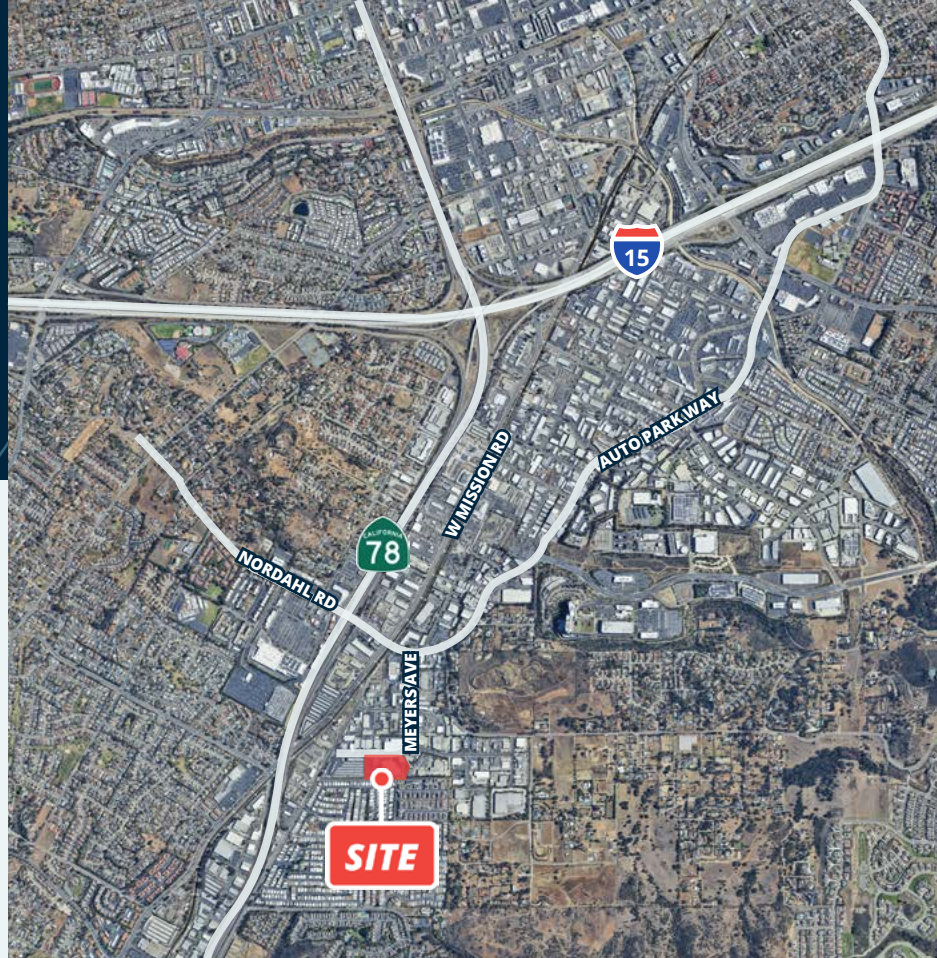
SALE PRICE

Contact Listing Agents

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Drive Times

ORANGE COUNTY
35 Minutes

SOUTH RIVERSIDE COUNTY
28 Minutes

MCCLELLAN-PALOMAR AIRPORT
10 Minutes

I-5
18 Minutes

HIGHWAY 78
1 Minute

THE BEACH
25 Minutes

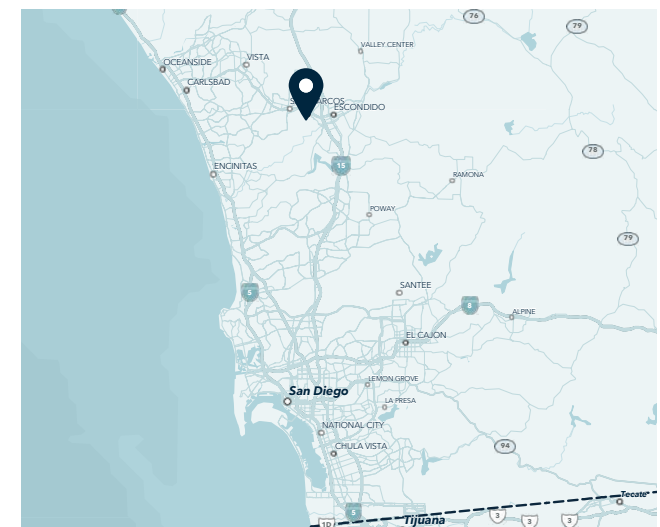
DOWNTOWN SAN DIEGO
30 Minutes

SAN DIEGO AIRPORT
35 Minutes

MEXICO BORDER
40 Minutes

About the Property

- ±4.21 net acre industrial property near the Hwy 78 & I-15 interchange in North County San Diego
- Ideal opportunity for high-quality manufacturing, light assembly, or warehouse development
- Strategic location with excellent access to major transportation routes
- Positioned to capitalize on growing market demand for industrial space in North County San Diego
- Includes permit-ready building plans







About Escondido, CA

Escondido sits at the crossing of Interstate 15 and State Route 78, the two corridors that move freight through inland North County San Diego. The I-15 runs north through Temecula into the Inland Empire and south through Rancho Bernardo and Kearny Mesa to the city of San Diego, putting Escondido within a four hour drive through the entire county and beyond.

Escondido has a diversified economy weighted towards healthcare, specialty food and beverage production, precision manufacturing, and building products distribution. Palomar Health, Stone Brewing, Bimbo Bakeries, Hawthorne CAT, Cummins, Ferguson, Consolidated Electrical Distributors, Veritiv, Lennox, Baker Electric Solar, PAR Electrical Contractors, ARS National Services, and Syntec Diamond Tools all operate in the city, and the Escondido Research and Technology Center giving the region a medical and life science component and the highly trained workforce that comes with it, a feature other industrial markets cannot match.

Strategically located within Escondido's I-15 industrial corridor.

Key Companies



Escondido, CA





North County San Diego

