

±8,087 SF FREESTANDING
INDUSTRIAL BUILDING

FOR SALE



2128 AUTO PARK WAY

ESCONDIDO, CA 92029

CBRE

PROPERTY OVERVIEW

2128 Auto Park Way in Escondido is ideally positioned with outstanding access to Highway 78 and Interstate 15, the site offers seamless connectivity for logistics, employees, and customers alike. This prime location ensures superior visibility and strong accessibility, critical factors for attracting business and enhancing brand presence.

Strategically located for maximum business impact, this property features an approximately 8,087-square-foot freestanding building situated on a 0.56-acre parcel that provide significant operational flexibility and independence.



PROPERTY HIGHLIGHTS

\$2,695,000

SALE PRICE (\$333/SF)

±8,087

SQUARE FOOT
FREESTANDING BUILDING

±0.56

ACRE LOT
(24,393 SF)

21,000

CARS PER DAY
VISIBILITY

BUILDING SPECS



600A/120/120V/3 Phase

Power



Second Floor

Bonus Mezzanine



Fenced Parking lot

Features



Light Industrial (M-1)

Zoning



Single or Dual

Tenancy



14' - 16'

Clear Height



2

Grade Level Roll-Up Doors



Min. 14

Parking Spaces



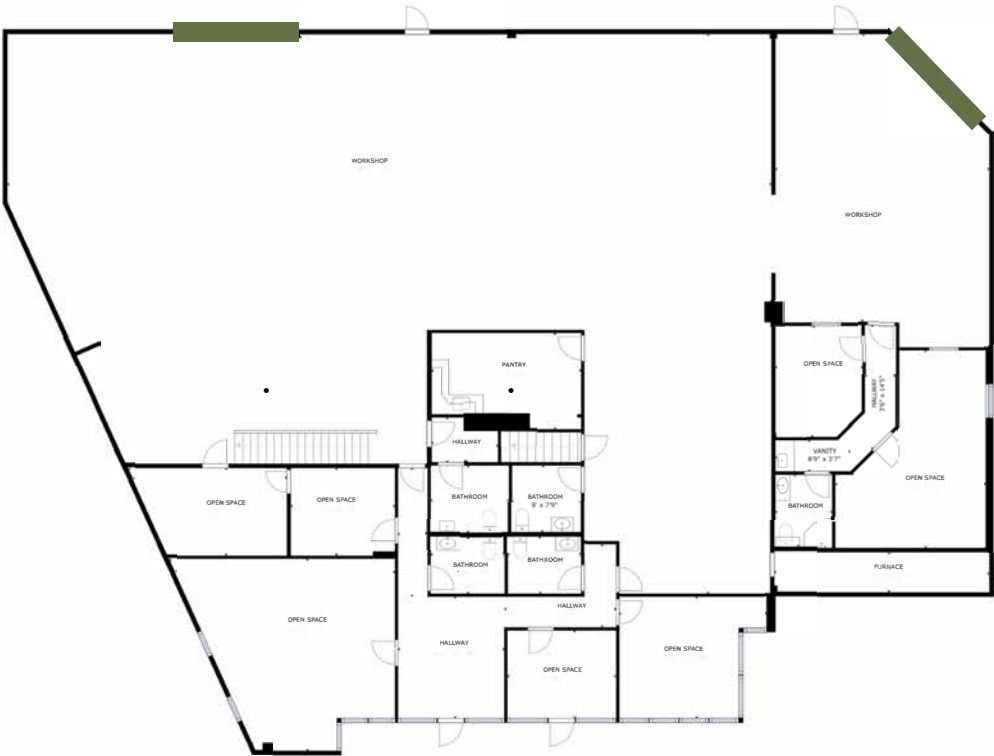
