

# FOR SALE

\*SUBJECT TO  
COURT  
APPROVAL

## INDUSTRIAL & YARD PROPERTY

### 530 Opper St

Escondido, CA 92029

Two Freestanding Multitenant Buildings Totaling  
20,808 SF on over 1.5+/- acres  
(9,000 SF: FULLY LEASED & 11,808 SF: AVAILABLE)



### EXCLUSIVE CONTACT

**Jason Smithson**

Senior Vice President

[jsmithson@naisandiego.com](mailto:jsmithson@naisandiego.com)

619.241.2394

LIC # 01477835

**NAI** San Diego  
Commercial Real Estate Services, Worldwide.



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# Property and For Sale Data:

## Building Details

**Building 1:** 9,000 SF  
 Suite A: 4,500 SF with Fenced Yard/Parking Occupied until September 2027  
 Suite B: 3,500 SF Occupied until October 2026

Office: +/-10% per unit  
 Loading: Two Large Grade Level Doors (1 Per Unit)  
 Parking: Secured and Fenced Yard  
 Power: 120/280 V (To Be Verified by Buyer)  
 Clear Height: 14'-16'  
 Zoning: M-1 City of Escondido

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**Building 2:**  
 Suite C & D: 11,808 SF with Fenced Yard/Parking  
 Available: (30 days) to owner user or single/multi-tenant

Office: +/-20% Upgraded Offices  
 Loading: Three Large Grade Level Doors  
 Parking: Secured and Fenced Yard  
 Power: 120/280 V and 120/480V (To Be Verified by Buyer)  
 Clear Height: 14'-16'  
 Zoning: M-1 City of Escondido

**Sale Price:** **\$4,684,800 or \$225 PSF\*** \*SALE SUBJECT TO COURT APPROVAL





# Property Highlights

*~Two Free Standing Buildings located on three APN's totaling over 1.5 +/- Acres  
~M-1 Zoned  
~Fully Fenced Single or Multi-Tenant Building Opportunity with income in place*

- **Building A: 9,000 SF (Suite A: 5,500 and Suite B: 3,500 SF)**

- One 10' x 10' Grade Door Level Per Unit
- 14-16' Clear Height
- +/- 10% Office Each
- Fully Fenced Yard for Suite A

- **Building B: 11,808 SF (Suite C and Suite D)**

**Currently set up as single tenant**

- Three 10' x 10' Grade Level Doors
- 14-16' Clear Height
- +/- 20% Upgraded Office (4-5 Privates, RR's, Kitchenett, IT/Storage Closet)
- Fenced Yard and Parking



