

FOR SALE | 4 BUILDING PORTFOLIO
10,793 SF | 2,640 SF | 3,470 SF | 5,940 SF

22,663 SF INVESTMENT OR
OWNER/USER

529 W 4TH AVE, 410 & 480 S QUINCE ST | ESCONDIDO, CA 92025



TOTAL SQUARE FOOTAGE
22,663 SF



SALE PRICE
\$4,150,000



TOTAL LOT SIZE
1.23 ACRES

INVESTMENT DETAILS

Colliers International, as exclusive advisor to seller, is pleased to present the opportunity to acquire 529 W 4th St, 410 & 480 S Quince St in Escondido, CA, a three-parcel property containing four structures that total 22,663 square feet.

PROPERTY DETAILS



4 industrial & office
buildings



Fenced Yard Area



Old - M-1 Zoned
New - S-P WM General



Grade-Level Doors

DRIVE TIMES



65 MINUTES

Riverside County



40 MINUTES

Orange County



4 MINUTES

Highway 78



3 MINUTES

I-15



18 MINUTES

I-5



30 MINUTES

Downtown SD



40 MINUTES

Mexico Border





Ideal *location*...

THE 78 CORRIDOR

From tech startups to life sciences and communications, North County is the place where innovation and lifestyle collide. Here, in the five forward-thinking communities that comprise the 78 Corridor, creative leaders are gathering to continue this momentum of innovation and success. A growing interest in walkable and live-work-play urban experiences are breathing new life into downtowns creating urban hubs for innovative people and entrepreneurs to gather.

**PALOMAR
HEALTH CTR**

8 MINUTES

**NORTH
CITY**

10 MINUTES

**DTWN
OCEANSIDE**

20 MINUTES

**CARLSBAD
VILLAGE**

20 MINUTES

**HISTORIC
DTWN VISTA**

15 MINUTES

A region that promotes *innovation*,
collaboration and *economic prosperity*...

PALOMAR HEALTH CENTER

Construction

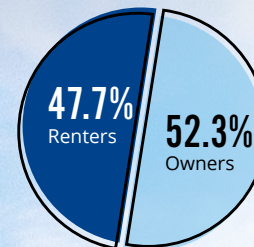
ESCONDIDO

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, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.

POPULATION

151,245 → 155,504
2021 2026

HOUSING



Renters make up a larger proportion of residents in Escondido compared to the county (45.6%).

HOUSEHOLDS



47,320
Total No. of Households

48,432
Expected Households in 2026



3.2 PERSONS
AVERAGE HOUSEHOLD

AGE



34.4
Median Age

INCOME



\$91,515
AVERAGE HOUSEHOLD INCOME

OCCUPANCY

98%
OVERALL OCCUPANCY RATE

No Big Box Vacancy:
Escondido #1 in per capita retail sales in San Diego county.

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