



FOR SALE

670 Opper Street
Escondido, CA 92029

 SRS
INDUSTRIAL

±10,025 SF Industrial Building

670 Upper Street | Escondido, CA 92029



FOR SALE

10,025 SF

Building Size

\$3,508,750

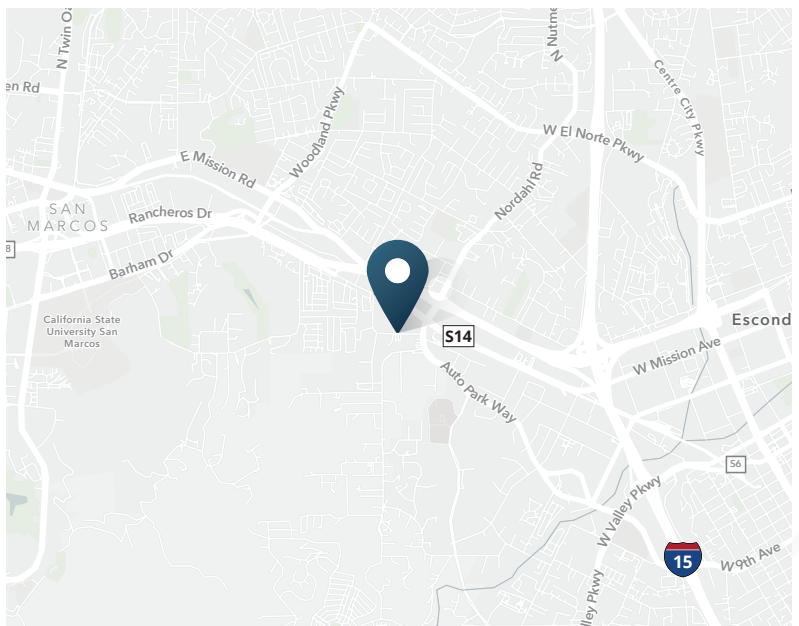
Sale Price

Single Tenant
Building
with Bonus
Mezzanine

(not included in square
footage)

PROPERTY HIGHLIGHTS

- 10,025 SF building with yard
- 24' warehouse clear height
- 5 grade-level doors (3 oversized)
- Clear-span warehouse (no columns)
- Zoned M-1, Escondido
- 400 Amp, 120/208 V, 3-phase 4-wire
- APN: 228-420-31
- Easy access to Highway 78 and I-15
- Best small building in Escondido