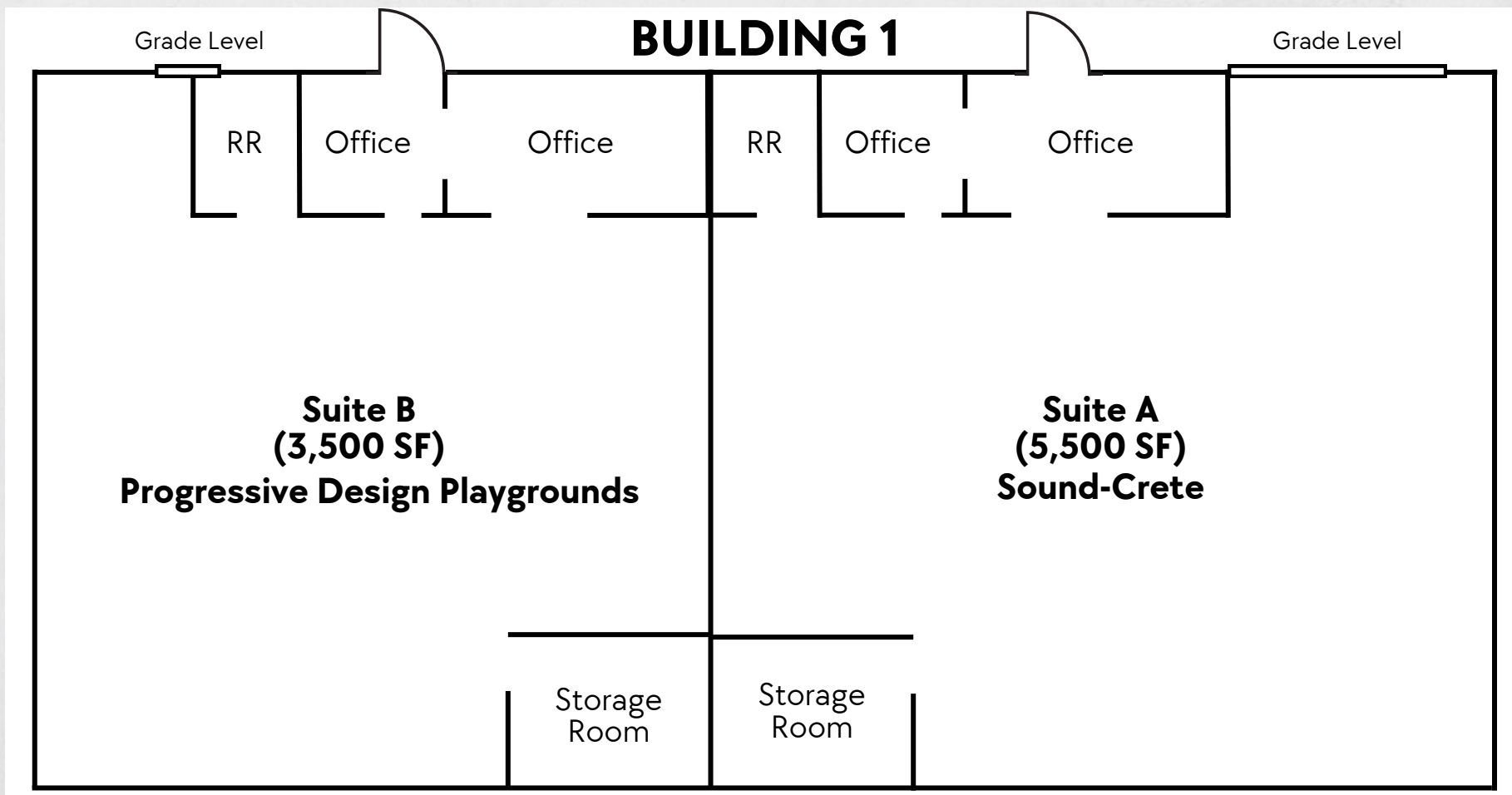


# Aerial View



530 OPPER STREET  
ESCONDIDO, CA 92029

# Suite A & B Floor Plan Fully Leased



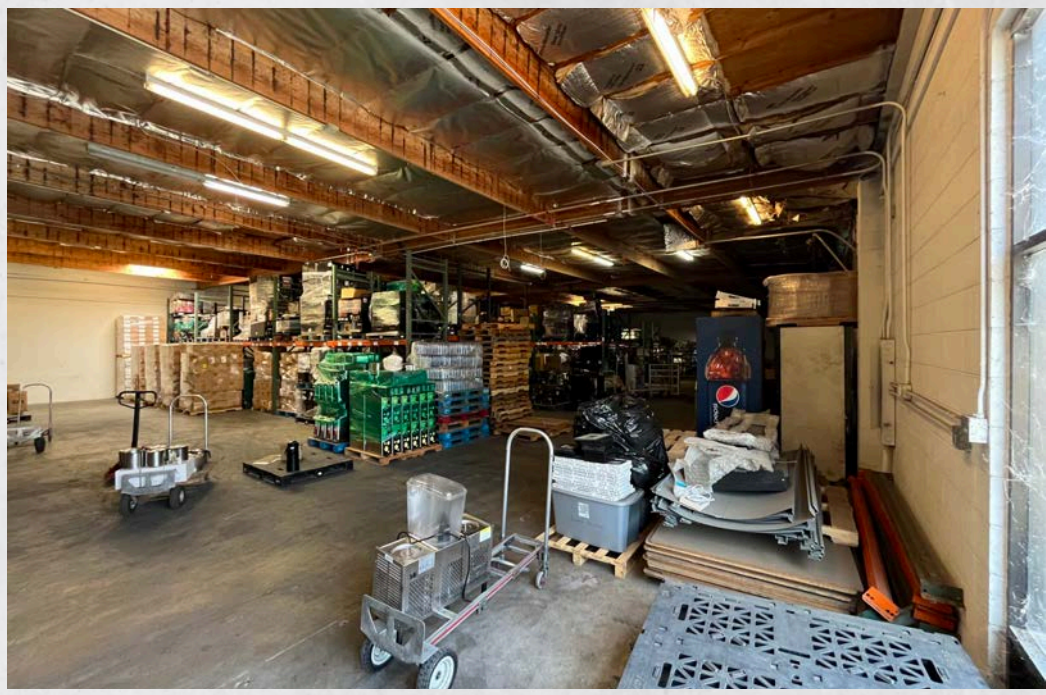
