

±20,808 SF INDUSTRIAL OPPORTUNITY ON ±1.5 ACRES

SALE / LEASE

# 530 OPPER STREET

ESCONDIDO, CA 92029

TWO FREESTANDING INDUSTRIAL  
BUILDINGS TOTALING ±20,808 SF

FENCED & SECURED ±1.5 ACRE LOT

±16,308 SF AVAILABLE FOR  
IMMEDIATE OCCUPANCY

GRADE-LEVEL LOADING

AMPLE PARKING

# The Property

TWO FREESTANDING INDUSTRIAL BUILDINGS  
TOTALING ±20,808 SF

FENCED & SECURED ±1.5 ACRE LOT

800 AMPS 120/280 V POWER

14' - 16' CLEAR-HEIGHT

AMPLE PARKING

ZONING: M-1 CITY OF ESCONDIDO

## BUILDING ONE

±9,000 TOTAL SF

±4,500 SF AVAILABLE FOR IMMEDIATE OCCUPANCY

ENTIRE BUILDING AVAILABLE 2026

TWO TOTAL GRADE-LEVEL DOORS

SECURED & FENCED YARD

## BUILDING TWO

±11,808 TOTAL SF

ENTIRE BUILDING AVAILABLE FOR IMMEDIATE  
OCCUPANCY

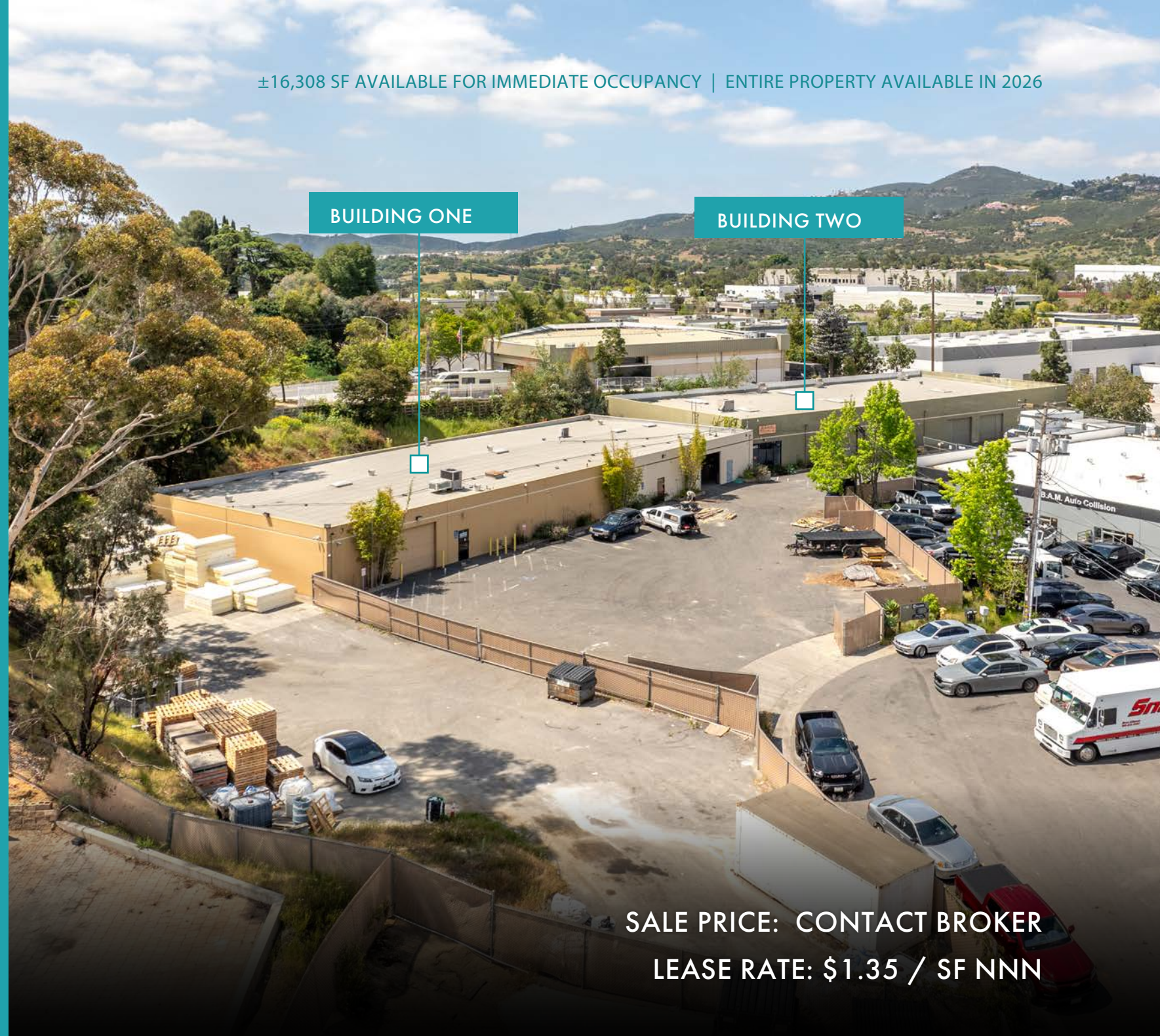
THREE TOTAL GRADE-LEVEL DOORS

SECURED & FENCED YARD

±16,308 SF AVAILABLE FOR IMMEDIATE OCCUPANCY | ENTIRE PROPERTY AVAILABLE IN 2026

