

506 W Washington Ave

Escondido, CA 92025

Industrial Opportunity
For Lease

Rare Corner Showroom Opportunity | Secured Parking | Prime Escondido Location



W Washington Ave ±15,100 VPD

Centre City Pkwy ±21,500 VPD

MATTHEWS™

**506 W
Washington Ave**
Escondido, CA 92025

Exclusively Leased By



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PROPERTY OVERVIEW

506 W Washington Ave
Escondido, CA 92025



PROPERTY HIGHLIGHTS

Prime Corner Positioning at a signalized intersection along W Washington Avenue ($\pm 15,100$ VPD) & Centre City Pkwy ($\pm 21,500$ VPD), providing strong visibility, convenient ingress/egress, and consistent daily traffic exposure.

Secure, Fenced Parking Lot with ample on-site parking, offering added functionality for tenants, customers, and operational use.

Desirable Low-density Adjacency with only one neighboring tenant, enhancing accessibility, privacy, and overall site control.

Well-Located within Escondido's established commercial corridor, benefiting from surrounding residential density and convenient connectivity to nearby retail, service, and transportation routes.

Corner Site Configuration supports strong signage opportunities and enhanced street presence, contributing to long-term tenant appeal and branding visibility.



LEASING SPECIFICATIONS

\$1.10/SF NNN

Asking Rent

±7,760 SF

Building Size

±4,860 SF

Ground Floor Size

±2,900 SF

Second Floor Size

±19'

Ceiling Height

1 Elevator & 2 Sets of Stairs

Accessibility

**2 Private Offices
1 Storage Room
and 2 Restrooms**

Interior Build-Out

Double Swinging + Side Door

Access & Ingress

*Potential To Add Grade-Level Roll Up Door

Glass Windows Providing Natural Light

Lighting

\$0.25/SF

NNN Estimate





Abundance of Natural Light



Open Second Floor Layout



Private & Gated Parking Lot



Expansive Showroom Space



Walmart
Supercenter

COSTCO
WHOLESALE

ESCONDIDO
METAL

LOWE'S

WHITE CAP

B&B APPLIANCE

Subject
Property

ORW
OFF ROAD WAREHOUSE

MOTION

SECURITY
PUBLIC STORAGE

FREEBERG

T.S.
INDUSTRIAL SUPPLY
A WESTFLEX INC. COMPANY

USAirconditioning
DISTRIBUTORS

HOT AIR TOOLS

Escondido Promenade
TARGET TJ-maxx
Panera planet fitness GameStop
BREAD ULTA
ROSS DICK'S BEAUTY
DRESS FOR LESS SPORTING GOODS FIVE BELOW

Google Earth



78

INTERSTATE
15

±168,000 VPD

±245,000 VPD

MARKET OVERVIEW

506 W Washington Ave
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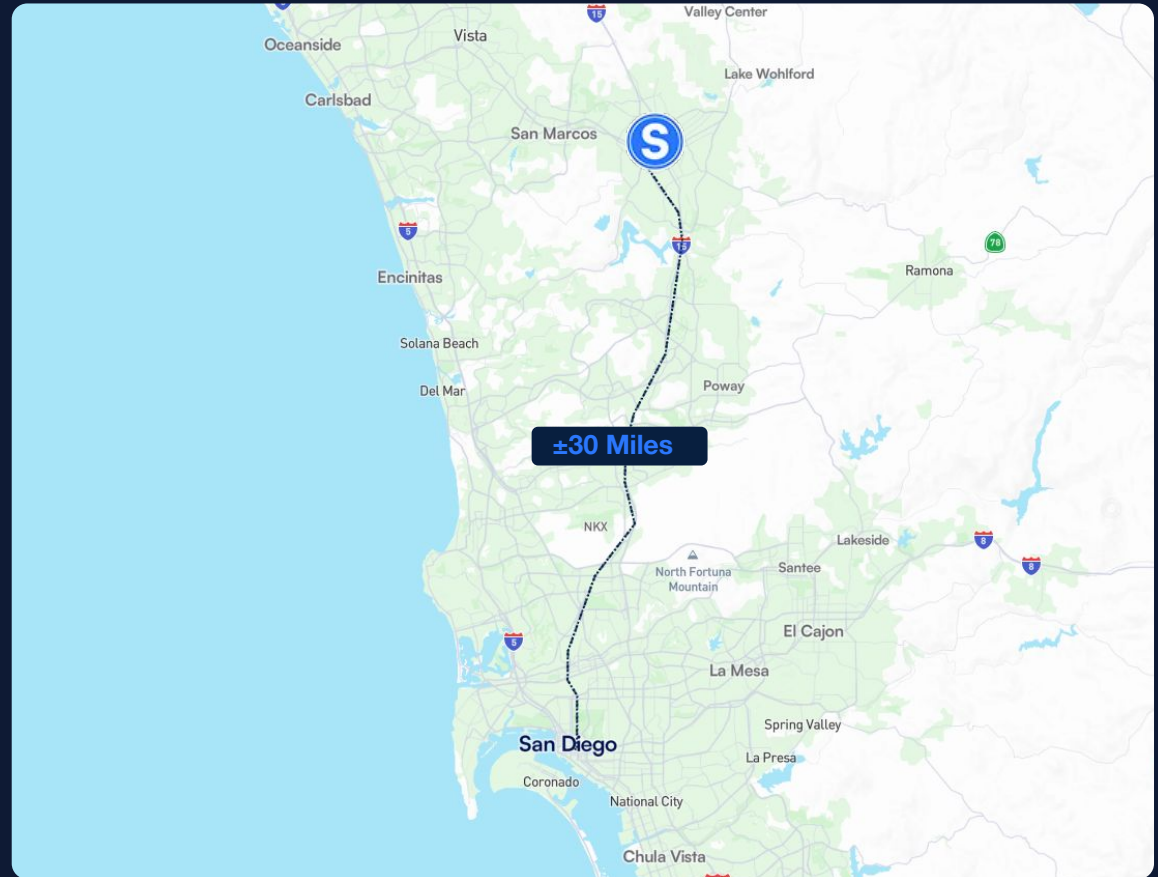
ESCONDIDO, CA

Rare Corner Opportunity in a Highly Desired North San Diego County Trade Area

Local Market Overview

Escondido is a strategic industrial and logistics hub within North San Diego County, benefiting from direct access to Interstate 15, State Route 78, and the broader Southern California distribution network. The city's central position between San Diego, Orange County, and the Inland Empire has supported continued demand from light manufacturing, warehouse, distribution, and contractor-oriented users seeking proximity to both labor and affluent consumer populations. The surrounding area features a diversified economic base supported by healthcare, advanced manufacturing, construction, retail trade, and professional services, contributing to long-term industrial occupancy stability.

The region continues to attract businesses seeking more cost-effective alternatives to coastal San Diego while maintaining access to major transportation infrastructure and one of the nation's largest consumer markets. Escondido's industrial inventory remains constrained relative to demand, supporting strong rental fundamentals and limited vacancy across smaller bay and flex-industrial product types. Continued infrastructure investment throughout North County, combined with population density and household income growth across the broader San Diego market, positions the area as a highly competitive environment for industrial ownership and tenant retention.



Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	26,080	147,593	215,250
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,056	47,242	68,789
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$80,366	\$112,870	\$124,925

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.-Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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Confidentiality & Disclaimer Statement

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.