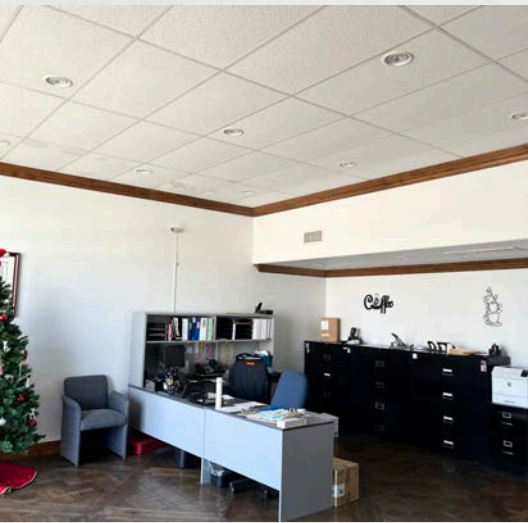
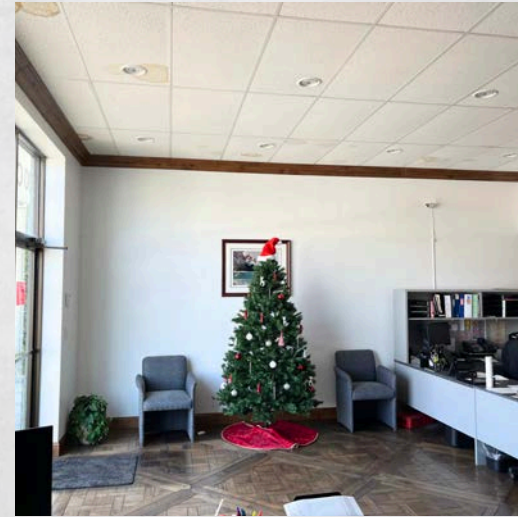
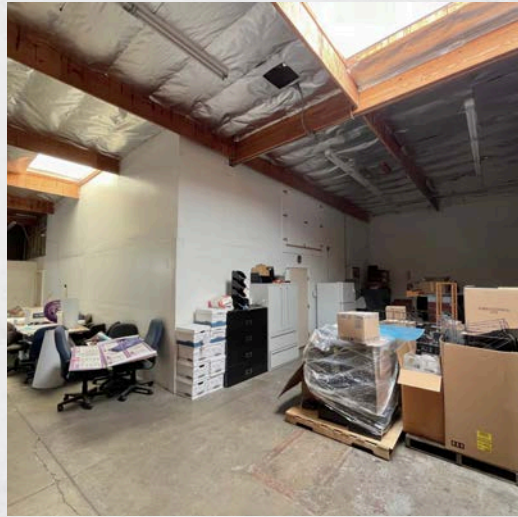
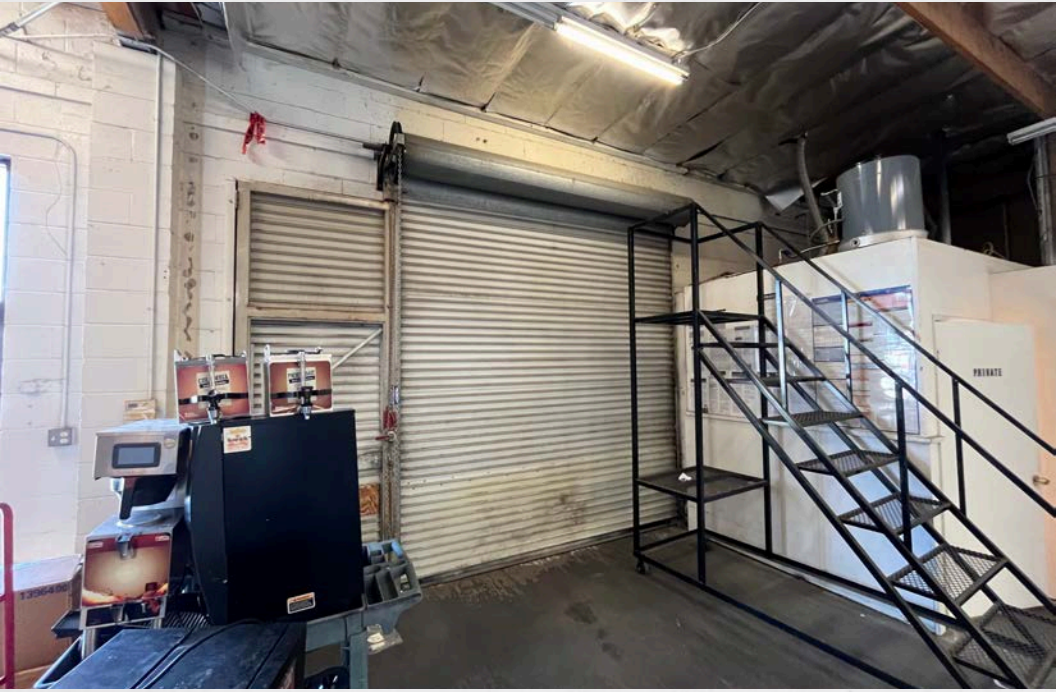
## Suite A Details

