

1545 SIMPSON WAY

ESCONDIDO, CA 92029

3,972 Flex/Industrial Condo // For Sale ~~\$1,330,620~~ - Price Reduced: \$1,191,600 (\$300/SF)



LOCATED IN THE HEART OF
ESCONDIDO'S INDUSTRIAL DISTRICT



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Urban West Ventures, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Urban West Ventures, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Urban West Ventures, Inc.

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1545 SIMPSON WAY, ESCONDIDO, CA 92029

State Place

Simpson Way

ACCESS POINTS





PROPERTY OVERVIEW

Market/Submarket:	North County San Diego/Escondido
Submarket Cluster:	I-15 Corridor
Property Type:	Industrial/Flex
Zoning:	M-2 // Manufacturing, Heavy Industrial, Warehousing
Address:	1545 Simpson Way, Escondido, CA 92029
Condo RBA:	3,972 Sq Ft
APN:	232-440-43
Construction:	Masonry
Year Built/Renovated:	1982/2023
Building Class:	C
Power:	400 Amps / 120/208V, 3 Phase
Clear Height:	13'
Loading:	One (1) 10'x10' Grade Level Rollup
Gas:	None
HVAC:	100% Climate Controlled
Skylights:	Yes
Sprinklered:	None
Parking Ratio:	2.1 per 1,000 SF / 8 Unreserved Spaces
Accessibility:	1.3 miles to I-15 access // 1.4 miles to CA-78 access
Association Dues:	\$0.17/SF/Mo
SALE PRICE:	\$1,330,620 (\$335/SF) - Price Reduced: \$1,191,600 (\$300/SF)

TRANSACTIONS – INDUSTRIAL/FLEX

LAST 12 MONTHS – OWNER-OCCUPANT – 1.5-MILE RADIUS

HIGH – \$370/SF | LOW – \$326/SF | MEDIAN – \$331/SF | MEAN – \$344/SF



1. 350-352 Engel Street

- a. **Size:** 10,000 SF
- b. **Year Built:** 1980
- c. **Transaction Date:** 8/19/25
- d. **Sold Price:** \$3,589,000
- e. **Sold \$/SF:** \$359/SF



2. 147 S Vinewood Street

- a. **Size:** 5,139 SF
- b. **Year Built:** 1988
- c. **Transaction Date:** 8/14/25
- d. **Sold Price:** \$1,675,000
- e. **Sold \$/SF:** \$326/SF



3. 521 State Place (same Association as subject property)

- a. **Size:** 2,368 SF
- b. **Year Built:** 1982
- c. **Transaction Date:** 7/2/25
- d. **Sold Price:** \$780,000
- e. **Sold \$/SF:** \$329/SF



4. 1250 Pacific Oaks Place

- a. **Size:** 3,584 SF
- b. **Year Built:** 2006
- c. **Transaction Date:** 5/23/25
- d. **Sold Price:** \$1,190,000
- e. **Sold \$/SF:** \$332/SF



5. 1550 Sterling Court

- a. **Size:** 4,140 SF
- b. **Year Built:** 1980
- c. **Transaction Date:** 5/5/25
- d. **Sold Price:** \$1,440,000
- e. **Sold \$/SF:** \$348/SF



6. 730 Opper Street

- a. **Size:** 4,050 SF
- b. **Year Built:** 1979
- c. **Transaction Date:** 4/7/25
- d. **Sold Price:** \$1,500,000
- e. **Sold \$/SF:** \$370/SF

CURRENTLY ON MARKET - INDUSTRIAL/FLEX - 1.5-MILE RADIUS

HIGH - \$589/SF | LOW - \$296/SF | MEDIAN - \$320/SF | MEAN - \$381/SF



- 1. 2128 Auto Park Way**
a. **Size:** 8,087 SF
b. **Year Built:** 1980
c. **List Price:** \$2,695,000
d. **List \$/SF:** \$333/SF



- 3. 2048 Aldergrove Avenue**
a. **Size:** 6,750 SF
b. **Year Built:** 1981
c. **List Price:** \$2,000,000
d. **List \$/SF:** \$296/SF



