

PRIME COMMERCIAL OPPORTUNITY

GREAT LOCATION IN NORTH SAN DIEGO COUNTY | ~36,450 SF

1310 Industrial Ave., Escondido, CA 92029



**CENTRAL
COMMERCIAL**
real estate group

DRE# 01984692



STEVE NELSON

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SBA# 185038



HANK NIEZEN

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DRE# 01831075

EXECUTIVE SUMMARY

Central Commercial Real Estate Group is pleased to present this exceptional opportunity to purchase a multi-tenant industrial property in the North San Diego real estate market.

The property is located on Industrial Avenue in the heart of the city's industrial areas. The 36,450 SF buildings sit on a 2.06 acre lot.

The two buildings are set up into 16 suites ranging from 1,200 to 3,600 SF for users with smaller to mid-sized shop requirements.

With two buildings built in the 1970s, the property has recently completed and cleared Phase I and Phase II evaluations.



PROPERTY PRICE

\$7,920,000

• APN 232-062-23-00



PROPERTY HIGHLIGHTS

**MULTI-TENANT
INDUSTRIAL**

- Configured for 16 Tenants
- Suite Sizes from ~1,200 SF to ~3,600 SF



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Note from Central Commercial Group to all prospective buyers and their brokers: all numeric measurements are approximate, and you must rely solely on your own verifications.



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PROPERTY OVERVIEW



ADDRESS

**1310
INDUSTRIAL AVE.**
ESCONDIDO, CA. 92029



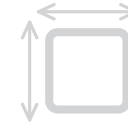
YEAR BUILT

1970s



ZONING

M2
HEAVY INDUSTRIAL
HAZARDOUS CHEMICAL OVERLAY



SITE SIZE

~2.06
ACRES



BUILDING SIZE

~36,450
SQUARE FEET



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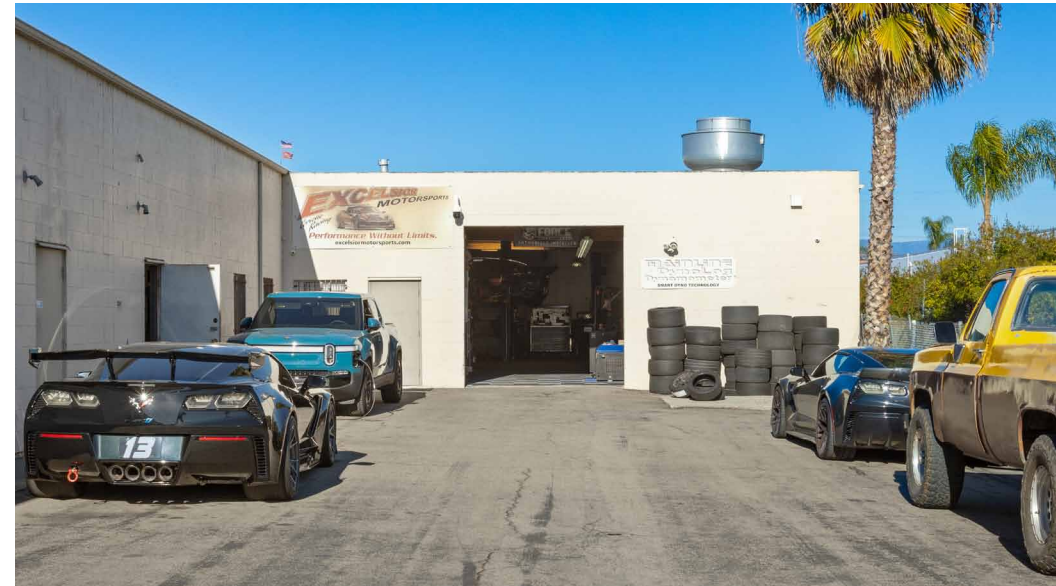
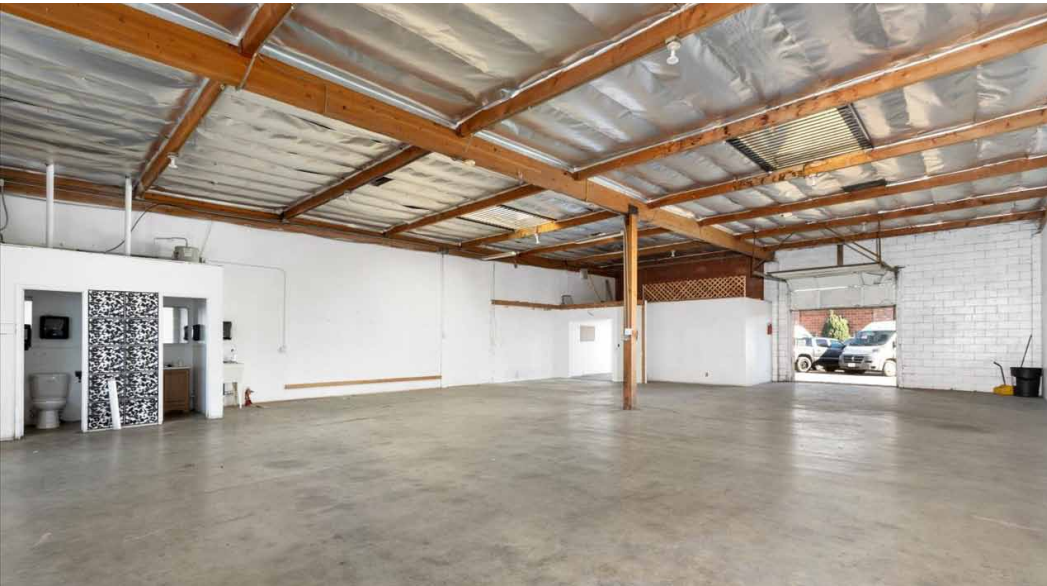
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PROPERTY PHOTOS



