



NEW CLASS A INDUSTRIAL BUILDING

MEYERS CROSSROADS

FOR LEASE



VIAWEST
Group

HELD
PROPERTIES

2351 MEYERS AVENUE | ESCONDIDO

Colliers

PROPERTY DETAILS



2351 Meyers Avenue Escondido, CA 92029

Meyers Crossroads is a new Class A light industrial building located near the Hwy 78 & I-15 interchange in North County San Diego. This exciting development will offer best-in-class industrial building features and amenities to meet the market demand for high-quality manufacturing, light assembly, and warehouse users. The property owners are experienced developers and operators of industrial properties throughout the southwest and deliver exceptional customer service to their long-term tenants.

New Class-A Industrial Building



Column Spacing
48' x 50'



Fire Suppression System
ESFR



Available for Occupancy
1Q 2024



Power: 3,000 Amps
@480/277v 3 Phase Power



Telecom & Data
Fiber Optic Cable to Building



Zoning | M-1 Light Industrial



Truck Loading
3 Dock-High Doors | 9' x 10'



Skylights
One Per 800 SF



Parking | 151 Spaces
2.24 per 1,000 SF



Truck Loading
2 Grade-Level Doors | 14' x 20'



Outdoor Amenity Space



Warehouse Clear Height
26'

