

FOR SALE | \$1,600,000

9,410 SF INVESTMENT OR
OWNER/USER



480 S QUINCE ST | ESCONDIDO, CA 92025

PROPERTY DETAILS

3,470 SF

5,940 SF



0.30 Acre Parcel



Industrial & Office
buildings



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

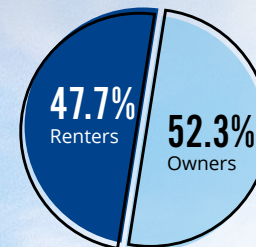
HOUSEHOLDS



47,320
Total No. of Households

48,432
Expected
Households in 2026

HOUSING



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



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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INVESTMENT OR OWNER/USER



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