

AVAILABLE FOR SALE: ± 5,196 SF INDUSTRIAL BUILDING

205 MARKET PLACE

ESCONDIDO, CA 92029



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CONTACT
AN EXPERT BROKER
FOR MORE INFORMATION:

Trent France
Principle

760.929.7838
tfrance@lee-associates.com

Christian Thompson
Associate

760.481.1016
cthompson@lee-associates.com

Nick Guerena
Junior Associate

760.525.6854
nguerena@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY HIGHLIGHTS

SALE PRICE: CONTACT BROKERS

TOTAL
SQUARE FEET 5,196 SF

TOTAL LAND
SQUARE FEET 15,912 SF

YEAR BUILT 1975

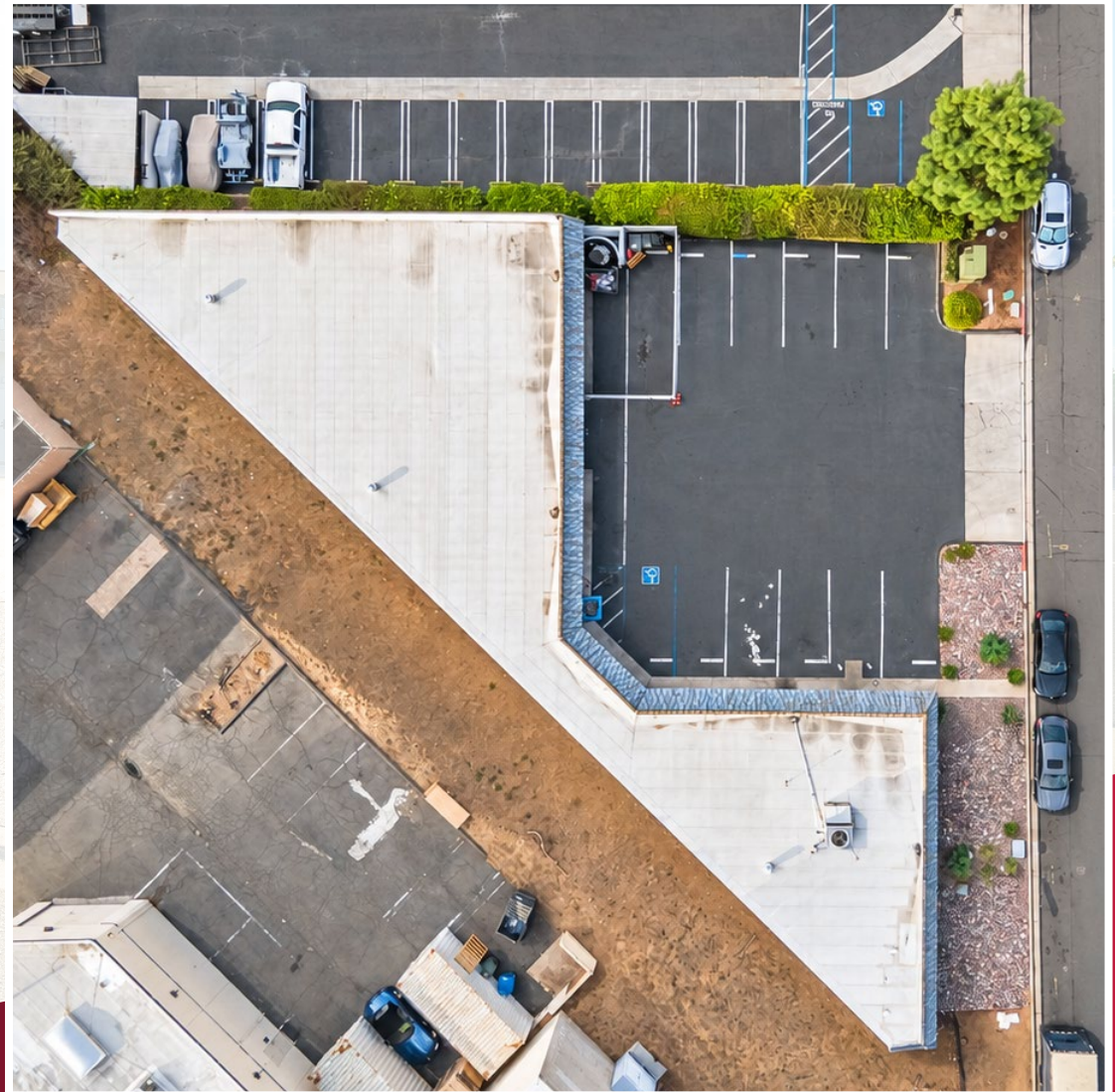
CLEAR HEIGHT 12' - 14'

DRIVE INS 1

IMPROVED 10% Office

ZONING M-1

PARKING 12 Parking Spaces



205 MARKET PLACE | ESCONDIDO | CALIFORNIA

PROPERTY PHOTOS



205 MARKET PLACE | ESCONDIDO | CALIFORNIA



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Home Sweet Home Cafe

Airgas.
an Air Liquide company

SiteOne
LANDSCAPE SUPPLY

westair

WinSupply
PLUMBING

BNC BUILDERS
DESIGN • BUILD • REMODEL

KEMPER
Appliance

CUSTOM EMBROIDERY & PRINT

ESCONDIDO GOLF CART CENTER

PRIME
AUTO SOLUTION

Elite KIESEL
RELOCATION

SUBJECT PROPERTY

205 MARKET PLACE

ESCONDIDO | CALIFORNIA

REXEL

B&B

VOL-SPEC
VOLVO SPECIALISTS

CLASSIC ROOF TILE
Paint on the Escondido Roof Tile

SHIFT
AUTO & OFF-ROAD

ALL AUTO SALES

DIRECT MAIL & PRINT
Printing your mail and business cards since 1985

JJ UPHOLSTERY

Staples



SANDREASEN DRIVE

S VINEWOOD STREET

MARKET PLACE

AUTO PARK WAY

SUBJECT PROPERTY

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ESCONDIDO | CALIFORNIA



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ABOUT ESCONDIDO

Escondido is an established North County growth center benefiting from residential, commercial, industrial, and mixed-use development. Located at the intersection of Interstate 15 and State Route 78, the city serves as a connection between coastal North County, inland San Diego County, and communities to the north. Investment in downtown Escondido, Grand Avenue, East Valley Parkway, and areas near the Transit Center is introducing housing, employment space, services, and public improvements. These projects support a more connected urban core while creating opportunities for businesses and residents.

Growth throughout the surrounding region is further strengthening Escondido's position as an inland North County hub. San Marcos continues to expand through new housing, educational facilities, retail, and mixed-use projects, while Vista remains an important center for industrial, manufacturing, and commercial activity. Valley Center and nearby communities are also seeing residential development and infrastructure investment. Together, these areas form a growing corridor supported by healthcare, education, technology, manufacturing, construction, retail, and professional services. With expanding transportation connections, a large regional workforce, and continued investment, Escondido is well positioned to benefit from North County's long-term growth.

WITHIN 5 MILES



15,567 ADT
TRAFFIC COUNTS
*Auto Park Way



189,969
POPULATION



7,447
TOTAL BUSINESSES



65,072
TOTAL EMPLOYEES



37.6
MEDIAN AGE



37.1
AVERAGE AGE



63,274
HOUSEHOLDS



\$142,789
AVERAGE HH INCOME



\$115,654
MEDIAN HH INCOME

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Lee & Associates | North San Diego County A Member of the Lee & Associates® Group of Companies
1902 Wright Place, Suite 180, CA 92008 | Office: (760) 929-9700