1310 Industrial Ave. | Escondido, CA 92029

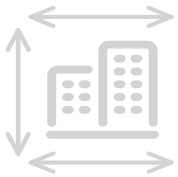
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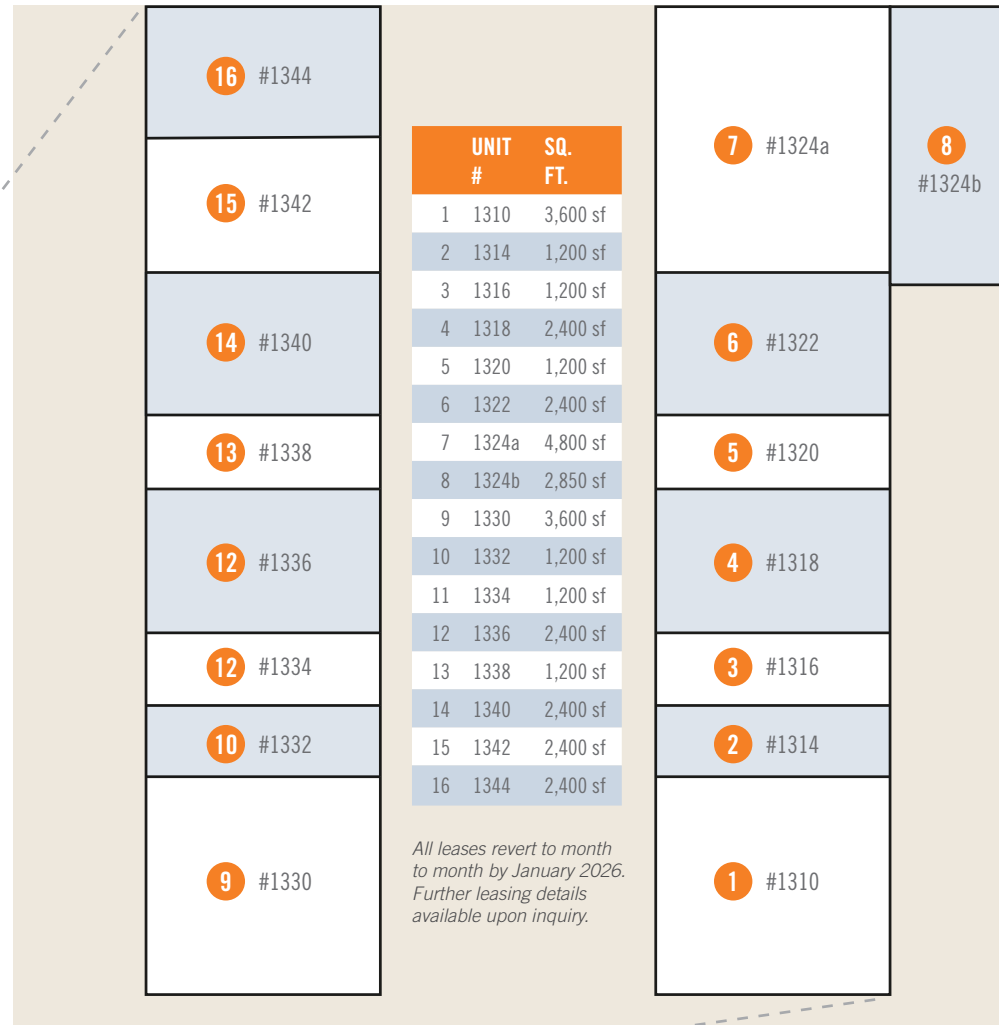
PROPERTY DETAILS