BUILDING ONE

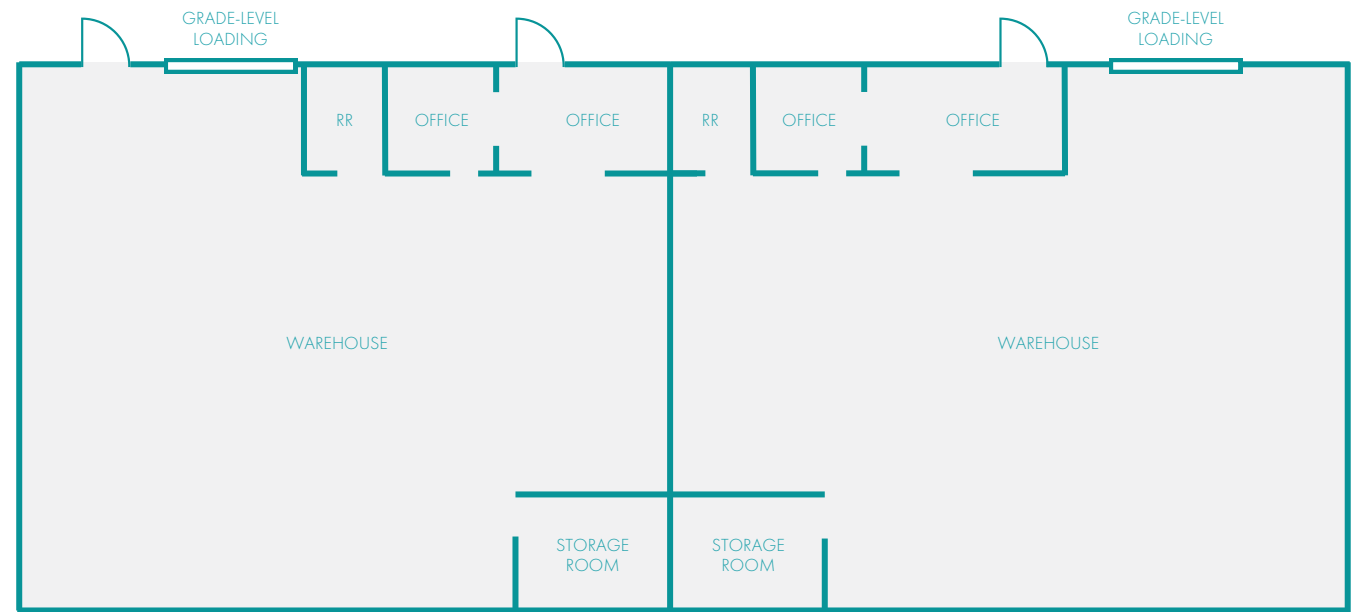
BUILDING TWO



SALE PRICE: CONTACT BROKER  
LEASE RATE: \$1.35 / SF NNN

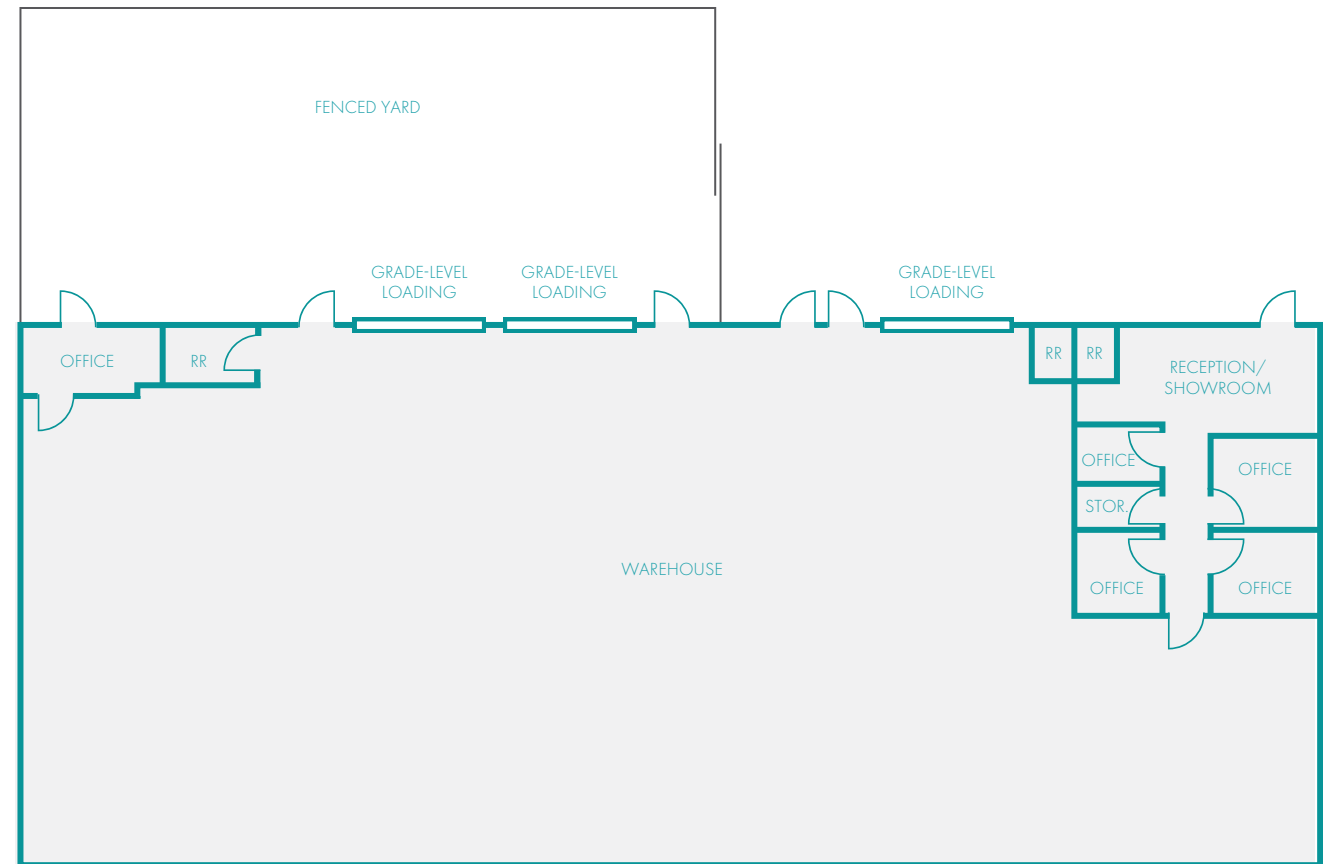
# Building One

- ±9,000 SF FREESTANDING INDUSTRIAL BUILDING
- ±85% INDUSTRIAL / ±15% OFFICE
- TWO GRADE-LEVEL LOADING DOORS
- LARGE WAREHOUSE SPACE
- 14'-16' CLEAR-HEIGHT
- FOUR PRIVATE OFFICES
- TWO RESTROOMS
- AMPLE STORAGE
- LARGE FENCED YARD



# Building Two

- ±11,808 SF FREESTANDING INDUSTRIAL BUILDING