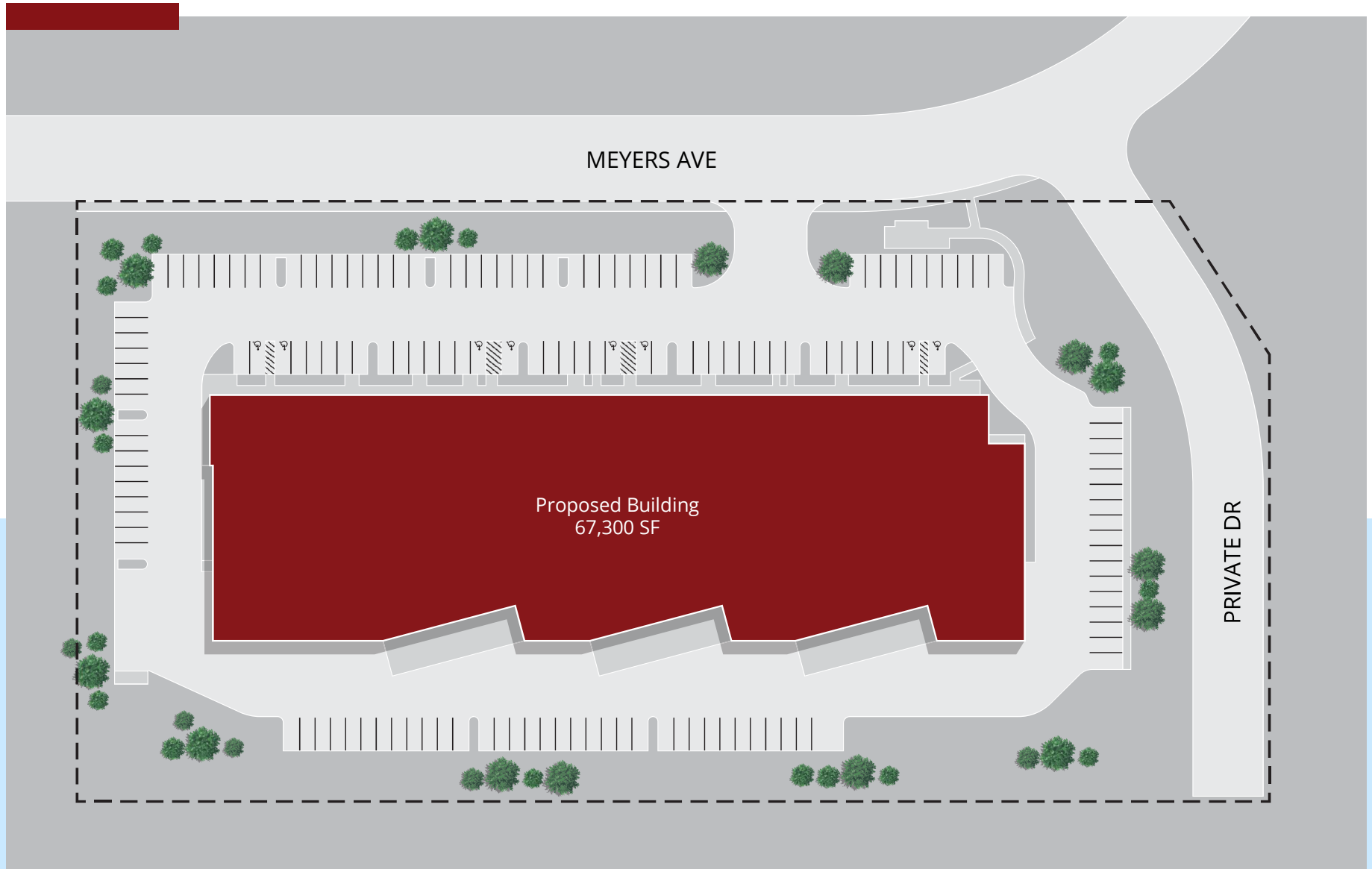


Natural Gas Service
2" Gas Line to Building



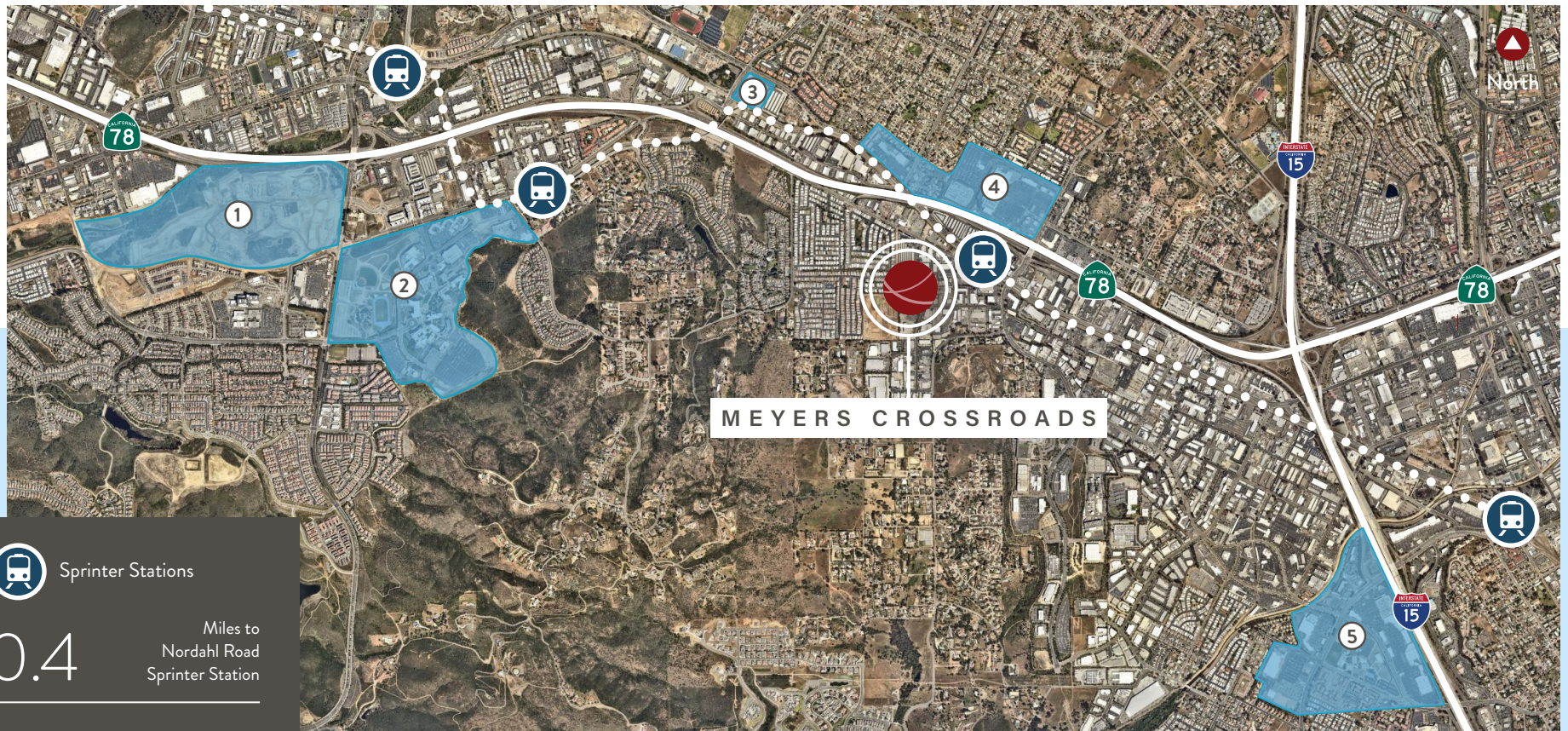


SITE PLAN



LOCATION & AMENITIES

- 1 North City: 200-acre development (in progress) that will serve as the hub for San Marcos' University district, and include 133,000 SF in Retail Space, 500 new apartments, 854,300 SF in office space, 300 beds for Student Housing, and 135 Hotel Rooms.
- 2 California State University, San Marcos
- 3 Albertsons | CVS | Little Caesars Pizza
- 4 Stater Bros. | Costco | Walmart | Bank of America | Dollar Tree | Yum Yum Donuts | Pho Boi | Rigoberto's Taco Shop | Kinaly Thai | Kohl's | Guitar Center Rubio's | Starbucks | Long John Silver's | Hooters | Panda Express | McDonald's | Taco Bell | Navy Federal Credit Union
- 5 CVS | Albertsons | Big Lots | Home Depot | Wendy's | Wells Fargo | Staples | BevMo | El Pollo Loco | FedEx Office Print & Ship Center | Five Guys Los Primos Mexican Food | Burger King | Pieology | 7-Eleven | Coco's Bakery | Del Taco | In-N-Out Burger | Holiday Inn | Target | Carl's Jr | Chick-Fil-A Panera Bread | Starbucks | Chipotle | Jamba Juice | Sushiya | Souplantation | Applebee's | Which Wich



MEYERS CROSSROADS

 Sprinter Stations

0.4 Miles to Nordahl Road Sprinter Station

ESCONDIDO

Escondido's economy is one of the most diversified in North County featuring healthcare, specialty food and beverage manufacturing, agriculture, professional services and precision manufacturing. Retail sales are among the highest in San Diego County due to the presence of the Escondido Auto Park, as well as a regional mall, Westfield North County. From computers to craft beer, Escondido is rich in the entrepreneurial spirit that defines the San Diego region and is home to dozens of innovative companies and entrepreneurs, with one of the highest numbers of recorded patents per capita in the nation. Escondido also boasts two of North County's top tourism destinations: The world-famous San Diego Zoo Safari Park and Stone Brewing Company, America's ninth-largest craft brewery. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.