Floor Plan

670 Upper Street | Escondido, CA 92029

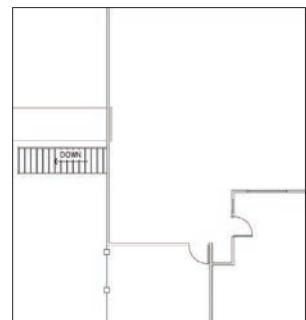


FIRST FLOOR



MEZZANINE LEVEL

not included in square footage

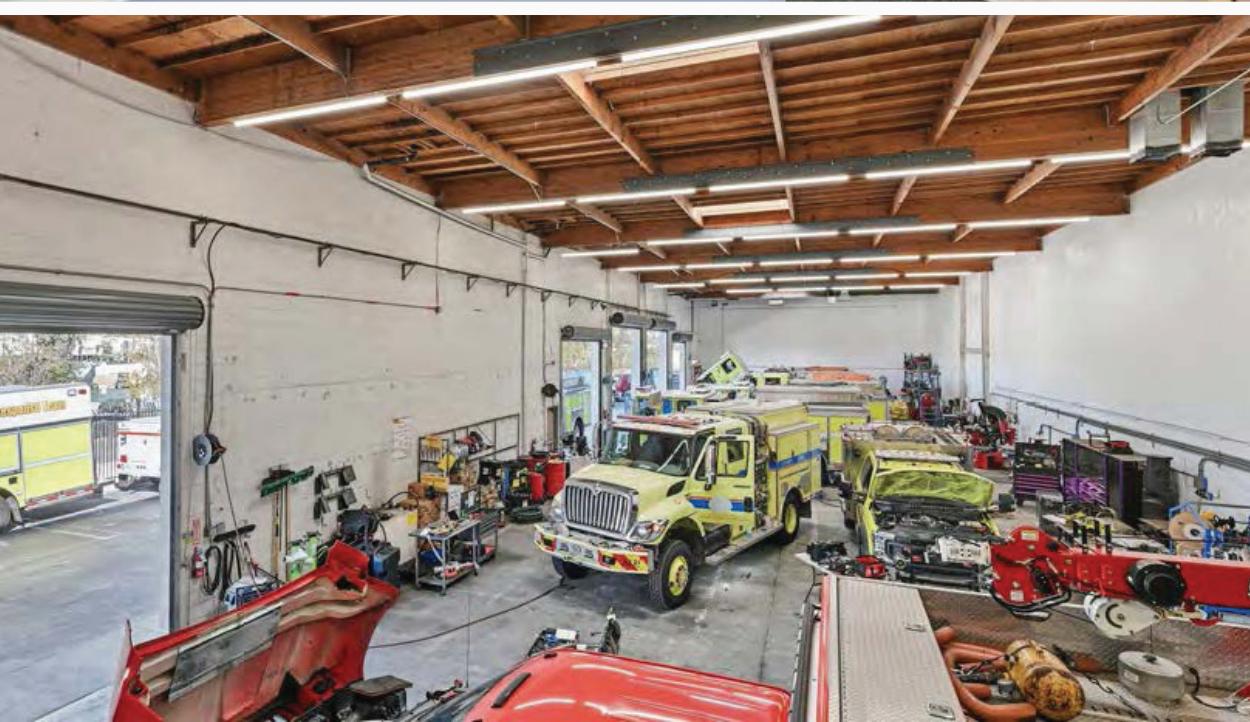


10,025 SF

- Reception
- Private Offices
- Bullpen
- Clear-Span Warehouse
- Restrooms
- Bonus Mezzanine