Street

Parking Allowed

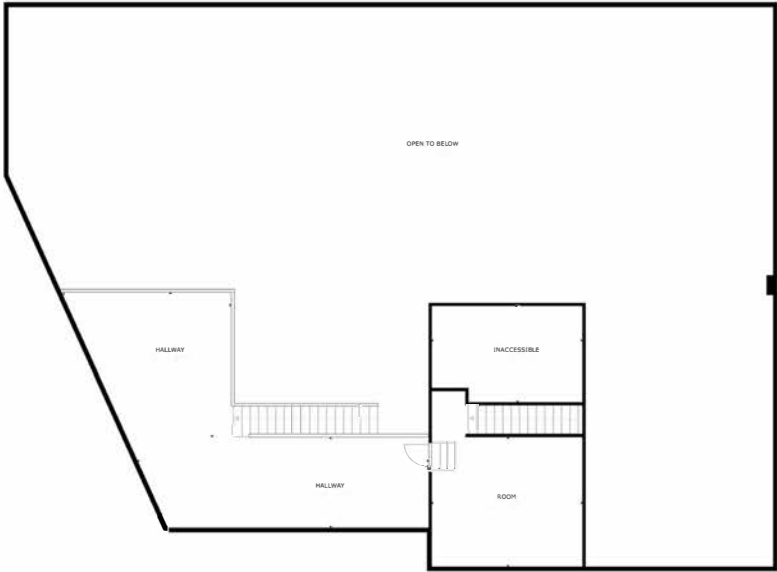
FLOOR PLAN

VIRTUAL TOUR

FIRST FLOOR



SECOND FLOOR
BONUS MESSANINE

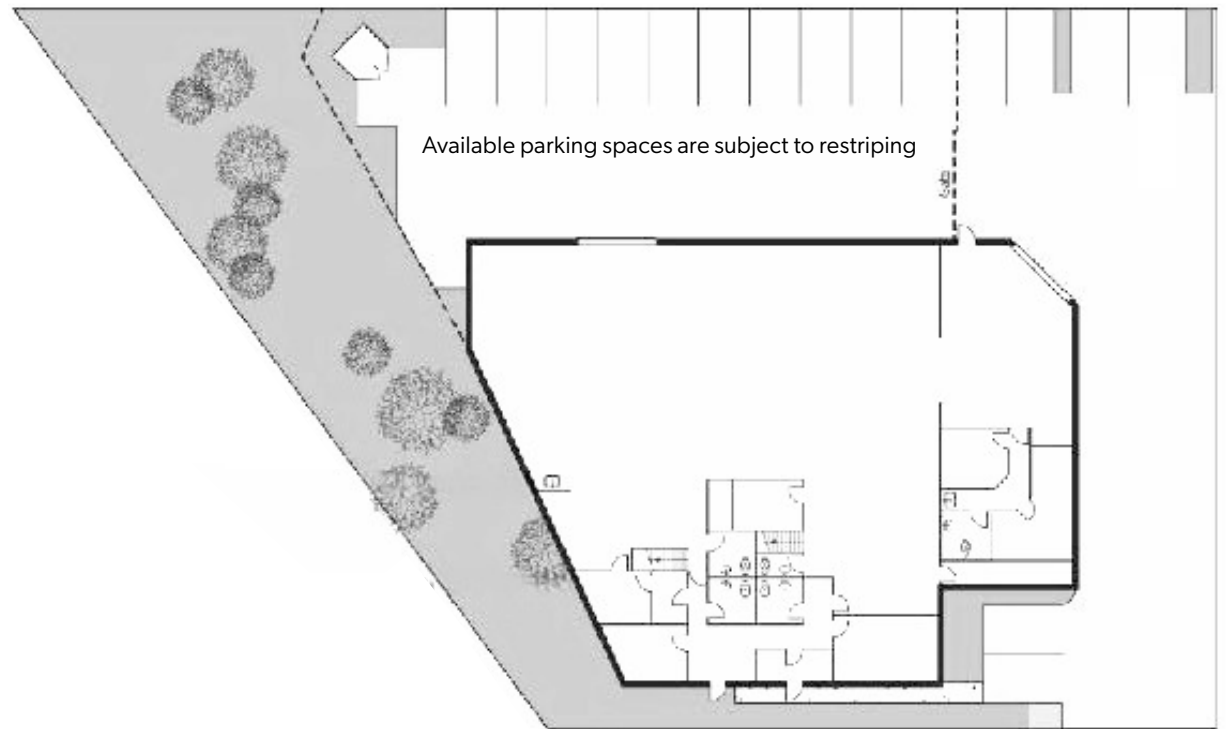


 Grade-Level Roll-Up Door





SITE PLAN



Auto Park Way



AREA DEMOGRAPHICS

| | 10 Minutes | 20 Minutes | 30 Minutes |
|---|------------|------------|------------|
| Population | | | |
| 2025 Population - Current Year Estimate | 108,782 | 523,034 | 1,196,350 |
| 2030 Population - Five Year Projection | 109,165 | 526,502 | 1,205,369 |
| Households | | | |
| 2025 Households - Current Year Estimate | 36,631 | 180,480 | 428,509 |
| 2030 Households - Five Year Projection | 37,213 | 183,761 | 437,175 |
| 2025 Average Household Size | 2.91 | 2.85 | 2.74 |
| Household Income | | | |
| 2025 Average Household Income | \$119,386 | \$153,054 | \$171,970 |
| 2030 Average Household Income | \$133,902 | \$170,423 | \$190,123 |
| Education | | | |
| 2025 Population 25 and Over | 73,711 | 361,552 | 839,946 |
| Bachelor's Degree or Higher | 24,350 | 160,610 | 437,434 |

Source: ESRI



2128 AUTO PARK WAY

ESCONDIDO, CA



CONTACTS

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