- ±80% INDUSTRIAL / ±20% OFFICE
- THREE GRADE-LEVEL LOADING DOORS
- LARGE WAREHOUSE SPACE
- 14'-16' CLEAR-HEIGHT
- RECEPTION / SHOWROOM
- SIX UPDATED PRIVATE OFFICES
- THREE RESTROOMS
- BREAK ROOM
- STORAGE ROOM
- FENCED & SECURED YARD





CORPORATE DRIVE

OPPER STREET

FENCED YARD

±11,808 SF

±9,000 SF

FENCED YARD

COUNTRY CLUB DRIVE

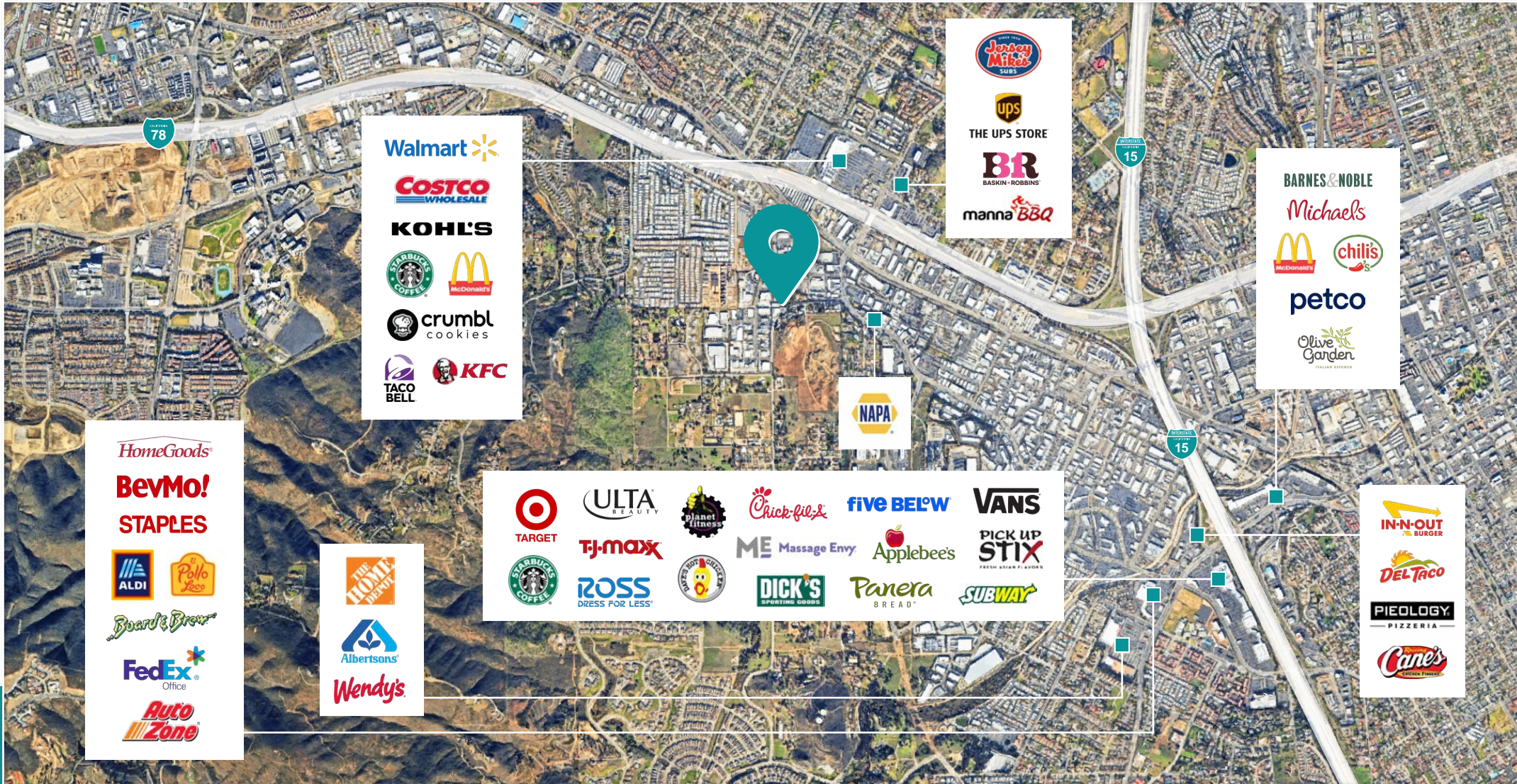
TWO FREESTANDING INDUSTRIAL BUILDINGS TOTALING ±20,808 SF