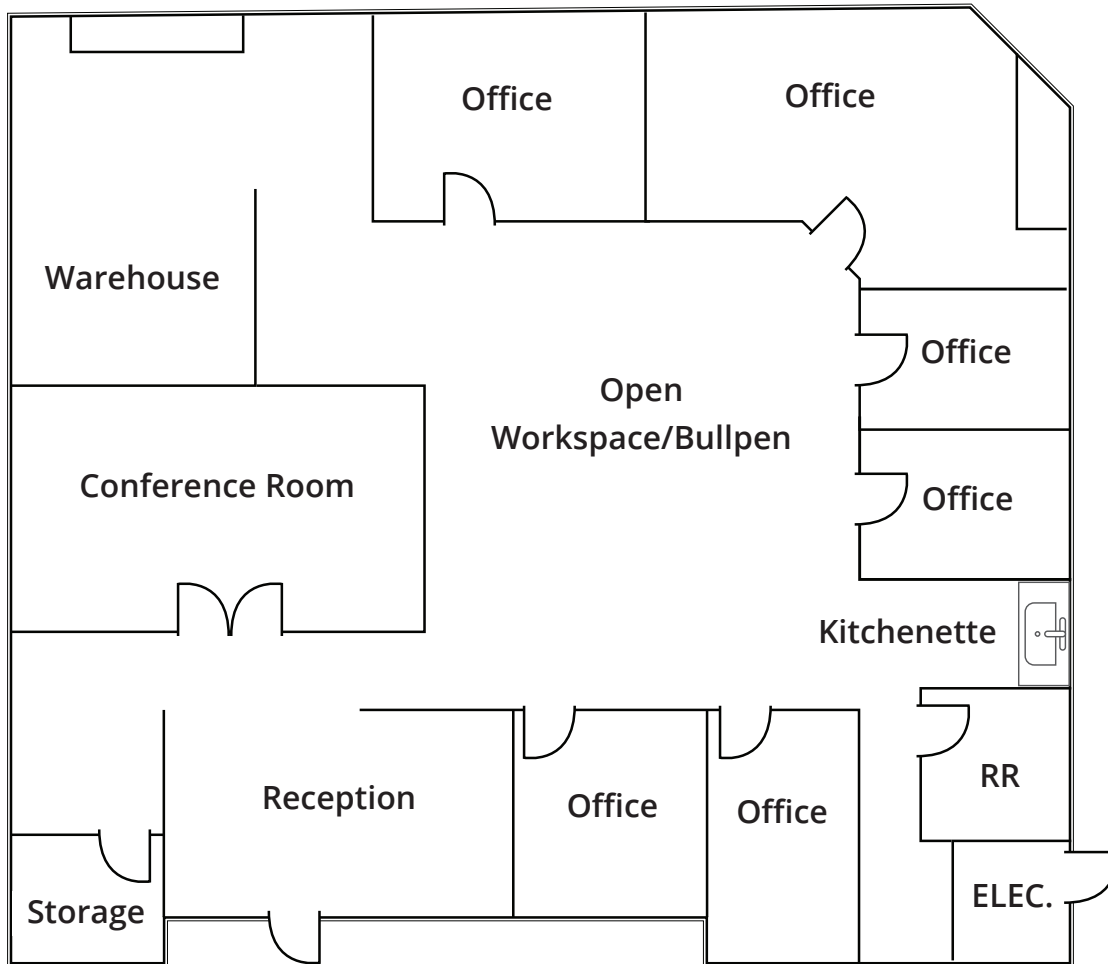
- 2. 945 W Mission Avenue**
a. **Size:** 7,300 SF
b. **Year Built:** 1981
c. **List Price:** \$4,300,000
d. **List \$/SF:** \$589/SF



- 4. 2450 Auto Park Way**
a. **Size:** 4,560 SF
b. **Year Built:** 1986
c. **List Price:** \$1,395,000
d. **List \$/SF:** \$306/SF



