



FOR SALE

670 Opper Street

Escondido, CA 92029



±10,025 SF Industrial Building

670 Opper Street | Escondido, CA 92029



FOR SALE



10,025 SF

Building Size

Contact Broker

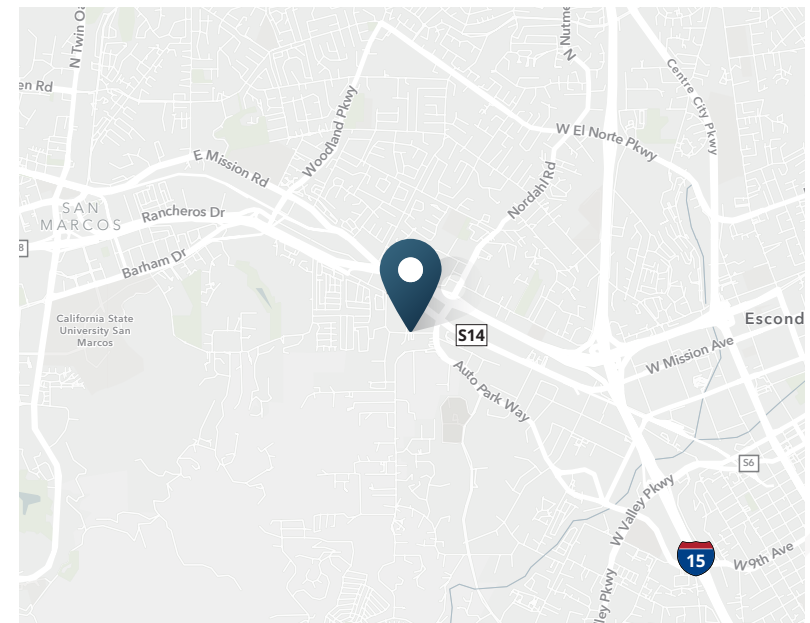
Sale Price

Single Tenant
Building
with Bonus
Mezzanine

(not included in square
footage)

PROPERTY HIGHLIGHTS

- 10,025 SF building with yard
- 24' warehouse clear height
- 5 grade-level doors (3 oversized)
- Clear-span warehouse (no columns)
- Zoned M-1, Escondido
- 400 Amp, 120/208 V, 3-phase 4-wire
- APN: 228-420-31
- Easy access to Highway 78 and I-15
- Best small building in Escondido

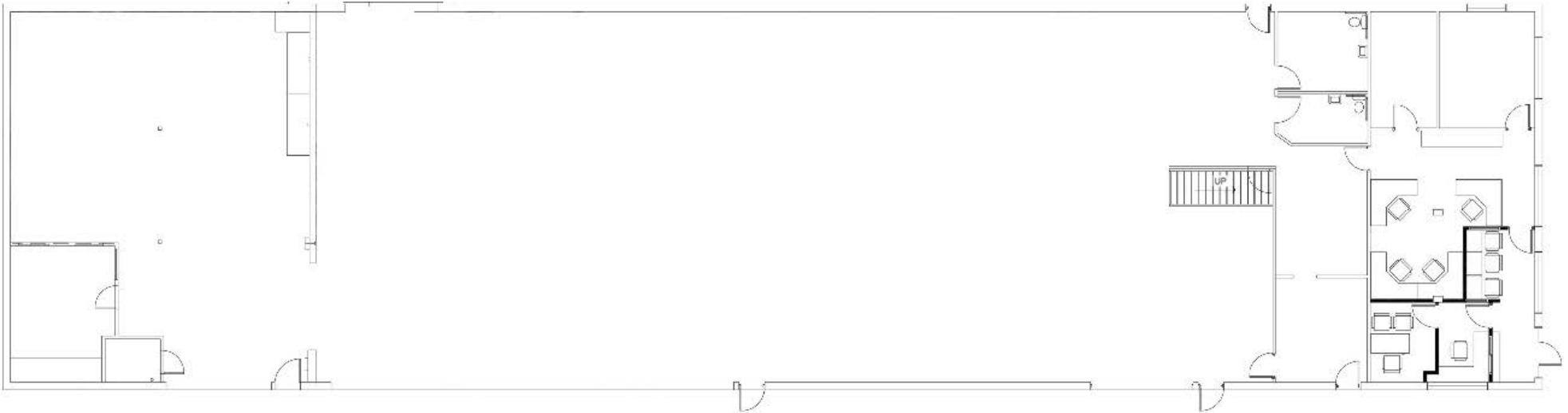


Floor Plan

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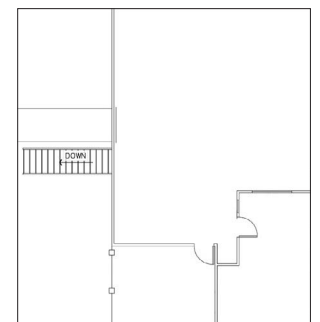


