

LOCATED IN THE HEART OF ESCONDIDO'S INDUSTRIAL DISTRICT

FLEX/INDUSTRIAL

1529 Simpson Way | Escondido, CA 92029

±2,445 FLEX/INDUSTRIAL CONDO FOR SALE

FLEX/INDUSTRIAL

1529 Simpson Way | Escondido, CA 92029

Centrally located in Escondido's thriving industrial/logistics hub, 1529 Simpson Way offers ease of accessibility to/from CA-78 via Auto Park Way and to/from I-15 via Auto Park Way to W Valley Pkwy. The building offers three (3) points of ingress/egress as well as ample parking.



±2,445 FLEX/INDUSTRIAL CONDO FOR SALE

2,445
RSF For Sale

10' x 10'
Roll-Up Door

13'
Clear Height

**400 Amps /
120/208V, 3
Phase**
Power

\$795,000
(\$325/psf)

HIGHLY SOUGHT AFTER ESCONDIDO INDUSTRIAL LOCATION



- High-Quality, Modern Improvements Throughout
- Upgraded, Executive Office Space With Warehouse
- Recent Exterior Renovations
- 70% / 1,691 Sq Ft Of Highly Improved/ Office Space
- 30% / 754 Sq Ft Of Updated Warehouse
- 100% Air-Conditioned Flex/Industrial Condo

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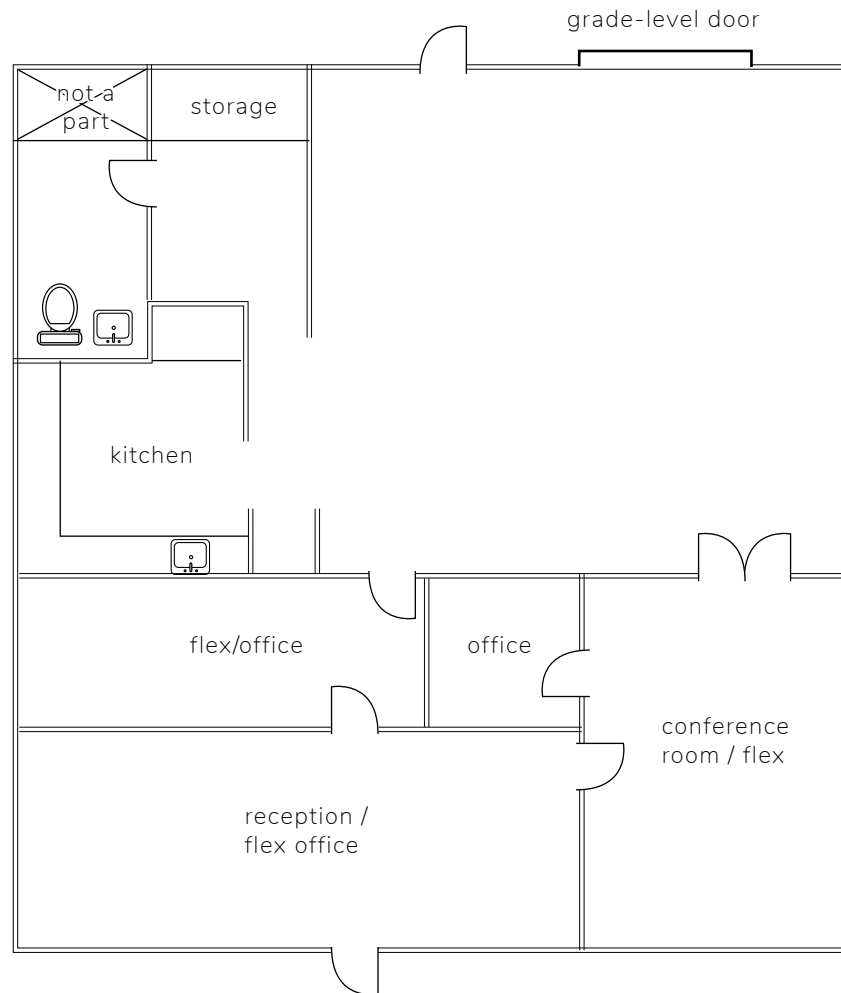
YOUR NAME HERE

BUILDING
SIGNAGE
AVAILABLE

FLEX/INDUSTRIAL

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±2,445 FLEX/INDUSTRIAL CONDO FOR SALE



- 2,445 Sq Ft Flex/Industrial Condo
- 70% / 1,691 Sq Ft of Highly Improved/ Office Space
- 30% / 754 Sq Ft of Updated Warehouse
- Modern Interior & Exterior Renovations
- Reception With Raised Ceilings
- 2 Private Offices
- Conference Room With Raised Ceilings
- Updated Kitchen
- Updated Restroom
- 10' X 10' Rollup Door
- 13' Clear Height
- Bonus Loft Space/Storage
- 100% Hvac
- 400 Amps / 120/208 V, 3 Phase
- Low Association Fees (\$0.15/Sf)

