

# FOR SALE

**325 MARKET PLACE, ESCONDIDO, CA 92029**  
**10,998 SF | INDUSTRIAL OWNER USER BUILDING**



**OVERSIZED GRADE LEVEL DOORS  
& FENCED YARD**

# PROPERTY FEATURES



|               |                                  |
|---------------|----------------------------------|
| Building Size | 10,998 SF                        |
| Office Size   | 2,820 SF                         |
| Lot Size      | 0.59 Acres (25,700 SF)           |
| Loading       | 4 Oversized<br>Grade Level Doors |
| Clear Height  | 16'-18'                          |

|            |                           |
|------------|---------------------------|
| Power      | 200amps                   |
| Parking    | 1.27/1,000 SF (14 Spaces) |
| Gas        | Yes                       |
| Year Built | 1988                      |
| Zoning     | <a href="#">M-1</a>       |

|              |                        |
|--------------|------------------------|
| Asking Price | \$3,959,280 (\$360/SF) |
|--------------|------------------------|

# PROPERTY HIGHLIGHTS



## TURNKEY OWNER USER PROPERTY

Recent Modern Office  
Improvements Completed



## EFFICIENT LAYOUT

Balanced Office/  
Warehouse Configuration  
for Light Industrial Use



## SECURE SITE

Fenced Exterior for  
Outdoor Storage



## EXCELLENT LOADING CAPABILITIES

Oversized Grade Level Doors to  
Support Shipping & Receiving

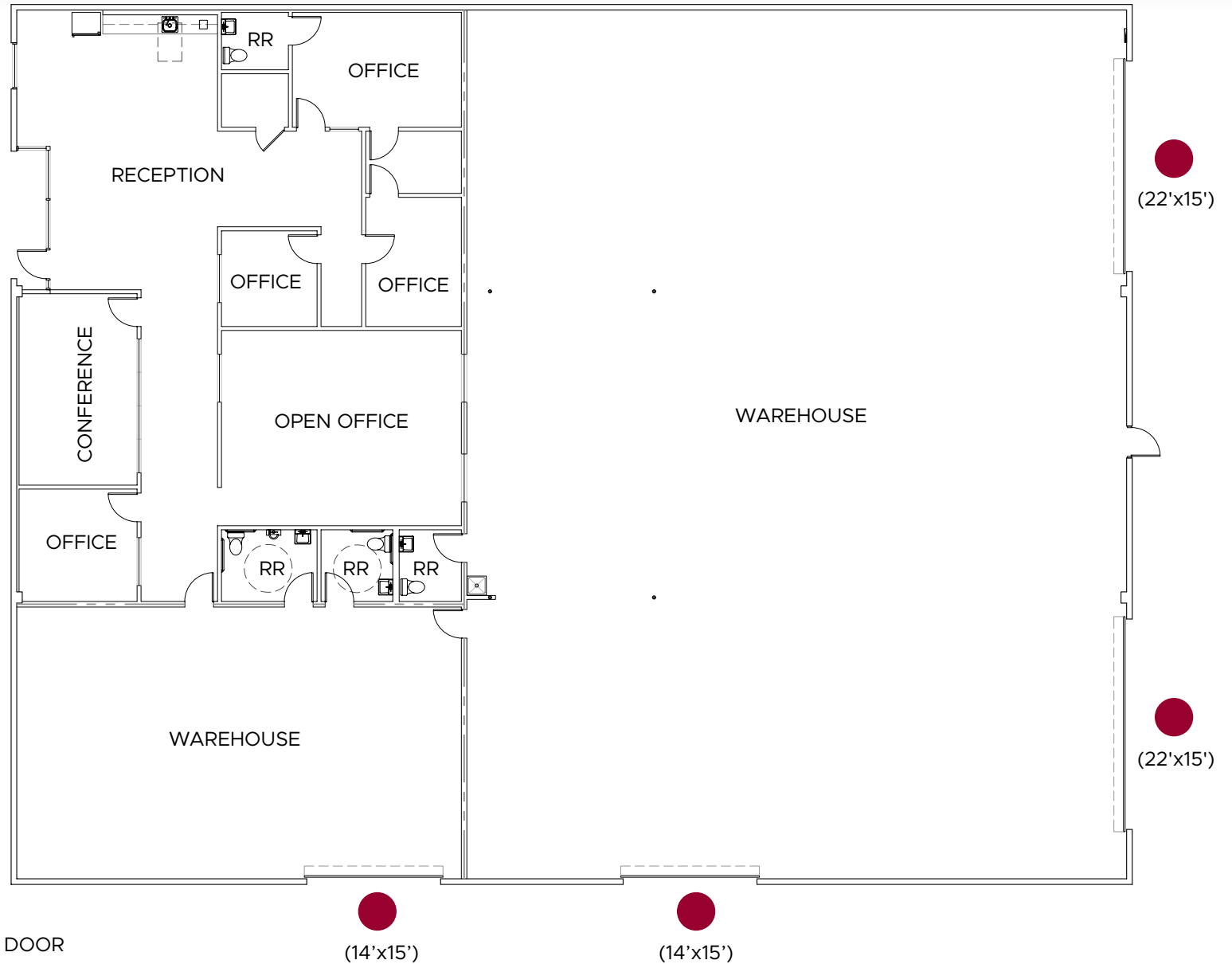


## IDEAL NORTH COUNTY LOCATION

Minutes from I-15 &  
CA-78 Freeways



# FLOOR PLAN

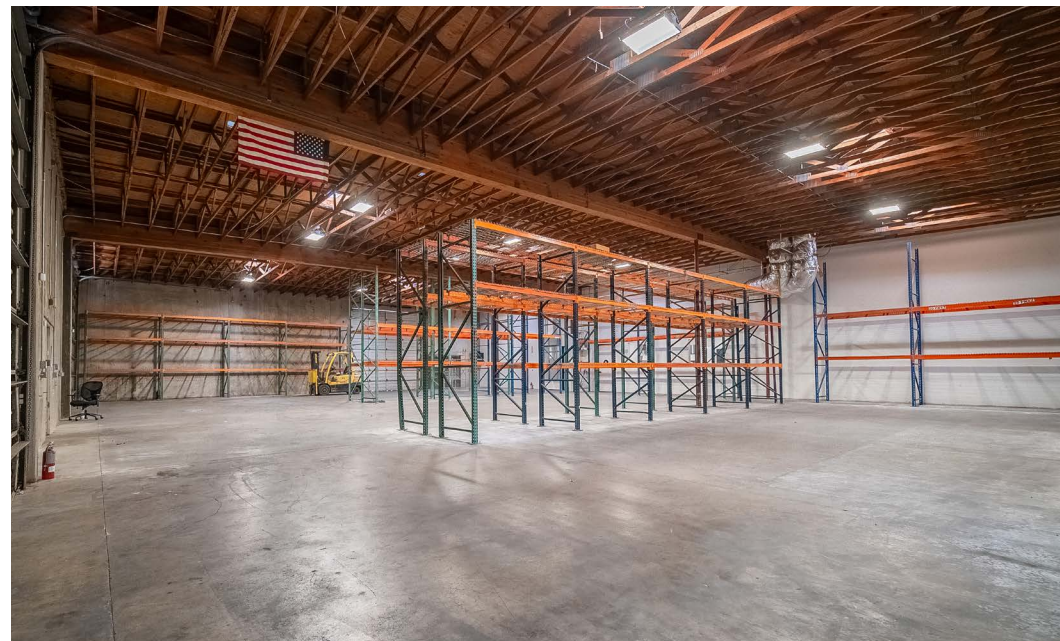
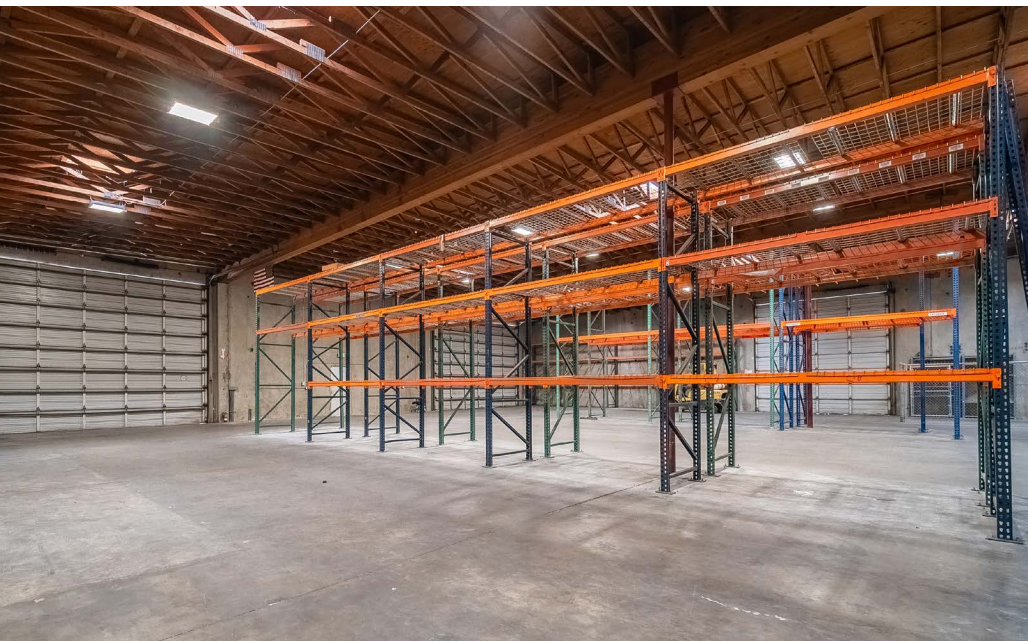