North County is the economic engine of San Diego County, with demand driven by a diverse mix of manufacturers, distributors, life science users and contractors serving the local economy. The region's industrial base benefits from a broad tenant roster, ranging from established companies and advanced manufacturing operations to smaller, locally focused businesses.

A highly educated and skilled workforce, strong quality of life and strategic transportation infrastructure continue to support North County's appeal as a place to operate and grow a business. The region provides convenient access to major transportation corridors, including Interstate 5, Interstate 15 and State Route 78, connecting businesses to San Diego, Orange County and the broader Southern California market.

North County's diverse economic base and growing business community create sustained demand for industrial space across a variety of uses. From distribution and logistics to manufacturing, construction and specialized service businesses, industrial users value the region's accessibility, available workforce and proximity to a large customer base. These fundamentals continue to reinforce North County's position as a key industrial market within San Diego County.

Demographics

10,600

POPULATION GROWTH

Projected to grow by 0.21% annually through 2031, outpacing the California average of 0.17%.

\$128,900

MEDIAN HOUSEHOLD INCOME

22% higher than California's median household income of \$105,400.

477,700

JOBS

North County's highly educated workforce includes 29.8% of residents with a bachelor's degree or higher.

2,841,200

POPULATION WITHIN 30 MILES

Projected to increase by 22,300 over the next five years, expanding the region's consumer base.



SRS REAL ESTATE PARTNERS

215 Highway 101, Suite 209
Solana Beach, CA 92075

Mike Erwin, SIOR, MBA

Executive Vice President

760.807.0909

mike.erwin@srsre.com

CA License No. 01242826

Tucker Hohenstein, SIOR, MBA

Executive Vice President

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CA License No. 00999360

Hank Jenkins

Vice President

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CA License No. 01981328

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