- Suite A: 5,500 SF Plus Fenced Yard
- Leased to Sound-Crete Contactors, Inc.
- Long Term Tenant: Lease Expiration September 2027
- Current Lease Rent: \$6,517.00 Gross Per Month
- Tenant has no options to renew

## Suite B Details

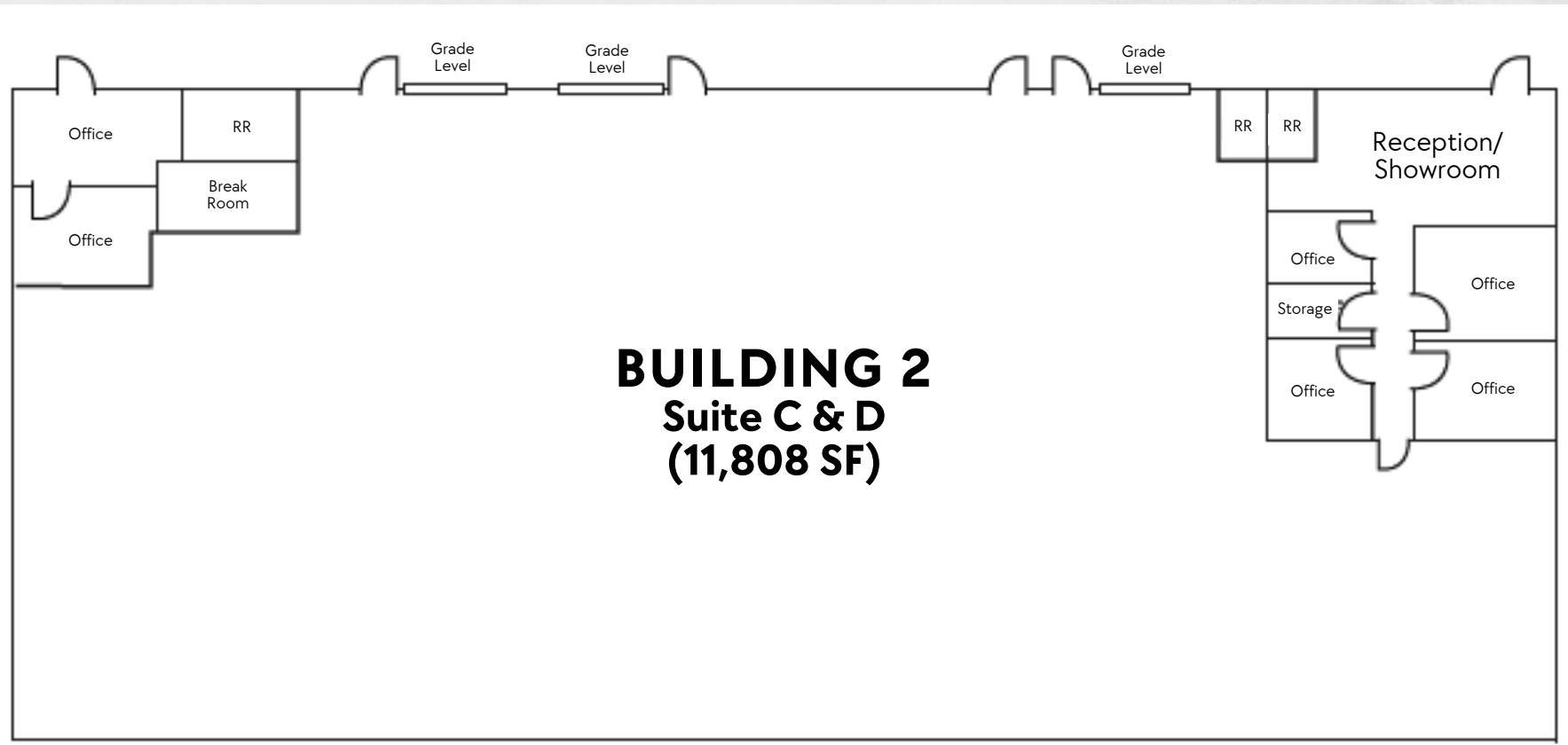
- Suite B: 3,500 SF
- Leased to Progressive Design Playgrounds
- Tenant Since 2021
- Lease Term Expires: Oct. 31st, 2026 with 1 option to renew
- Current Lease Rent: \$4,725.00 Gross Per Month

