

FREE STANDING SHALLOW BAY INDUSTRIAL BUILDING

802-812 WEST WASHINGTON AVE

ESCONDIDO, CA 92025



IDEAL OWNER/USER OR INVESTMENT OPPORTUNITY

**PRICE JUST REDUCED**

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# ■ EXECUTIVE SUMMARY

Intersection, as agent for the Seller, is pleased to present qualified owner-users and/or investors with the opportunity to purchase 802-812 W Washington Avenue, Escondido, CA, a 20,712 square foot shallow bay, multitenant, industrial building situated within the main Escondido Industrial corridor strategically located off the I-15 and SR-78.

The current occupancy is comprised of both vacant space and short-term leases which allow an owner user to occupy over 50% of the building immediately, with the option to occupy the entire property. An owner user can continue to lease portions of the building, creating short-term revenue as expansion plans are realized. For an investor, the entire property can be leased and/or released to achieve prevailing market rents in an industrial submarket that continues to experience low vacancy rates.

The building is concrete block construction built in 1974 and renovated over time. It has a 20 ft. clear height and 11 grade level overhead access doors of various dimensions, some oversize. Approximately 28% of the building is either office/showroom and the balance is warehouse/mezzanine. In 2017, most of the building underwent a roof replacement, accompanied by a transferable warranty valid through September 2037. It is situated on .91 acres of gated concrete yard with 39 on-site parking spaces and ample utility to load/unload trucks.

The property benefits from extremely flexible M-1-Light Industrial zoning allowing for a variety of processing, assembly, manufacturing, storage and distribution warehousing along with support and service uses. The versatility maximizes the appeal to an owner user or a tenant to ensure long-term value, making it a resilient adaptable asset poised to deliver strong sustained returns to an owner user or investor seeking a multifaceted asset. The property is also close to all amenities.