Property Photos

670 Upper Street | Escondido, CA 92029



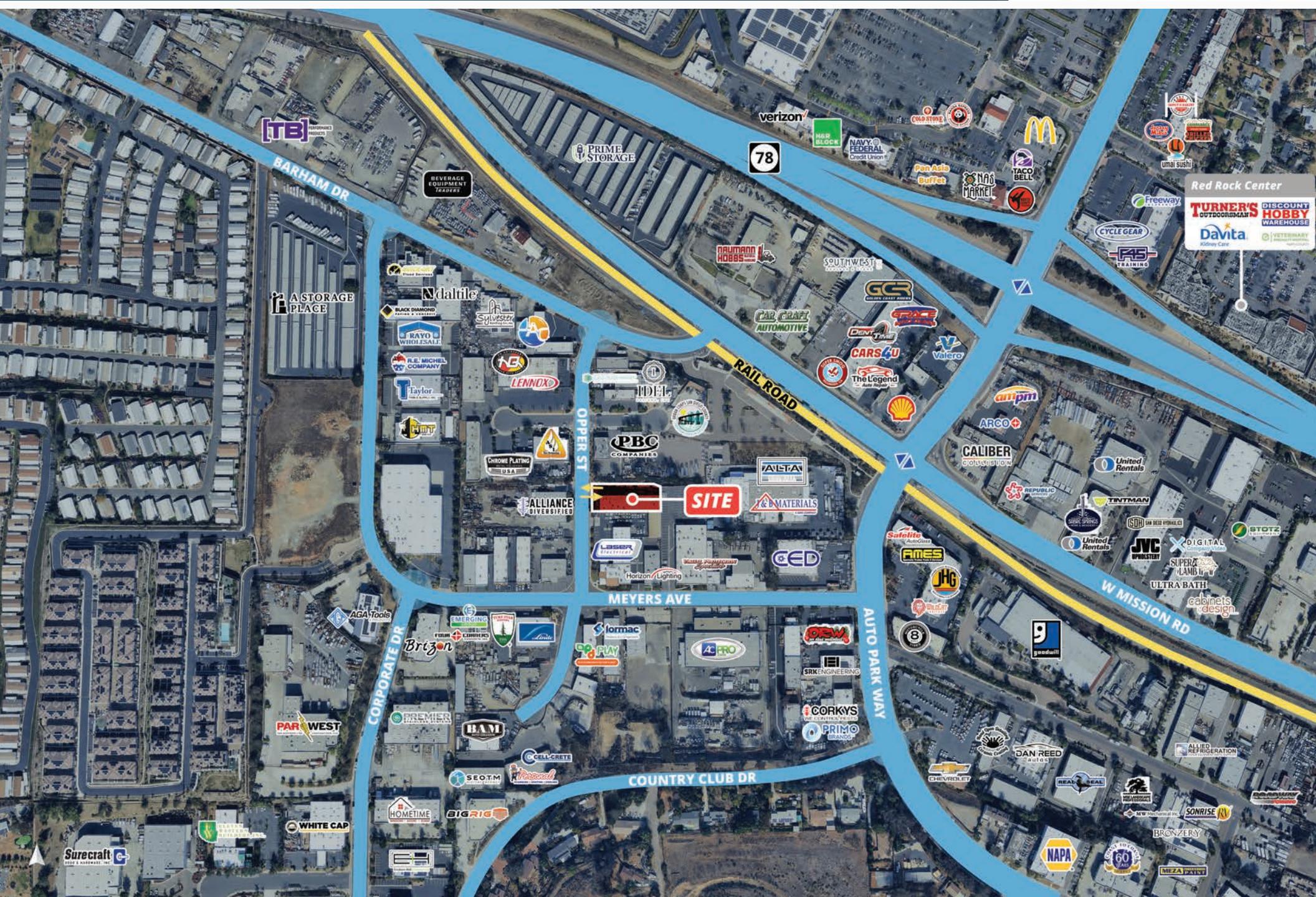
Site Aerial

670 Upper Street | Escondido, CA 92029



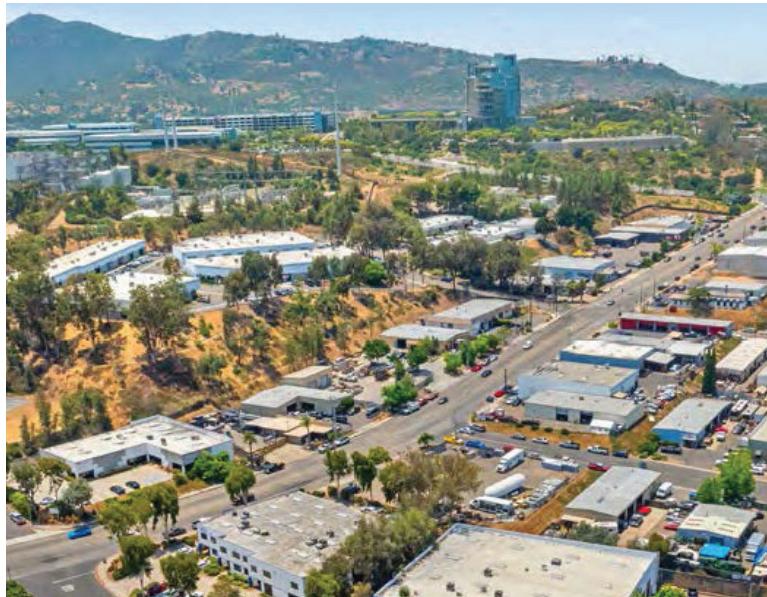
Corporate Neighbors & Access

670 Upper Street | Escondido, CA 92029



Escondido Submarket

670 Upper Street | Escondido, CA 92029



ESCONDIDO SUBMARKET

Set within a broad valley in the coastal mountains of Southern California, Escondido, Spanish for “hidden”, is located approximately 18 miles inland, 30 miles northeast of San Diego, and 100 miles south of Los Angeles. Framed by rolling hills and historic avocado and citrus groves, Escondido offers a diverse, dynamic environment that blends small-town character with metropolitan energy.

From technology and life sciences to communications and advanced industries, North County is where innovation meets lifestyle. Along the forward-thinking communities of the Highway 78 Corridor, creative leaders and entrepreneurs in Escondido converge to build a walkable, live-work-play environment. With a revitalized downtown district, Escondido is a vibrant urban hub where talent, ideas, and opportunity come together. Escondido offers a compelling environment for growth and is where the next generation of innovation takes shape.

