

For Sale

2213 Meyers Ave | Escondido, CA

Single Tenant NNN IOS Investment

5.75% Cap Rate

\$6,500,000



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SRS
INDUSTRIAL

For Sale

2213 Meyers Ave
Escondido, CA

* *North County San Diego's
Premier IOS Site*

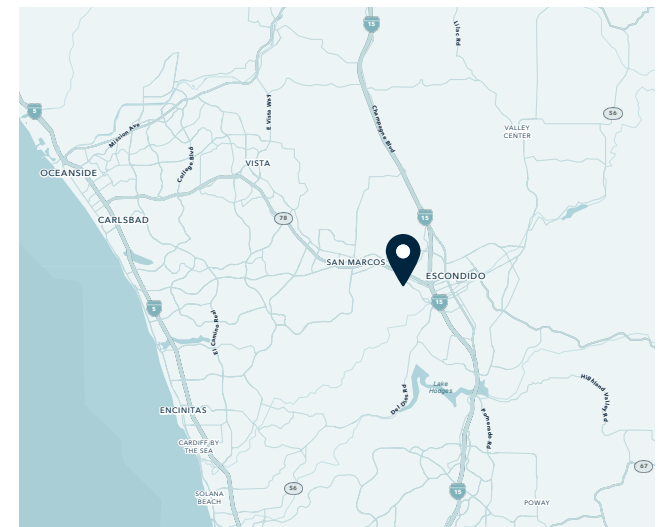
Property Specifications

BUILDING SIZE	8,000 SF
LOT SIZE	1.7 Acres
SQUARE FEET	1,875
SALE PRICE	\$6,500,000
TENANT	Henkels & McCoy
CAP RATE	5.75%
LEASE TYPE	NNN
NOI	\$374,000
ANNUAL INCREASES	4%
SITE COVERAGE	11%
PARCEL NUMBER	228-380-30
LEASE TERM	5 years commencing 10/1/2025



About the Property

- Located in North County San Diego's tightest industrial submarket
- Features a large fenced yard, 18' clear height, 400 amps of power (buyer to verify), free span building with no columns, and 5 Oversized Grade Level Doors (two 20'w x 15'h, two 12'w x 14'h, one 12'w x 16'h)
- Excellent access to Auto Park Way, Nordahl Road, Highway 78, and Ronald Packard Parkway, with nearby roadways generating up to 173,780 VPD
- Low Coverage site perfect for contractors and outside storage





TRANSMISSION



POWER
DISTRIBUTION



SUBSTATION



GAS
DISTRIBUTION

About Henkels & McCoy West, LLC

Henkels & McCoy, Inc. is a utility infrastructure contractor founded in 1923 and headquartered in Blue Bell, Pennsylvania. The company designs, builds, and maintains electric transmission and distribution systems, substations, gas distribution networks, pipelines, and communications infrastructure across North America. Service capabilities extend to EPC delivery, engineering and technical services, environmental permitting, battery energy storage, renewable generation, and emergency storm restoration for investor-owned utilities. A large share of this work is contracted under multi-year master service agreements, which produces recurring revenue instead of project-to-project exposure.



a MasTec company

Parent Company & Credit

MasTec is a North American infrastructure engineering and construction company headquartered in Coral Gables, Florida, operating across four segments and ranked among the top five contractors on ENR's Top 400. The company holds investment-grade ratings from both agencies.

MasTec reported record second quarter 2026 revenue of \$4.4 billion, up 23 percent year over year, with an 18-month backlog reaching \$21.4 billion, up 30 percent. Power Delivery, the segment housing Henkels, contributed \$1.25 billion of quarterly revenue and carries \$6.3 billion of that backlog. Grid modernization, transmission capacity for data center load growth, and sustained utility capital spending underpin the growth of this company.

103 years of operating history, backed by MasTec's \$21.4 billion 18-month backlog and investment-grade credit profile.