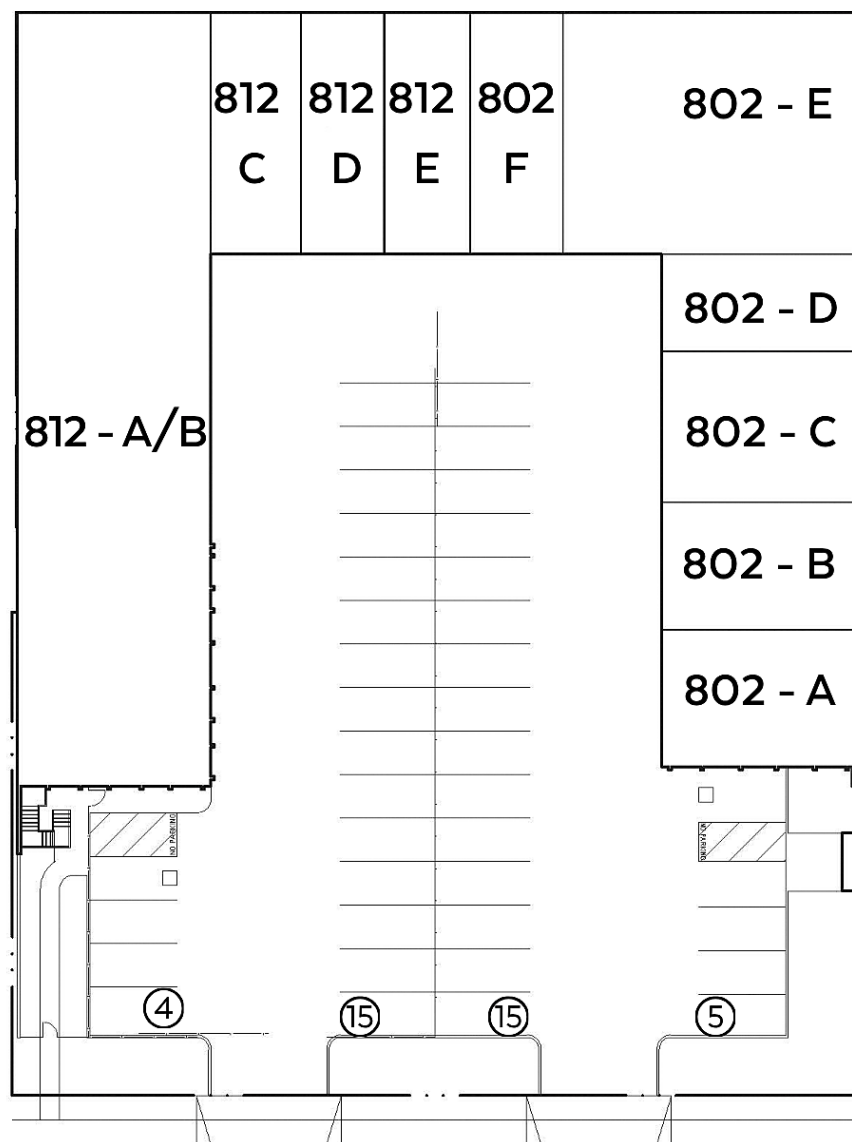
**REDUCED: \$5,100,000 (\$246 PSF)**

**OFFERING PRICE: ~~\$5,742,000 (\$277 PSF)~~**



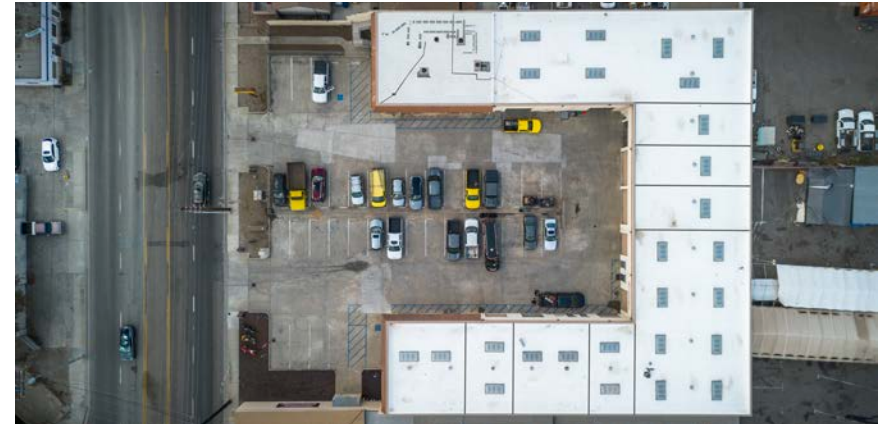
|                     |                                                                 |
|---------------------|-----------------------------------------------------------------|
| BUILDING/SITE SIZE: | 20,712 SF (Building)   0.91 Acres (Site)                        |
| BUILDING TYPE:      | Freestanding Shallow Bay Industrial                             |
| STORIES:            | Single story warehouse; Two-story office                        |
| PARKING:            | 39 total spaces<br>Parking ratio 1.88/1,000 SF                  |
| DOCKS:              | None                                                            |
| GRADE LEVEL DOORS:  | 11 (2: 16' x 12'; 3: 12' x 12'; 6: 12' x 10')                   |
| CONSTRUCTION:       | Masonry                                                         |
| YEAR BUILT:         | 1974                                                            |
| ROOF/SKYLIGHTS:     | Replaced in 2017<br>Transferable warranty through 9/2037        |
| CLEAR HEIGHT:       | 20'                                                             |
| SPRINKLERED:        | No                                                              |
| POWER:              | 1,200a/277-480v 3p 3w                                           |
| APN:                | 228-270-6900                                                    |
| UTILITIES:          | Water, Sewer                                                    |
| ZONING:             | <a href="#">M-1 Light Industrial</a> (Click for permitted uses) |

# ■ SITE PLAN



| BLDG                                                                                                                                                                                                    | SUITE       | SF            | TENANT<br>TOTAL SF |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|--------------------|
| 802                                                                                                                                                                                                     | A           | 1,440         |                    |
| 802                                                                                                                                                                                                     | B           | 1,306         |                    |
| 802                                                                                                                                                                                                     | C           | 1,703         | 4,449 A+B+C*       |
| 802                                                                                                                                                                                                     | D           | 1,238         | 1,238*             |
| 802                                                                                                                                                                                                     | E           | 3,016         | 3,016**            |
| 802                                                                                                                                                                                                     | F           | 965           | 965*               |
| 812                                                                                                                                                                                                     | A-B 1st Fl. | 6,352         |                    |
| 812                                                                                                                                                                                                     | A-B 2nd Fl. | 1,960         | 8,336*             |
| 812                                                                                                                                                                                                     | C           | 902           | 902                |
| 812                                                                                                                                                                                                     | D           | 903           | 903                |
| 812                                                                                                                                                                                                     | E           | 903           | 903                |
| <b>Totals</b>                                                                                                                                                                                           |             | <b>20,712</b> | <b>20,712</b>      |
| <p>*Existing lease provides Lessor termination rights in accordance with lease terms.</p> <p>**Lessor termination rights are being negotiated.</p> <p>Contact broker for further lease information.</p> |             |               |                    |

# ■ SUITE OCCUPANCY- AVAILABILITY



| BLDG   | SUITE | 1ST FL SF | 2ND FL SF | MEZZ SF | COMMON | SUITE SF | TENANT<br>TOTAL SF     | LEASE<br>EXPIRATION |
|--------|-------|-----------|-----------|---------|--------|----------|------------------------|---------------------|
| 802    | A     | 1,135     | -         | 300     | 5      | 1,440    | -                      |                     |
| 802    | B     | 1,053     | -         | 249     | 4      | 1,306    | -                      |                     |
| 802    | C     | 1,253     | -         | 444     | 6      | 1,703    | 4,449 <sub>A+B+C</sub> | 12/31/28*           |
| 802    | D     | 814       | -         | 420     | 4      | 1,238    | 1,238                  | 8/31/26*            |
| 802    | E     | 3,006     | -         | -       | 10     | 3,016    | 3,016                  | 3/31/29**           |
| 802    | F     | 962       | -         | -       | 3      | 965      | 965                    | 2/28/27*            |
| 812    | A-B   | 6,352     | 1,960     | -       | 24     | 8,336    | 8,336                  | 11/15/26*           |
| 812    | C     | 900       | -         | -       | 2      | 902      | 902                    | Vacant              |
| 812    | D     | 900       | -         | -       | 3      | 903      | 903                    | Vacant              |
| 812    | E     | 900       | -         | -       | 3      | 903      | 903                    | Vacant              |
| Totals |       | 17,275    | 1,960     | 1,413   | 64     | 20,712   | 20,712                 |                     |

\*Existing lease provides Lessor termination rights in place.