| ±1.5 ACRE LOT

| TWO FENCED & SECURED YARDS

| AMPLE PARKING

530 OPPER STREET



Escondido

# Escondido

Located just 30 miles northeast of downtown San Diego and 20 minutes from the coast, Escondido is home to major attractions, beautiful wineries, craft breweries, unique arts and culture, delicious culinary experiences, and a charming historic downtown. Nestled within the foothills of North Inland San Diego, Escondido is rich in history and culture. One of the oldest cities in San Diego County, it is home to the world-class California Center for the Arts, Niki de Saint Phalle's vibrant sculpture garden, and a charming downtown lined with restaurants, museums, art galleries and eclectic shops. The San Diego Zoo Safari Park is a must-see attraction and Stone Brewing World Bistro & Gardens is serving up the best food to pair with their world-class beers. You also don't have to venture far to find yourself hiking and mountain biking at Daley Ranch, fishing at Dixon Lake or wine tasting at a local vineyard. With its temperate year-round climate, varied terrain and abundance of outdoor activities, Escondido is the perfect place for exploring North Inland's beautiful landscapes and alluring charm.

**111,787**

—  
2024 POPULATION  
3 MILE RADIUS

**57,739**

—  
DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$1.3+B**

—  
CONSUMER SPENDING  
3 MILE RADIUS

**\$102,575**

—  
AVERAGE HH INCOME  
3 MILE RADIUS

**36**

—  
MEDIAN AGE  
3 MILE RADIUS

**\$664,063**

—  
MEDIAN HOME VALUE  
3 MILE RADIUS

±20,808 SF INDUSTRIAL OPPORTUNITY ON ±1.5 ACRES



SALE / LEASE

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ESCONDIDO, CA 92029

For more information or tours, please contact:

**BRENT BOHLKEN**

Senior Vice President / Principal

† 858.395.8053

[bbohlken@lee-associates.com](mailto:bbohlken@lee-associates.com)

CA RE Lic. #01022607

**CLARK BROWN**

Associate

† 858.500.2757

[cbrown@lee-associates.com](mailto:cbrown@lee-associates.com)

CA RE Lic. #02185519

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