

FOR SALE | 4 BUILDING INDUSTRIAL INVESTMENT

# EXCELLENT OWNER / USER OPPORTUNITY

1318-1322 W MISSION RD, ESCONDIDO, CA 92029

*16,567 SF*

TOTAL BUILDING SF

*\$3,700,000*

PRICE REDUCTION

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 1

PETER QUINN

Senior Vice President, Shareholder

858.864.8491

[peter.quinn@kidder.com](mailto:peter.quinn@kidder.com)

LIC N° 00806439

**km** Kidder  
Mathews

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*Exclusively  
Listed by*

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Senior Vice President, Shareholder

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KIDDER.COM



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# INVESTMENT SUMMARY

# PREMIER OFFERING IN THE HEART OF ESCONDIDO, CA

Kidder Mathews is pleased to present to qualified investors the opportunity to invest in a flexibly zoned commercial property in the city of Escondido, CA.

The four buildings have been owned and managed by a family-run luxury appliance sales company that continues to operate to present day. After operating for over 25 years at this location, the owners of the property retired in 2025 and sold the business to a new operator. The three additional buildings are leased to automotive related repair companies.

The property is being sold as an investment with industrial gross leases on 1318 W Mission Ave, terminating 1/31/31 and 1320 W. Mission Ave terminating on 12/31/31, two additional leases on 1322a and 1322b are month-to-month, giving an owner user the option to occupy two of the existing buildings, following short term lease expirations.

OFFERING PRICE	\$3,700,000 (\$223.33 / sf)
BUILDING SF	±16,567 rsf
LAND AREA	1318 W. Mission Rd - .32 ac 1320-1322 W Mission Rd - .84 ac
ZONING	M-1 - Industrial Zoning
FREEWAY ACCESS	I-15 Freeway and Highway 78



# INVESTMENT SUMMARY



# PROPERTY OVERVIEW



ADDRESS	1318, 1320, 1322a and 1322b W. Mission Rd Escondido, CA 92029	
OFFERING PRICE	\$3,700,000 (\$223.33 / sf)	
APPROXIMATE INDIVIDUAL BUILDING SIZE	1) 1318 W Mission	5,200 sf
	2) 1320 W Mission	6,290 sf
	3) 1322a W Mission	2,077 sf
	4) 1322b W Mission	3,000 sf
TOTAL BUILDING SIZE	±16,567 sf	

LAND AREA	±50,529 sf		
YEAR BUILT	1980		
ZONING	M-1 - Industrial Zoning, Escondido		
PARCEL NO.	228-300-07	.32 ac	13,939 sf
	228-300-34	.84 ac	36,590 sf

# RENT ROLL

Building	Tenant	RSF	LEASE TERM			RENTAL RATES		Options
			Lease Start	Lease End	Term	Monthly	Price/SF	
1318	Max Car Service	5,200	2/1/2026	1/31/2031	60 mo	\$6,800.00	\$1.31 IG*	One (1) Five (5) Option at market
1320	B&B Appliance Warehouse	6,290	1/1/2025	12/31/2031	84 mo	\$7,416.00	\$1.18 IG*	One (1) Seven (7) Option
1322a	Mario Autobody	2,077	no written lease			\$3,000.00	\$1.44 IG	None
1322b	Lopez Transmission	3,000	no written lease			\$3,500.00	\$1.17 IG	None
GROSS MONTHLY RENT						\$20,716.00	\$1.25	
GROSS ANNUAL RENT						\$248,592.00		