Main Industries



Key Companies





35 MINUTES
Orange County



28 MINUTES
South Riverside County

SAN CLEMENTE

CAMP PENDLETON
MARINE CORPS BASE

FALLBROOK

BONSALL

OCEANSIDE

CARLSBAD

ENCINITAS

SOLANA
BEACH

DEL
MAR

SAN
DIEGO

LA
JOLLA

CORONADO

VALLEY CENTER

76

78



MEYERS CROSSROADS

ESCONDIDO

78

RANCHO
BERNARDO

POWAY

56

LAKESIDE

SANTEE

EL CAJON

LA MESA

LEMON
GROVE

94

54



35 MINUTES
SD Airport



40 MINUTES
Mexico Border



10 MINUTES
McClellan Palomar Airport



1 MINUTES
HWY-78



18 MINUTES
I-5



3 MINUTES
I-15



30 MINUTES
Downtown SD



25 MINUTES
The Beach

NORTH COUNTY SAN DIEGO

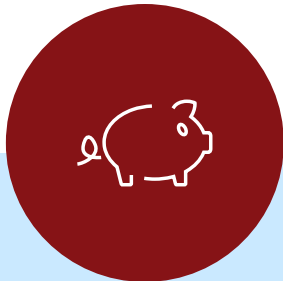
North County continues to grow into a robust, vibrant, and increasingly independent economic region. North County's employment growth is above that of the rest of the country and the state which suggests that inward investment is increasingly identifying North County as a place to successfully grow one's business and find quality talent- making it its own independent economy. This means the region's economy reflects the unique conditions and factors that are somewhat independent of activities and events to the south. Similarly, the North County office market is less dependent on the leasing decisions of large business service firms, and more driven by smaller startups and smaller professional service companies.

Demographics



Population Growth | 654,000

From 2010-2022 the population grew by nearly 8% compared to 7% for entire County of San Diego and the State of California.



Median Household Income | \$92,020

Median household income is 3.5% higher than the state.



Jobs | 291,500

May 2022 unemployment rate is 2.6%. 18% of the county's labor force is located in North County. 27.4% of the population has a Bachelor's Degree.



Population within 30 min. | 1,270,267

From 2010-2027 the population is projected to increase approximately 10%.

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