FIRST FLOOR



MEZZANINE LEVEL

not included in square footage

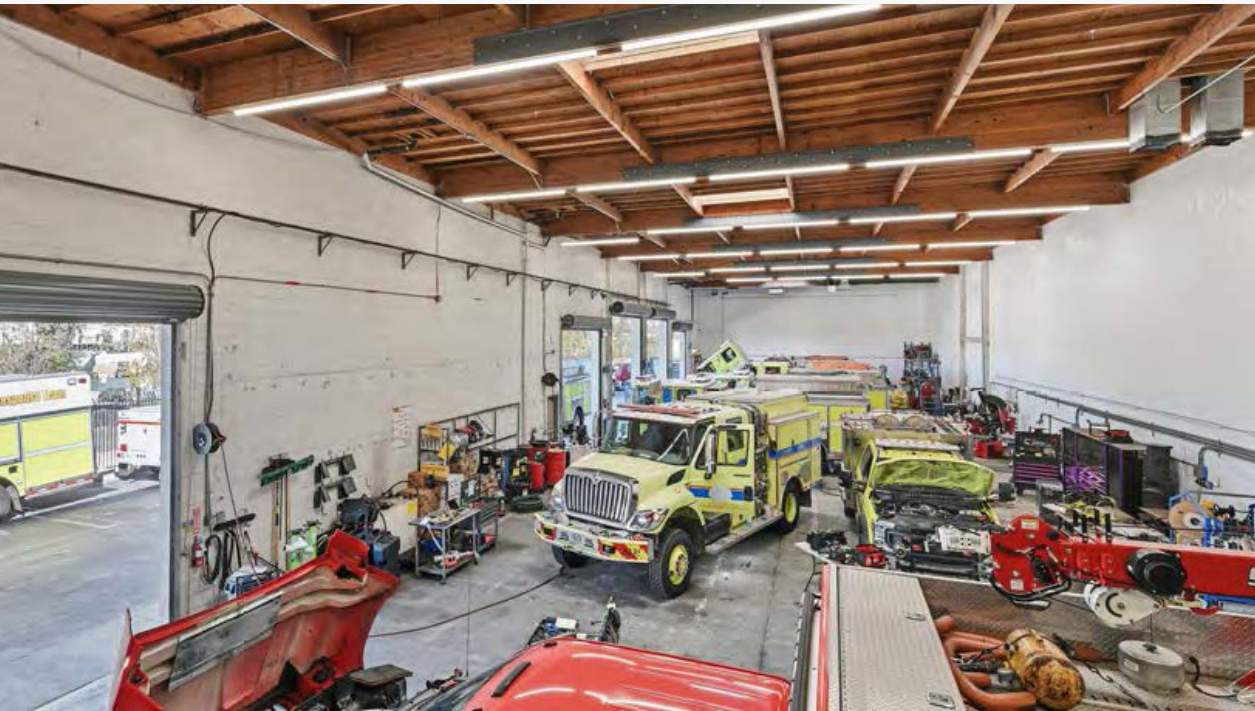
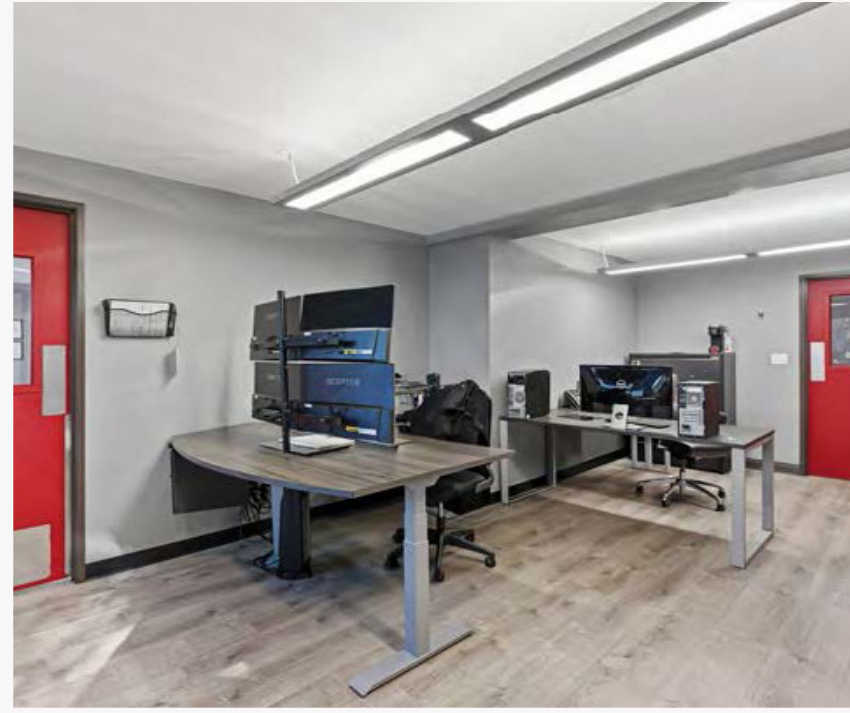