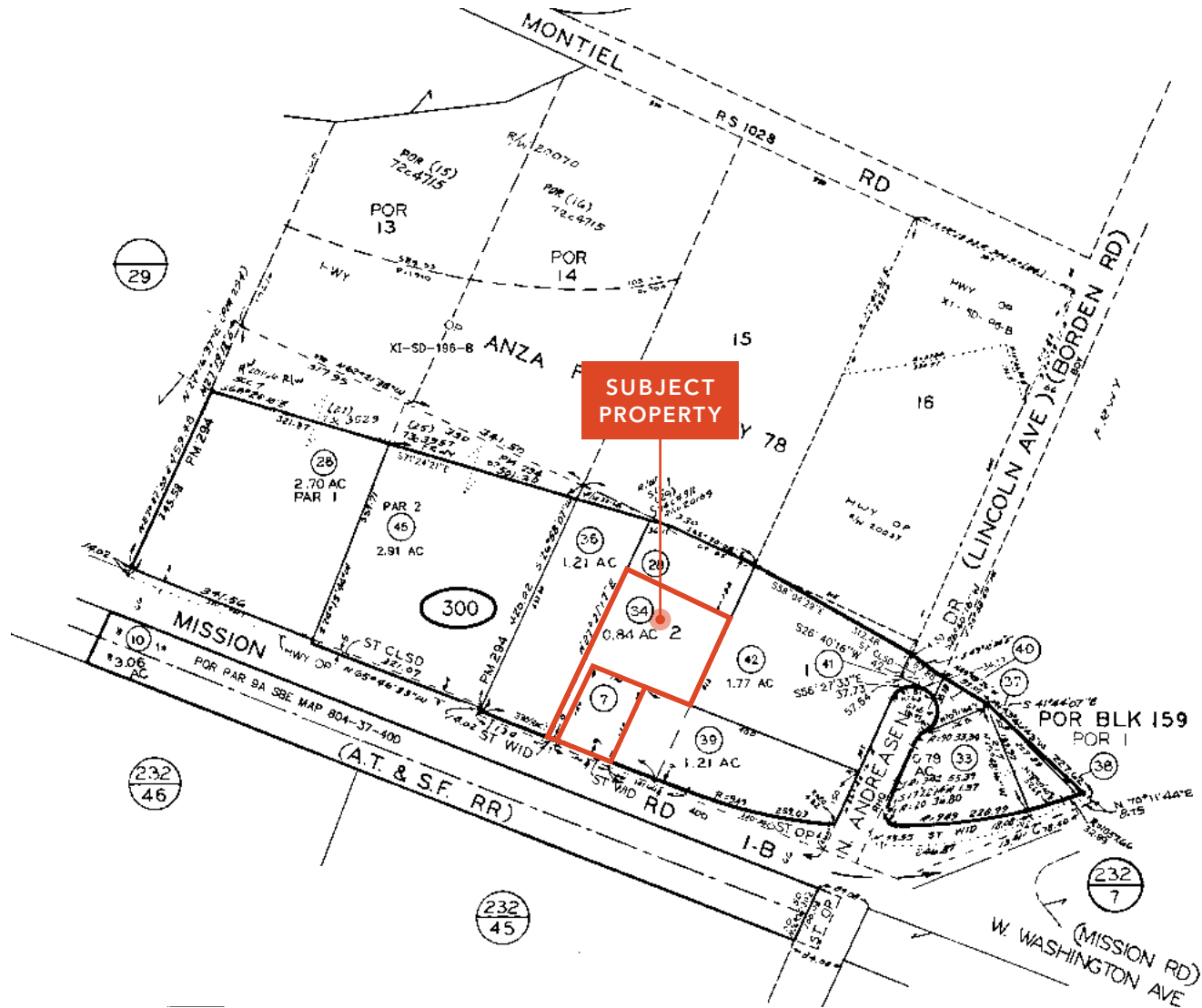
\*Rents increase 3% per year



## AFTER SALE ANNUAL EXPENSES

PROPERTY TAXES	\$42,180.00
INSURANCE	\$3,330.00
WATER	\$1,200.00
LANDSCAPE	\$780.00
<b>TOTAL EXPENSES</b>	<b>\$47,490.00</b>
<b>NET OPERATING INCOME</b>	<b>\$201,102.00</b>

# PARCEL MAP





## ALLOWED BUSINESS USES FOR THESE ADDRESSES (M-1)

*Because these parcels are zoned M-1, they are intended for low-intensity and low-impact industrial and manufacturing operations*