10' x 10'
Grade Level Door



DIMENSIONS APROXIMATE NOT TO SCALE

3,972 SQ FT FLEX/INDUSTRIAL CONDO

- 3,972 SF Flex/Industrial Condo
- 3,650 SF of Highly Improved Office Space
- 322 SF of Warehouse
- Modern Interior & Exterior Renovations
- Reception With Raised Ceilings
- Large Open Workspace/Bullpen
- 6 Private Offices
- Conference Room With Raised Ceilings
- Updated Kitchen
- 10' X 10' Rollup Door
- 13' Clear Height
- 100% HVAC
- 400 Amps / 120/208 V, 3 Phase
- Association Fees (\$0.17/SF/Mo)

For Sale: ~~\$1,330,620~~
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ESCONDIDO – THE BEST OF NORTH COUNTY SAN DIEGO

(courtesy of www.sandiego.org)

Nestled within the foothills of North Inland San Diego, Escondido is rich in history and culture. One of the oldest cities in San Diego County, it is home to the world-class California Center for the Arts, Niki de Saint Phalle's vibrant sculpture garden, and a charming downtown lined with restaurants, museums, art galleries and eclectic shops. The **San Diego Zoo Safari Park** is a must-see attraction and Stone Brewing World Bistro & Gardens is serving up the best food to pair with their world-class beers. You also don't have to venture far to find yourself hiking and mountain biking at Daley Ranch, fishing at Dixon Lake or wine tasting at a local vineyard.

- Escape to the savannas of Africa at the 1,800-acre San Diego Zoo Safari Park where you'll witness more than 3,500 rare and exotic animals roaming free within several large habitats. Venture into the enclosures aboard the African Tram to view giraffes, rhinos, antelope and more; come face-to-face with animals from a Caravan, Cart or Behind-the-Scenes Safari; and soar like a California condor over the wildlife with a Flightline Safari.
- From Broadway musicals and dance performances to heart-felt theatrical experiences, the **California Center for the Arts, Escondido** showcases a vibrant and eclectic season of world-class entertainment in its large concert hall and 400-seat theater. The 12-acre campus also boasts a museum featuring painting, sculpture, photography and installations highlighting the art of this century.
- Tucked away in Escondido's Kit Carson Park, **Queen Califia's Magical Circle** is the only American sculpture garden created by internationally acclaimed French-American artist Niki de Saint Phalle. The garden is filled with nine monumental sculptures covered by reflective colored tiles and stones that symbolize mythic figures related to California's history. A maze-like pathway guards the entrance, while playful serpents encircle the garden walls.
- Mountain biking and hiking enthusiasts can head to Daley Ranch, a 3,058-acre wilderness preserve with over 20 miles of trails winding through Engelmann oaks, coastal sage scrub, chaparral and grasslands. On the second Saturday every month, take a break for a ranger-led tour of the Ranch House and other period outbuildings.
- Whether you're looking to hook a record-breaking trout or catch something to fry up for dinner, a trio of trout-stocked lakes—Dixon, Hodges and Wohlford—provide the perfect setting for your next fish tale.
- Test your luck at one of several nearby casinos, including Harrah's Resort Southern California, Pala Casino and Valley View Casino.
- Recognized as one of the nation's best breweries, Stone Brewing produces rich, sophisticated and expertly handcrafted microbrew. Accompanying its signature beers, the **Stone Brewing World Bistro & Gardens** offers an innovative, organic menu that leans heavily toward items that are locally fresh and naturally raised, tossed liberally with spices, unique sauces and influences from around the world, all served in a stunning setting that features award-winning architecture and a gorgeous al-fresco patio.
- Set in the rolling hills of the San Pasqual Valley, the 70-acre Orfila Vineyards & Winery is situated within a 10,000-acre agricultural preserve. Tour the winery, taste their award-winning varietals and then picnic while soaking up views of the valley. Escondido's wine region offers over 20 diverse experiences from cool urban wineries with tasting rooms to hilltop terraces and spectacular vineyard views! A must-visit is the new **Forgotten Barrel Winery** that recently opened in the historic Ferrara Winery property.



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