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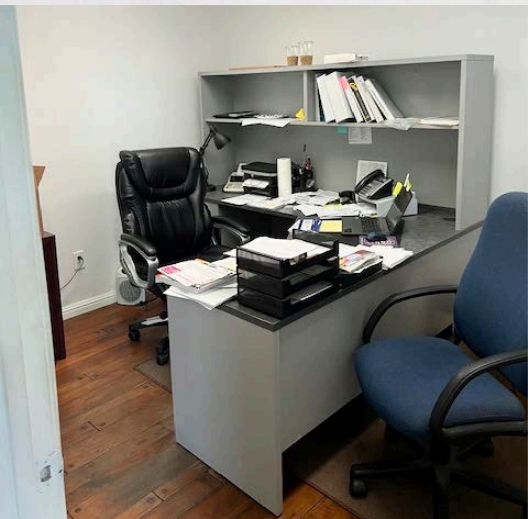
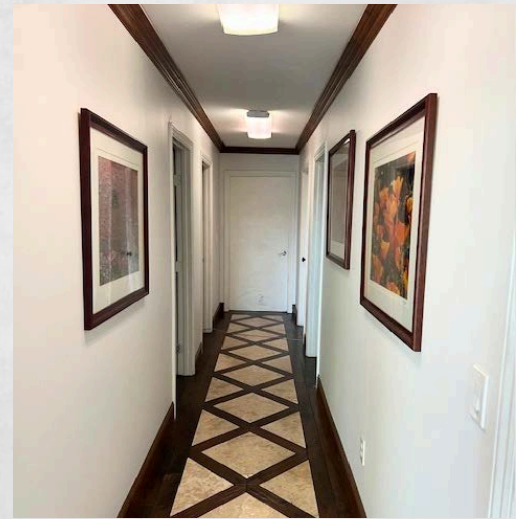
# Suite C & D Floor Plan Available for Occupancy



## Suite C & D

- 11,808 SF currently set up as single tenant space
- +/-20% Upgraded Offices and restroom
  - Reception, Open Office, 4 Privates, Three Restrooms, IT/Storage, Warehouse Offices and Restrooms
- Three Grade Level Loading Doors
- 14-16' Clear Height
- Fenced Yard
- Power 120/208V and 277/480V (Buyer to Confirm)

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# The Location

Escondido may mean “hidden” but it’s no secret there’s a lot going on here! 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 theatre, delicious culinary experiences and a charming historic downtown. Enjoy our beautiful climate with year-round golfing, hiking, biking, fishing, and fantastic events!

Escondido is the heart of northern San Diego... rich in history and culture. The list of “must do’s” includes the California Center for the Arts, Escondido, a unique performing arts complex, museum, and conference center; the San Diego Zoo Safari Park, an expansive wildlife sanctuary; the amazing sculpture garden, Queen Califia’s Magical Circle, created by the late world-acclaimed artist Niki de Saint Phalle; Cruisin’ Grand Escondido, one of the greatest ongoing traditions in San Diego County; the San Diego Children’s Discovery Museum; and the Daley Ranch, a wilderness preserve with extensive hiking, biking and equestrian trails.

Embracing a farm-to-table experience, Escondido offers a variety of culinary experiences such as Vintana Wine + Dine, Burger Bench and Bellamy’s... as well as three weekly farmers’ markets. Many beautiful boutique wineries with spectacular views provide leisurely wine tasting afternoons, cool urban wineries, and the best of the craft beer culture meets culinary vision right here at the first home of Stone Brewing World Bistro and Gardens.