### PRINCIPAL PERMITTED USES

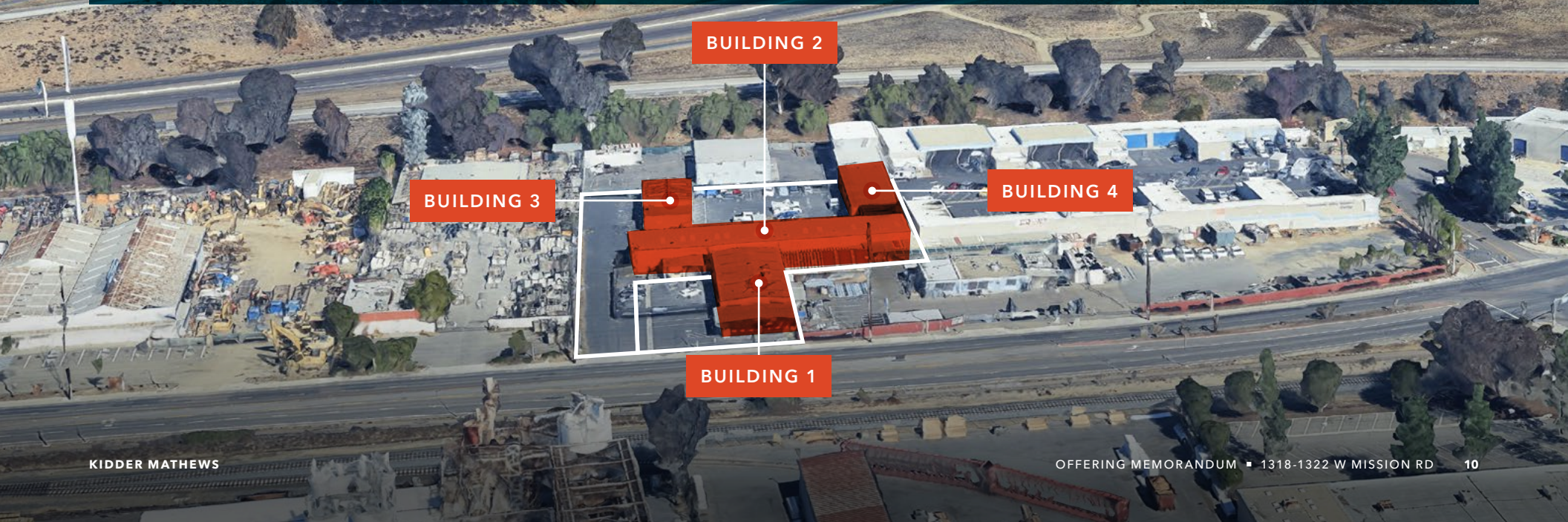
Light Manufacturing: Processing, assembling, and manufacturing of goods.

Warehousing & Storage: Storage of materials and wholesale distribution.

Research & Development: Facilities for scientific or technical research and laboratories.

Auto-Related Services: Car painting and collision repair are common at these specific addresses (e.g., Car Coat Collision & Paint at 1318 W. Mission Rd).


Service Facilities: Public and incidental service facilities designed to serve the industrial area.