\*\*Lessor termination rights are being negotiated.



# COMMUNITY PROFILE

The Escondido Submarket remains a high-demand infill pocket of North County San Diego with limited land for development. The Escondido industrial submarket is the cornerstone of the SR-78 and I-15 interchange and is a strategic location serving logistics and manufacturing throughout North County.

The subject property is centrally located in the main business, commercial, and industrial corridor in Escondido. It is easily accessible to major arteries and is in close proximity to both Interstate 15 and SR-78 and as such provides for a strategic and beneficial owner user location or for an investor a tremendous opportunity to attract and retain a range of excellent tenants.

As it relates specifically to 802-812 W. Washington Ave; there is little to no current leasing availability in the 15,000-25,000 SF range and limited availability in the 5,000-15,000 SF range. The lack of this specific sized inventory lends itself to attracting an owner user or investor. In addition, an owner user needing only 10,000 sf should have more confidence in leasing the balance of vacant space due to the lack of competition. The vacancy rate for this industrial product type and the greater Escondido industrial market remains extremely low and continues to be one of the lowest vacancy rates in all Southern California.

## DEMOGRAPHIC SNAPSHOT

| POPULATION                   | 1 MILE   | 3 MILE    | 5 MILE    |
|------------------------------|----------|-----------|-----------|
| 2025 Total Population        | 16,609   | 144,315   | 217,367   |
| HOUSEHOLDS                   | 1 MILE   | 3 MILE    | 5 MILE    |
| 2025 Total Households        | 5,188    | 46,186    | 69,520    |
| INCOME                       | 1 MILE   | 3 MILE    | 5 MILE    |
| 2025 Avg. Household Income   | \$86,060 | \$113,817 | \$124,709 |
| 2025 Median Household Income | \$65,809 | \$86,964  | \$96,214  |

# Trade-Ready. Freeway-Close.



Strategically located at the heart of Escondido's industrial corridor, the property is surrounded by top-tier construction trade suppliers and major retail anchors, providing a built-in customer base and unparalleled logistical convenience.

## Proximity

Carlsbad (18.5 miles)  
 Temecula (27.9 miles)  
 Downtown San Diego (31.6 miles)  
 McClellan-Palomar Airport (11.5 miles)  
 San Diego International Airport (32.8 miles)



## Freeways

Approx. 0.6 miles to/from CA-78  
 Approx. 0.9 miles to/from I-15  
 Approx. 20 miles to/from Hwy. 76  
 Approx. 21.9 miles to/from Hwy. 56

| Category               | Map Icon                                                                                                                                                                                                                                                                                                                                                | Key Local Businesses                                                                                                                                        |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HVAC & Plumbing        |                                                                                                                                                                               | 1.AC Pro, 2.R.E. Michel Company, 3.US Air Conditioning Distributors, 4.Heating & Cooling Supply, 5. Winsupply, 6.Ferguson Plumbing Supply, 7.Reece Plumbing |
| Electrical & Specialty |                                                                                                                                                                               | 8.City Electric Supply, 9.Consolidated Electrical Distributors (CED), 10.Rexel, 20.Airgas Store, 21.Linde Welding Gas & Equipment                           |
| Lumber & Materials     |                                                                                                                                                                               | 12.J&W Lumber, 13.Dixieline Lumber & Home Centers, 14.Ganahl Lumber, 15.Sherwin-Williams, 16.Dunn-Edwards Paints, 19.RCP                                    |
| Equipment Rentals      |                                                                                                                                                                                                                                                                    | 22.Sunbelt Rentals, 23.United Rentals, 24.Clairemont Equip Rentals                                                                                          |
| Metal & Infrastructure |                                                                                          | 17.Escondido Metal Supply, 18.E&J Metal Supply Inc, 30.I-15, 31.SR-78                                                                                       |
| Major Retail Anchors   |                                                                                                                                                                               | 25.Target/Escondido Promenade, 26.Costco Wholesale, 27.Home Depot, 28.Lowe's, 29.Mission Escondido Shopping Center 30.Esc. Square                           |
| Local Amenities        |     | 32.Stone Brewing World Bistro, 33.Burgeon Beer Co., 34.Palomar Hospital, 35.CA Center for the Arts, 36.Grand Ave District                                   |



# SHOWROOM/OFFICE INTERIORS





# WAREHOUSE INTERIOR



# SHALLOW BAY INDUSTRIAL BUILDING

# 802-812 W WASHINGTON AVE

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EXCLUSIVELY LISTED BY



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