Asking \$795,000 (\$325/Sf)

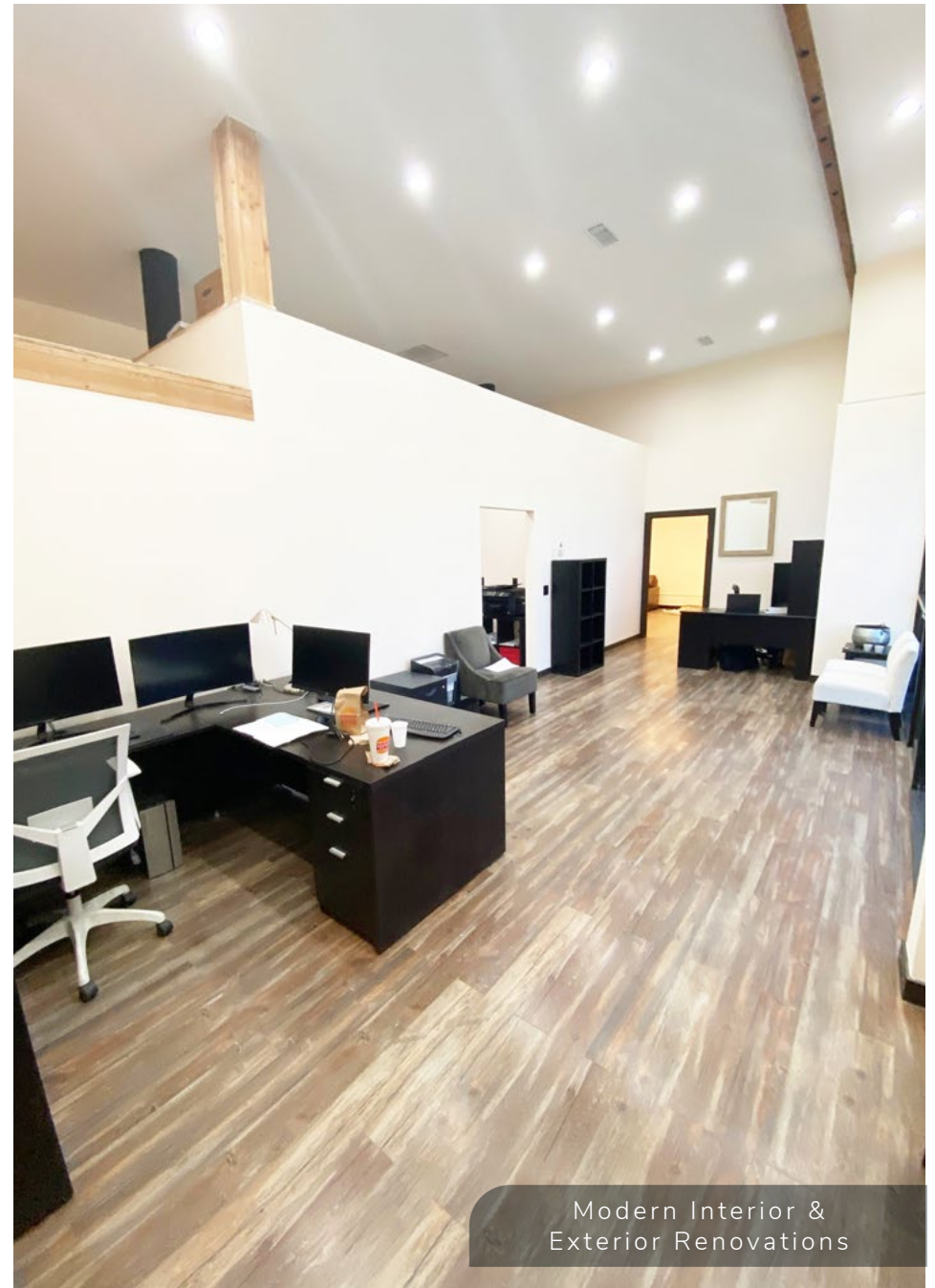
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Reception

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Modern Interior &
Exterior Renovations