# INVESTMENT SUMMARY

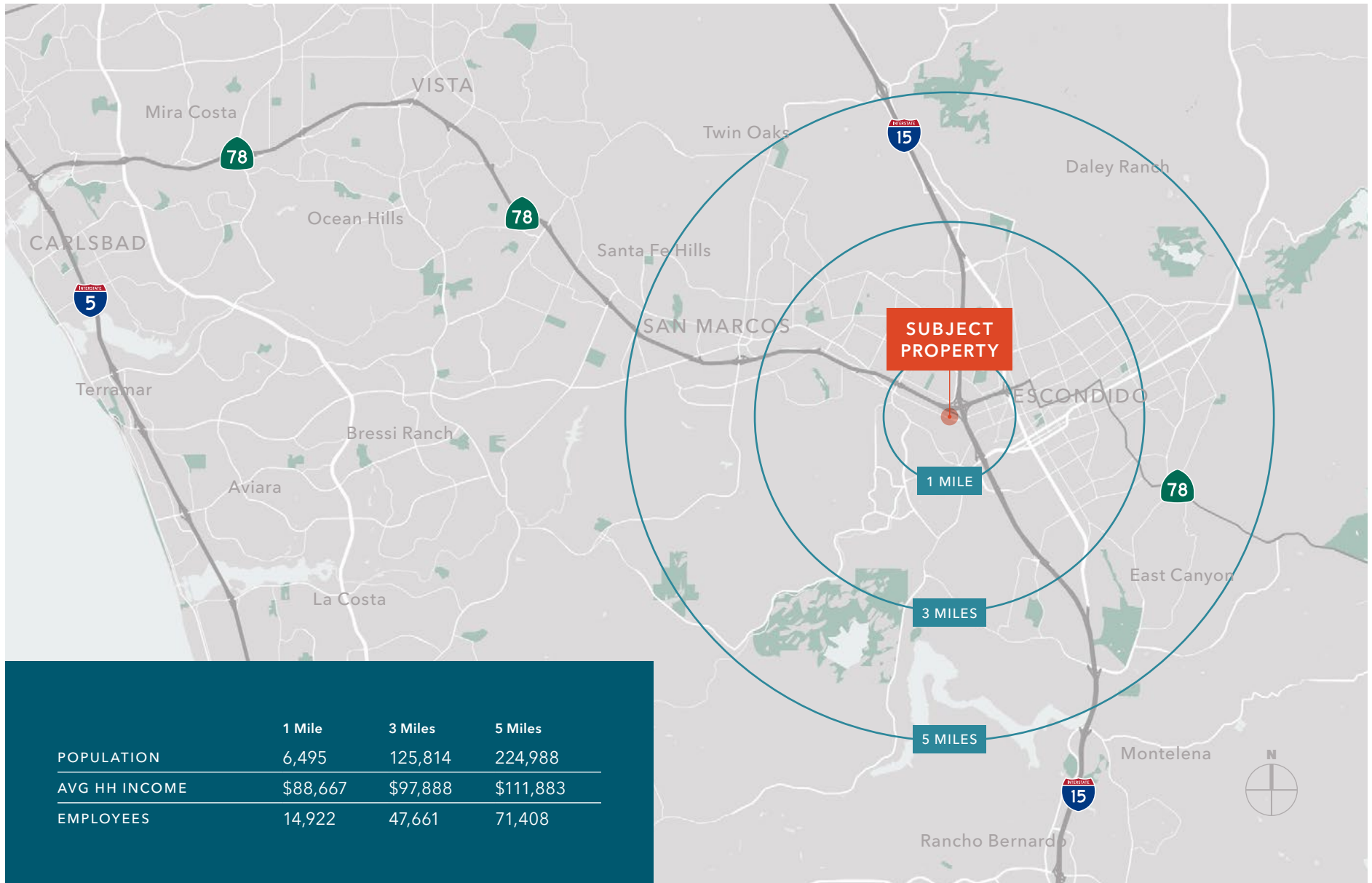


**SUBJECT PROPERTY**

 **19,974+ VEHICLES**  
Average Daily Traffic

 TARGET	 five BELOW	 M
 VANS	 TJ-maxx	 ups
 BOB'S DISCOUNT FURNITURE	 DICK'S SPORTING GOODS	 ROSS DRESS FOR LESS
 Starbucks	 Chick-fil-A	 Carl's Jr.
ESCONDIDO PROMENADE		