ROUGH SCHEMATIC

CURRENT TENANT CONFIGURATION

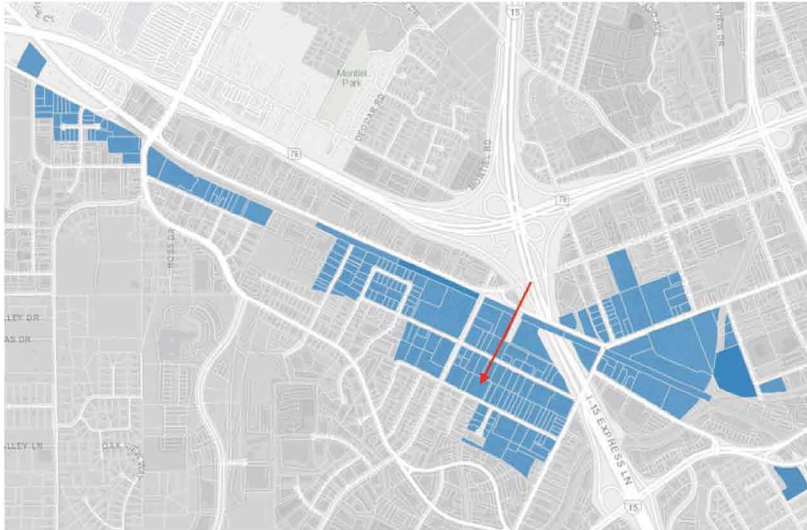
- All units (except 1324B Annex) are ~ 60 feet deep, and ~20/40/60 feet wide.
- Suite Sizes from ~1,200 SF to ~3,600 SF



All leases revert to month to month by January 2026. Further leasing details available upon inquiry.

1310 INDUSTRIAL AVENUE

LOCAL ZONING DETAILS

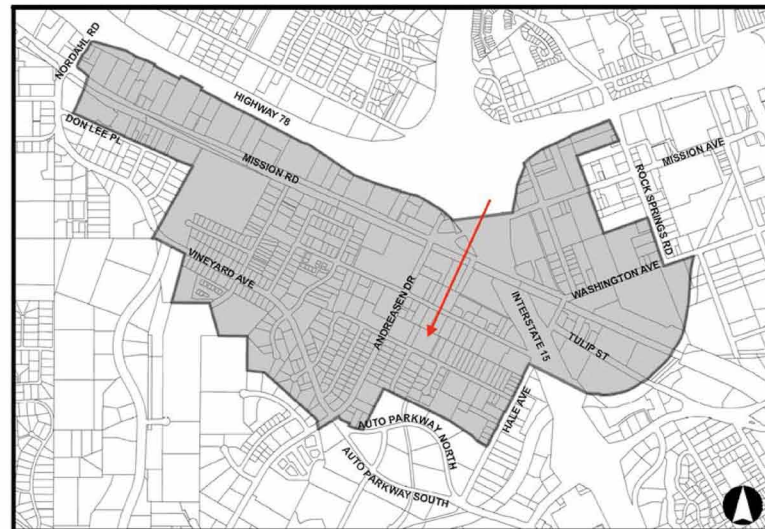


M2 ZONING AERIAL

escondido.org ARCGIS | accessed 10/1/2024

HAZARDOUS CHEMICAL OVERLAY

EZC Section 33-062 | accessed 10/1/2024



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