AREA DEMOGRAPHICS

150K
Population

\$121,903
Average HH Income

36.9
Median Age

0.5%
2025-2030 Population Growth

5.7 MSF
Industrial Base (Q4 2025)

4.6%
Escondido Vacancy Rate (Q4 2025)

\$1.55
Escondido Asking Rates (Q4 2025)

58K
Escondido Development (2025 YTD)

San Diego County Map

670 Upper Street | Escondido, CA 92029



SAN DIEGO COUNTY MAP

2 Minutes
To SR 78

5 Minutes
To I-15

16 Minutes
To I-5

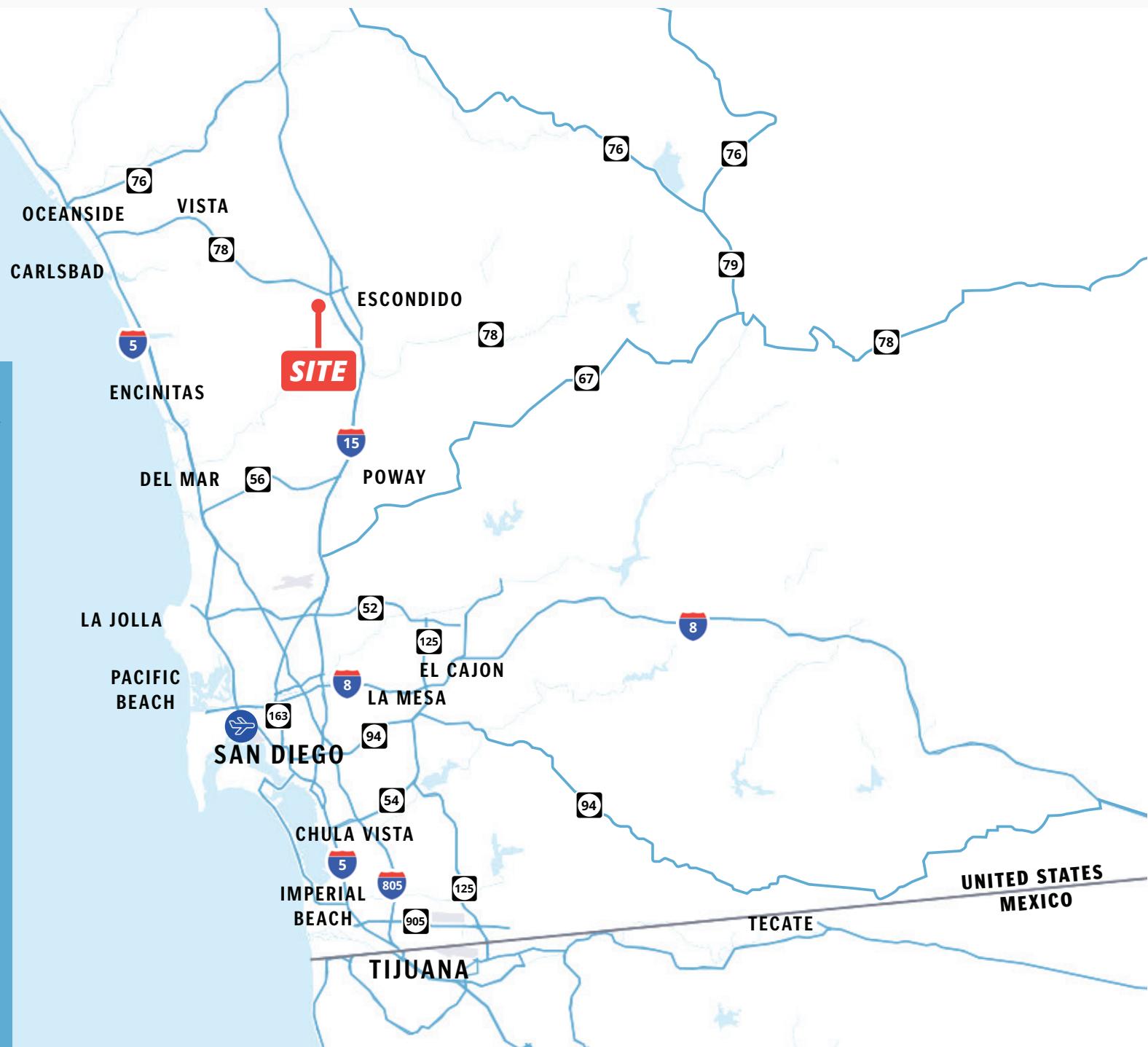
28 Minutes
To Riverside County

30 Minutes
To Downtown San Diego

35 Minutes
To Orange County

35 Minutes
To San Diego International Airport

45 Minutes
To US/Mexico Border





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