# INVESTMENT SUMMARY



## DRIVE TIME

*15 MI*

TO POWAY

*17 MI*

TO CARLSBAD

*32 MI*

TO DOWNTOWN SD

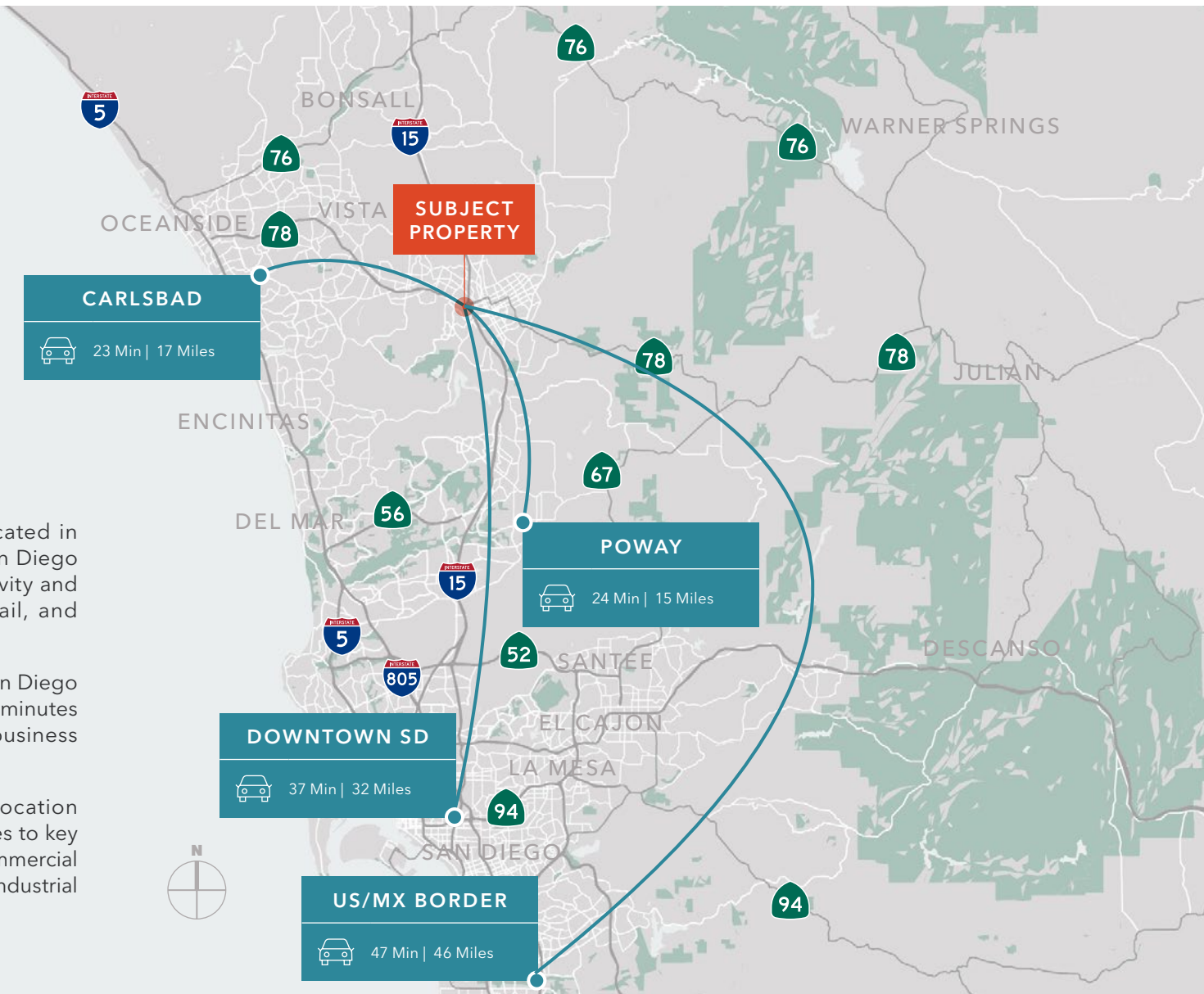
*46 MI*

TO US/MX BORDER

The subject property is strategically located in Escondido, California, within northern San Diego County, offering strong regional connectivity and accessibility to major employment, retail, and transportation corridors.

The property benefits from proximity to San Diego International Airport (approximately 35-45 minutes south), providing convenient access for business travel and logistics.

Overall, the subject property's central location within Escondido offers efficient drive times to key transportation routes, labor markets, and commercial centers, making it well-suited for a variety of industrial and service-oriented uses.