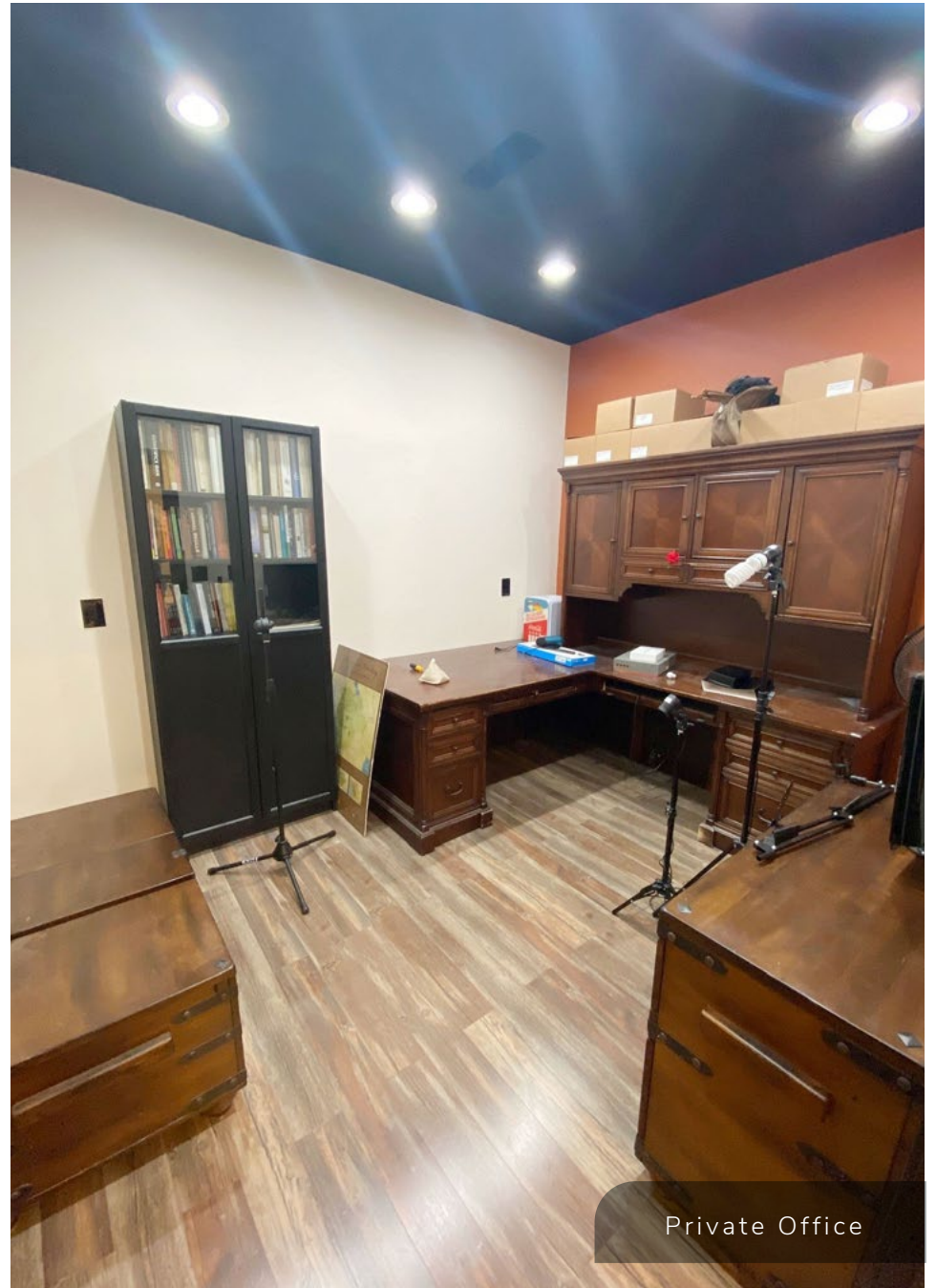
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Kitchen