10,025 SF

- Reception
- Private Offices
- Bullpen
- Clear-Span Warehouse
- Restrooms
- Bonus Mezzanine

Property Photos

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Site Aerial

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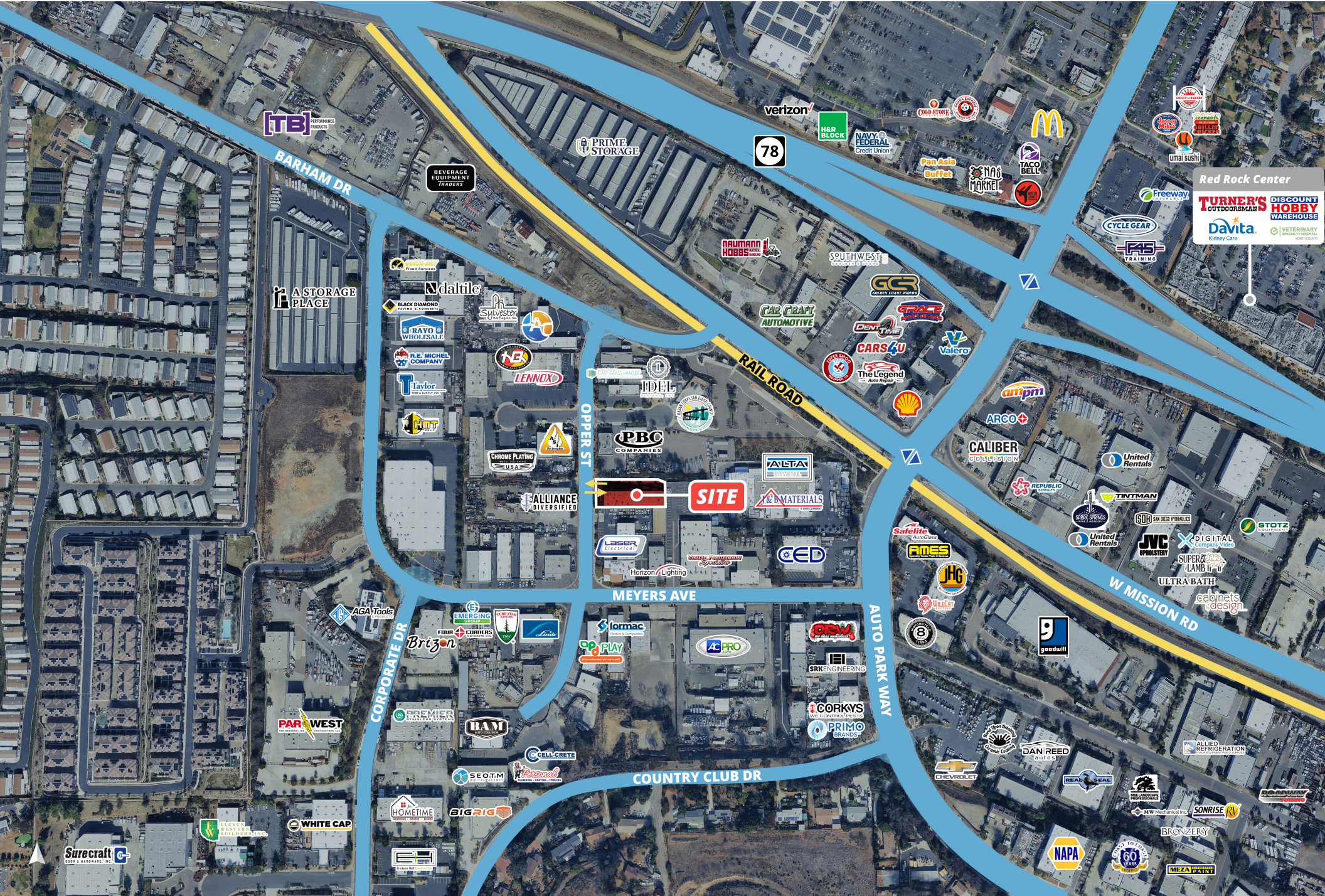


MEYERS AVENUE

OPPER STREET

Corporate Neighbors & Access

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TBI PERFORMANCE PRODUCTS

BARHAM DR

A STORAGE PLACE

CORPORATE DR

OPPER ST

MEYERS AVE

COUNTRY CLUB DR

RAIL ROAD

AUTO PARK WAY

W MISSION RD

Surecraft COSS & HARDWARE, INC.