# AREA OVERVIEW

*Section 02*

# AGRICULTURAL PAST WITH A *MODERN,* *URBAN FUTURE*

## AS A TOURIST ATTRACTION: WHERE WILD MEETS REFINED

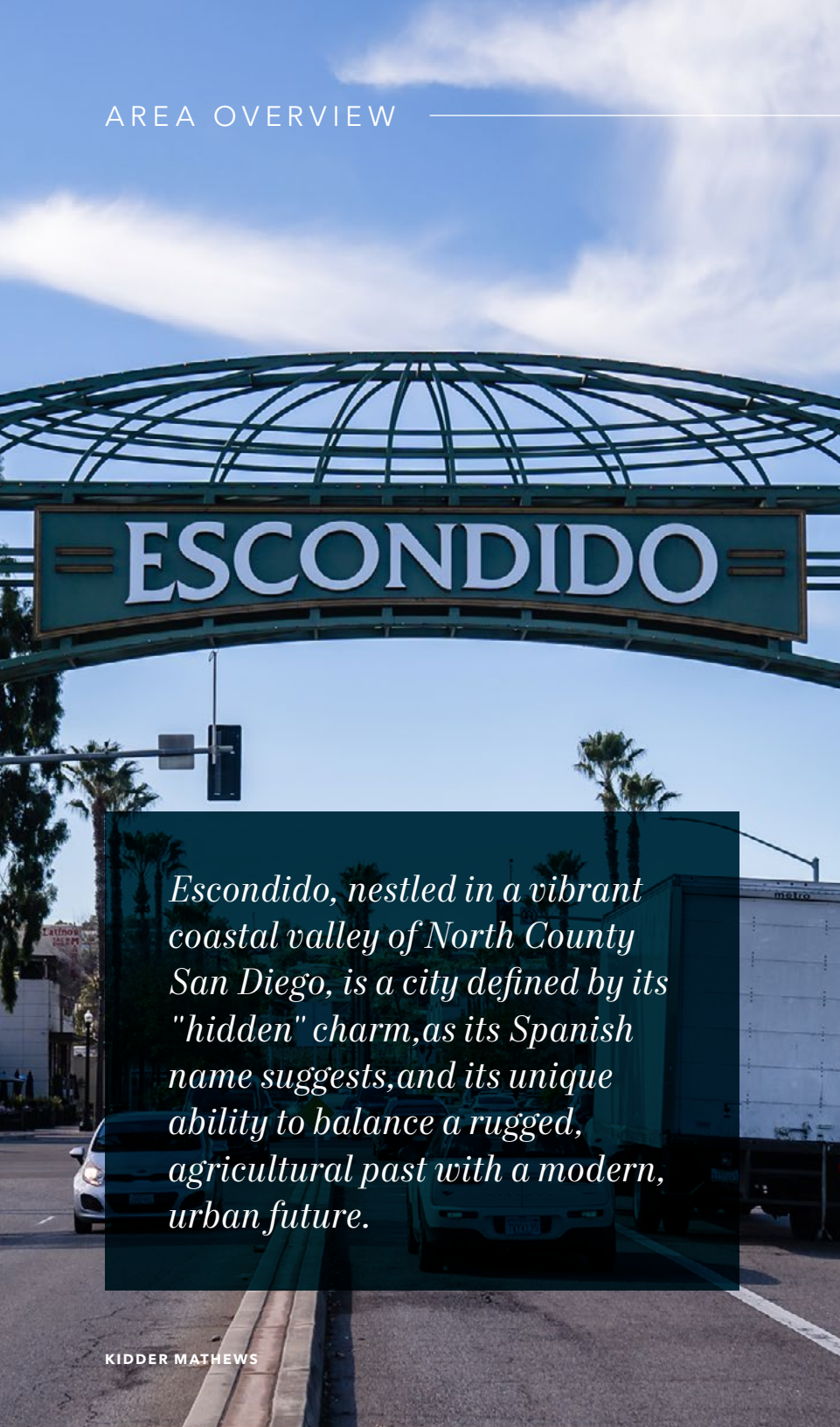
For visitors, Escondido is the inland crown jewel of San Diego. It is most famously the home of the San Diego Zoo Safari Park, where massive savannas allow rhinos and giraffes to roam, offering an experience worlds away from a traditional zoo. Beyond the wildlife, the city has emerged as a premier agritourism destination. The rolling hills are dotted with award-winning wineries and "farm-to-fork" culinary spots, while the historic downtown on Grand Avenue offers a walkable slice of Americana filled with antique shops, art galleries, and the California Center for the Arts.