● = GRADE LEVEL DOOR

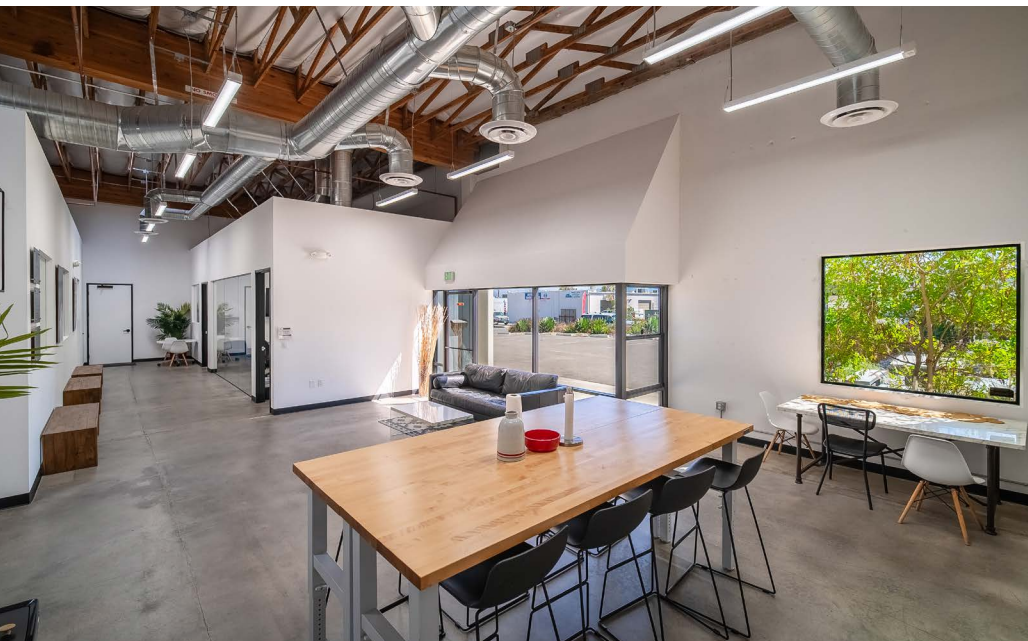
# SITE PLAN



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# NEARBY RETAIL & AMENITIES

## West Valley Plaza



325 Market Place, Escondido

## Escondido Promenade



## Escondido Valley Center



325 Market Place, Escondido

# LOCATION MAP



# ESCONDIDO

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, our award-winning City is a diverse, vibrant community with just the right mix of small-town friendliness and big-city buzz.



Center for  
the Arts



San Diego Zoo  
Safari Park



2 Lakes



Golf Courses

MEDIAN  
HOUSEHOLD  
INCOME  
**\$72,697**

POPULATION  
**151,746**

BUSINESSES  
**5,772**

## Escondidos local industries

HEALTH CARE  
RETAIL

CONSTRUCTION  
MANUFACTURING

# FOR SALE

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