This wonderfully unique area also presents many other activities... enjoy a round of golf at one of five golf courses, fishing or picnicking at three lakes, cycling on Palomar Mountain, browsing through downtown art galleries or shopping at world-class retail stores and the largest auto park in Southern California. You can also play at one of several nearby casino resorts!

150,270

Escondido  
Residents

13+

Escondido  
Annual Events

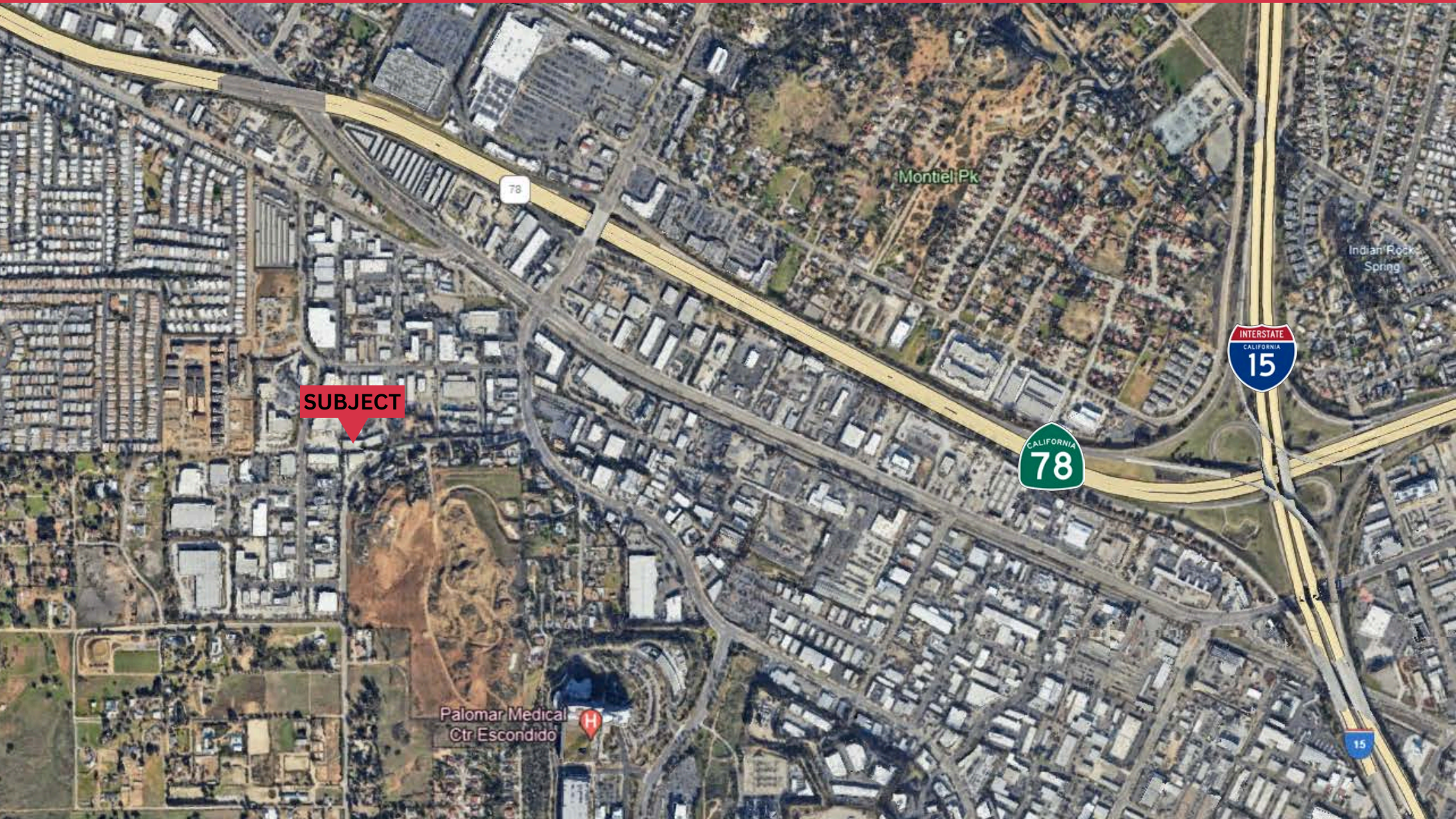
50+

Escondido  
Restaurants

\$90k

Escondido  
Avg. Household Income





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