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Private Office

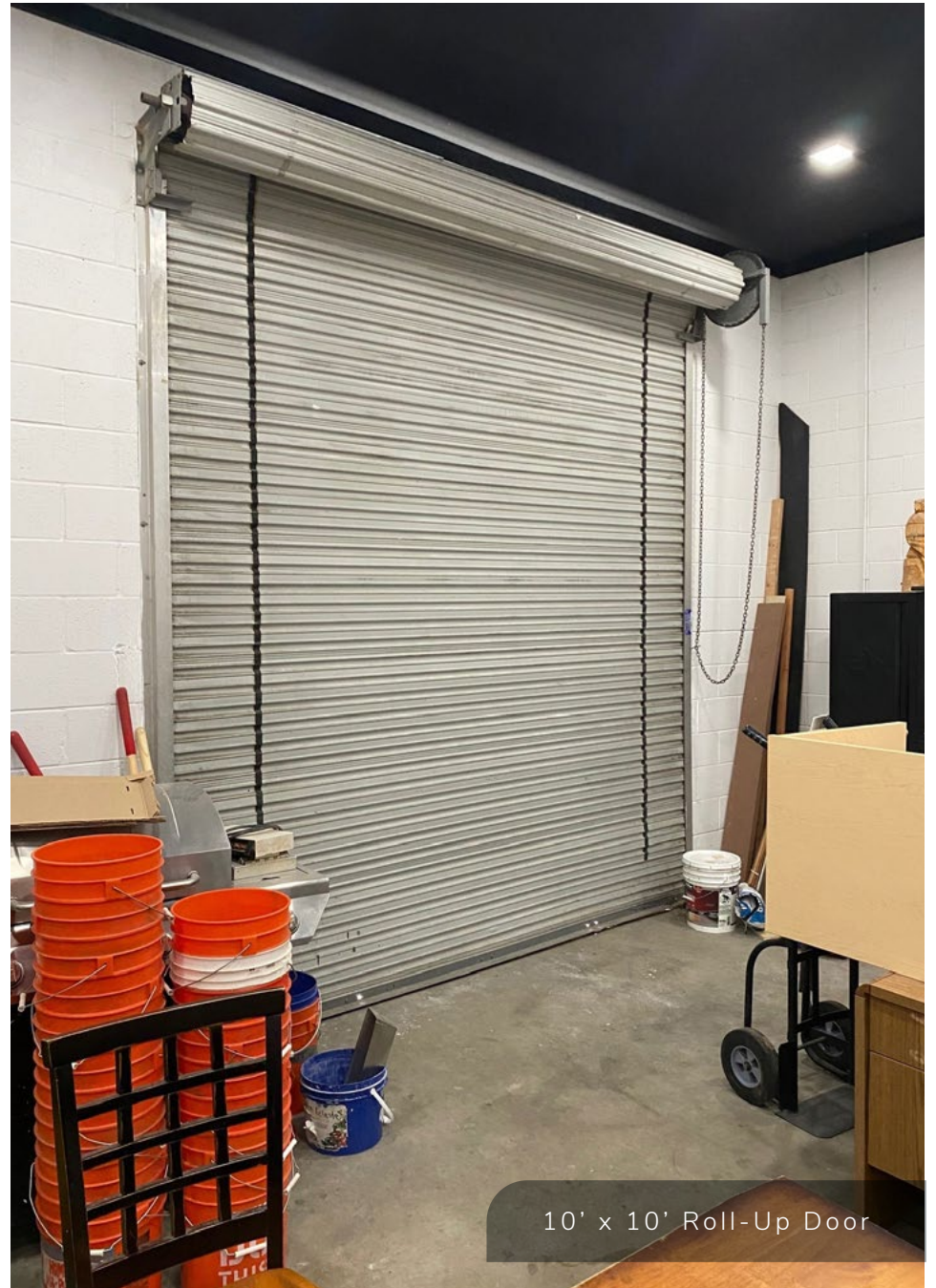
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Warehouse

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10' x 10' Roll-Up Door

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±2,445 RSF | FLEX INDUSTRIAL

HIGHLY COVETED LOCATION

In close proximity to restaurants, breweries, shopping and other major named tenants. Easy access to CA-78 & I-15.

1529 SIMPSON WY
Escondido, CA 92029

CALIFORNIA
78

15

LOWE'S

REGAL

24FIT

Escondido Promenade

BevMo!
HomeGoods

W Valley Pkwy Shopping Center

Escondido Promenade



W Valley Pkwy Shopping Center



CVS



BIG LOTS!

ESCONDIDO



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The Escondido Industrial Market

The effects of a strong economy can be seen and felt in Escondido. Attracted by a business-friendly environment and desirable quality of life, growing startups are playing a leading role in the growth and prosperity of North San Diego County. Many of these startups, which include tech/digital, life science/biotech, action sports and cleantech R&D and manufacturing, are placing their production or research and corporate headquarters under one roof, setting off a boom in development of speculative industrial-flex projects, with a combination of warehouse features, creative office space and amenities for workers.

San Diego's industrial market remains well balanced between high demand for logistics space from last-mile distribution, and e-commerce tenants alongside demand for lab space within flex buildings that can accommodate the cuttingedge requirements of the region's life sciences firms. Heightened demand due to limited supply has also led to net absorption totaling 8.7M SF over the past 12 months. That, in turn, has led to a decrease in vacancy of 2.9% compared to the five-year average of 4.7%. Rental rates have increased across the county from

ABOUT THE AREA

ESCONDIDO DEMOGRAPHICS

(within 5 miles of the subject property)



232,492
Population



35.6
Average Age



0.5%
Population
Growth



\$100,465
Avg. Household
Income



74,572
Households



8,739
Total Businesses



\$553,155
Median Home
Value



9,964
Daytime
Population



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