Vallecitos Town Center

STATER BROS. markets
DOLLAR TREE
ANYTIME FITNESS
YUM YUM

Nordahl Marketplace

Walmart
Kohl's
crumbl
SUBWAY
McDonald's
Starbucks
TACO BELL
LONG JOHN SILVER'S
Freddy's
HOOTERS
Papa John's

Escondido Adventist Academy

Rock Springs Elementary School

Knob Hill Elementary School

COSTCO WHOLESALE

157,500 VPD

NORDAHL RD

15

78

SITE

AUTO PARK WAY

W MISSION RD

152,500 VPD

RAIL ROAD

Palomar UC San Diego Medical Center Escondido



Area Snapshot

1 MILE

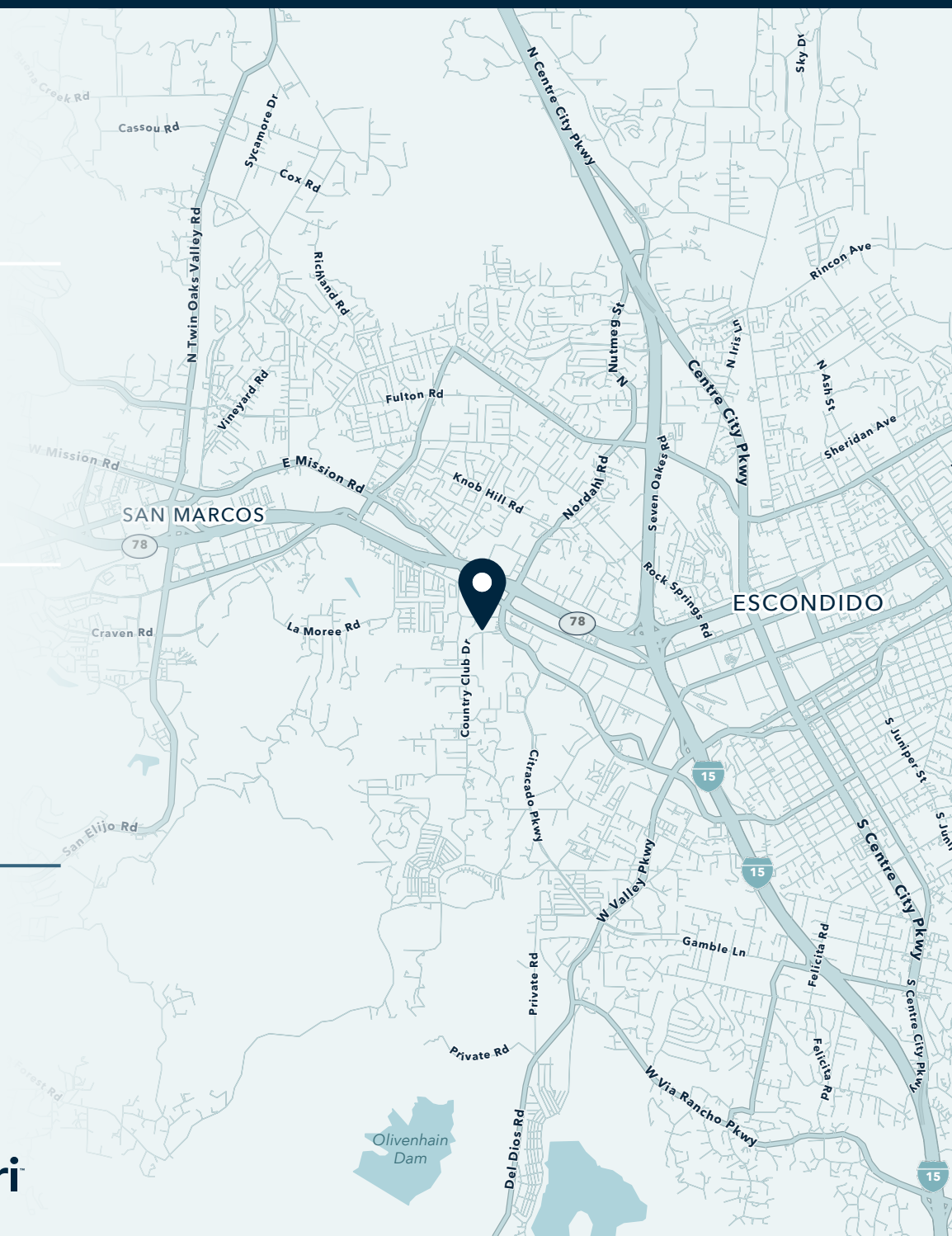
7,325	73.6%	\$94,096	2,854
Population	White Collar Employment	Median Household Income	Total Households

3 MILES

117,797	61.9%	\$101,025	40,068
Population	White Collar Employment	Median Household Income	Total Households

5 MILES

244,599	63.2%	\$105,761	80,764
Population	White Collar Employment	Median Household Income	Total Households



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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.

Key Companies





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