WHITE CAP

HOMETIME

BIG RIG

SEOTM

CELL-CRETE

PRIMO BRANDS

CORKYS

AC PRO

SRK ENGINEERING

DEW

JHG

AMES

United Rentals

STOTZ

DIGITAL COMPANY

JVC OPENSTREET

United Rentals

REPUBLIC

ARCOC

ampm

Valero

Shell

THE LEGEND AUTO RENTALS

CARS4U

SPACE

Valero

Southwest

NAVY FEDERAL CREDIT UNION

H&R BLOCK

verizon

PRIME STORAGE

78

Red Rock Center

TURNER'S OUTDOORSMAN DISCOUNT HOBBY WAREHOUSE

Davita Kidney Care

VETERINARY SPECIALTY HOSPITAL

umai sushi

YAO BELL

Pen Asia Buffet

McDonald's

Freeway

CYCLE GEAR

Freeway

Freeway

Freeway

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Escondido Submarket

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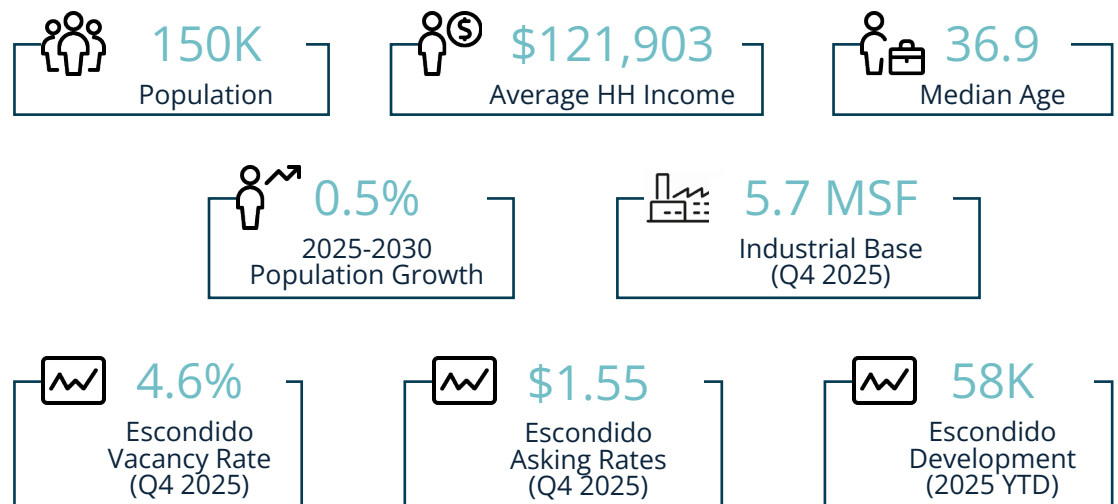


ESCONDIDO SUBMARKET

Set within a broad valley in the coastal mountains of Southern California, Escondido, Spanish for “hidden”, is located approximately 18 miles inland, 30 miles northeast of San Diego, and 100 miles south of Los Angeles. Framed by rolling hills and historic avocado and citrus groves, Escondido offers a diverse, dynamic environment that blends small-town character with metropolitan energy.

From technology and life sciences to communications and advanced industries, North County is where innovation meets lifestyle. Along the forward-thinking communities of the Highway 78 Corridor, creative leaders and entrepreneurs in Escondido converge to build a walkable, live-work-play environment. With a revitalized downtown district, Escondido is a vibrant urban hub where talent, ideas, and opportunity come together. Escondido offers a compelling environment for growth and is where the next generation of innovation takes shape.

AREA DEMOGRAPHICS



San Diego County Map

670 Opper Street | Escondido, CA 92029



SAN DIEGO COUNTY MAP

2 Minutes
To SR 78

5 Minutes
To I-15

16 Minutes
To I-5

28 Minutes
To Riverside County

30 Minutes
To Downtown San Diego

35 Minutes
To Orange County

35 Minutes
To San Diego International Airport

45 Minutes
To US/Mexico Border



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