## AS A PLACE TO WORK: AN INNOVATION HUB IN THE VALLEY

Escondido has evolved into a strategic economic engine for the region. Its location along the I-15 and Highway 78 corridors makes it a central hub for industries ranging from healthcare and specialized manufacturing to craft brewing (anchored by the massive Stone Brewing World Bistro & Gardens). The city attracts professionals who want the resources of a major metropolitan area without the congestion of downtown San Diego. With a diverse business climate and a city government focused on revitalization, it's a place where entrepreneurs and established industries alike find room to grow.

## AS A PLACE TO LIVE: A DIVERSE AND ROOTED COMMUNITY

Living in Escondido offers a variety of lifestyles that are hard to find elsewhere in Southern California. You can find mid-century suburban neighborhoods, modern apartments near the city center, or sprawling equestrian estates in the surrounding hills. It remains more attainable than the coastal enclaves of Carlsbad or Del Mar, yet it's only a 20-minute drive to the beach. Families are drawn to its extensive park system—like the massive Daley Ranch for hiking—and a community spirit that shines through during events like "Cruisin' Grand," one of the region's best weekly vintage car shows.



*Escondido, nestled in a vibrant coastal valley of North County San Diego, is a city defined by its "hidden" charm, as its Spanish name suggests, and its unique ability to balance a rugged, agricultural past with a modern, urban future.*

## SAN DIEGO

*Located along the Pacific Coast of Southern California, San Diego is California’s second largest city, with a population of ±1.42M in 2026.*

San Diego is renowned for its 17 miles of shoreline, proximity to the Mexican border, and year-round warm climate, making it an idyllic place to live and visit.

### DIVERSE EMPLOYMENT BASE



San Diego’s employment base in 2025 is highly diversified, supporting roughly 1.6 million jobs across a broad mix of industries that enhance economic stability and resilience. Key sectors include healthcare, professional and technical services, and manufacturing, each employing well over 100,000 workers, alongside strong contributions from tourism, education, construction, and small businesses. The region is also heavily influenced by its military and defense presence, which generates significant economic activity and supports a wide range of related jobs. In addition, San Diego’s reputation as an innovation hub—particularly in biotechnology, technology, and cybersecurity—continues to drive high-skilled employment and long-term growth. With moderate job growth and a relatively low unemployment rate around 4-5%, the region’s balanced industry mix helps protect it from major economic swings while providing opportunities across multiple skill levels.

### LARGE TOURISM INDUSTRY

San Diego’s tourism industry is a major economic driver in 2025, supporting over 200,000 jobs across hospitality, dining, and entertainment. Attractions like the San Diego Zoo, Balboa Park, and SeaWorld San Diego draw millions of visitors each year, while beaches and events at the San Diego Convention Center boost travel year-round. Overall, tourism generates billions in revenue and plays a key role in supporting local businesses and maintaining a strong, stable job market.



### MAJOR AREA EMPLOYERS

 <p>34-41K</p>	 <p>30-38K</p>	 <p>17-19K</p>	 <p>17-19K</p>
 <p>13K</p>	 <p>12K</p>	 <p>11K</p>	 <p>10K</p>



ESCONDIDO CIVIC CENTER

## DEMOGRAPHICS

### POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATE	6,495	125,814	224,988
2030 PROJECTION	6,215	120,764	216,775
2020 CENSUS	6,939	129,523	229,977
2010 CENSUS	6,519	121,969	211,306

### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATE	2,253	41,665	73,480
2030 PROJECTION	2,166	40,607	71,861
2020 CENSUS	2,385	42,073	73,665
2010 CENSUS	2,211	39,209	67,574

### INCOME & EMPLOYMENT

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$106,794	\$119,949	\$136,752
2025 MEDIAN HH INCOME	\$88,667	\$97,888	\$111,883
2022 PER CAPITAL INCOME	\$37,348	\$39,950	\$44,875
TOTAL BUSINESSES	1,359	5,832	8,946
TOTAL EMPLOYEES	14,922	47,661	71,408

Data Source: ©2023, Sites USA

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