

241 Market Place

Escondido, CA 92029

MATTHEWS™

**Industrial
Opportunity For Lease**

Leasing Brochure

±12,176 SF For Lease
San Diego MSA



EXCLUSIVELY LISTED BY

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EXECUTIVE OVERVIEW

241 Market Place presents a strong leasing opportunity within one of North County's established industrial corridors. Totalling $\pm 12,176$ square feet on ± 0.71 acres, the property offers functional industrial space well suited for warehouse, light manufacturing, distribution, assembly, or flex industrial users seeking efficient layout and strategic positioning within the market.

The building features both dock-high and grade level loading, providing tenants with flexible ingress and egress to accommodate a wide range of logistics and operational requirements. Its industrial improvements are designed to support day to day warehousing, storage, and production needs, while the ± 0.71 acre site allows for ample circulation, parking, and potential yard utility, making it an ideal solution for companies looking to optimize workflow and operational efficiency.

Strategically located in Escondido, 241 Market PI provides convenient access to Interstate 15 and State Route 78, allowing for efficient regional distribution and commuter access throughout North County San Diego and beyond. Its central location places tenants within close proximity to surrounding industrial businesses, retail amenities, and a strong local workforce base.

North County San Diego continues to experience sustained demand for quality industrial space driven by limited new supply and a pro-business environment. 241 Market PI offers tenants the opportunity to secure well-located industrial space with functional loading in a competitive and supply-constrained submarket, positioning their business for long-term operational success.



PROPERTY HIGHLIGHTS

\$1.60 PSF Gross

Lease Rate

241 Market Pl, Escondido, CA 92029

Address

\$1.60 PSF Gross

Lease Price

12,176 SF

Total SF

30,197 SF (0.71 Acres)

Land SF

Single Story

Building Type

1 Grade Level, 1 Dock

Loading

M-1

Zoning

1980

Year Built / Renovated



PROPERTY PHOTOS



Walmart
Supercenter

COSTCO
WHOLESALE

PALOMAR HEALTH
Palomar Medical Center Escondido
±292 Beds | ±4,200 Employees

Manufacturers

ARCH **HOWARD INDUSTRIES**
Hardware • Air Conditioning • Refrigeration • Sheet Metal

U.S. CIRCUIT

QPT **TECHNOLOGIES**
HYBRID ELECTRONIC PACKAGING & ASSEMBLY SOLUTIONS

ArcMate
Reach It, Grab It, Pick It Up!

STONE BREWING

Stone Brewing World Bistro & Gardens
Brewing Facility, Corporate Headquarters, and Restaurant

TAMURA
Tamura Corporation of America
Major Electronics Manufacturer

Automotive Services

SAMTECH **Alternative** **StopShop**
Auto Body

SHIFT **ON POINT** **MOSSY NISSAN**
Auto & Off-Road Automotive Escondido | Neighborly Way to Buy

PENSKE **COLLISIONS PLUS** **G&R**
COLLISION ESCONDIDO Auto & Truck Repair

Subject Property

LOWE'S

ESCONDIDO DISPOSAL, INC.
WASTE & RECYCLING SERVICES

Escondido Auto Park

Audi **NISSAN** **BMW**
HONDA **VW** **CHEVROLET**
Mazda **GMC**

Escondido Promenade

TARGET **TJ-maxx**
Panera **planet fitness** **GameStop**
ROSS **DICK'S** **ULTA**
DRESS FOR LESS SPORTING GOODS BEAUTY
FIVE BELOW

West Valley Shopping Center

Albertsons **CVS pharmacy** **THE HOME DEPOT**

Google Earth



78

78

15

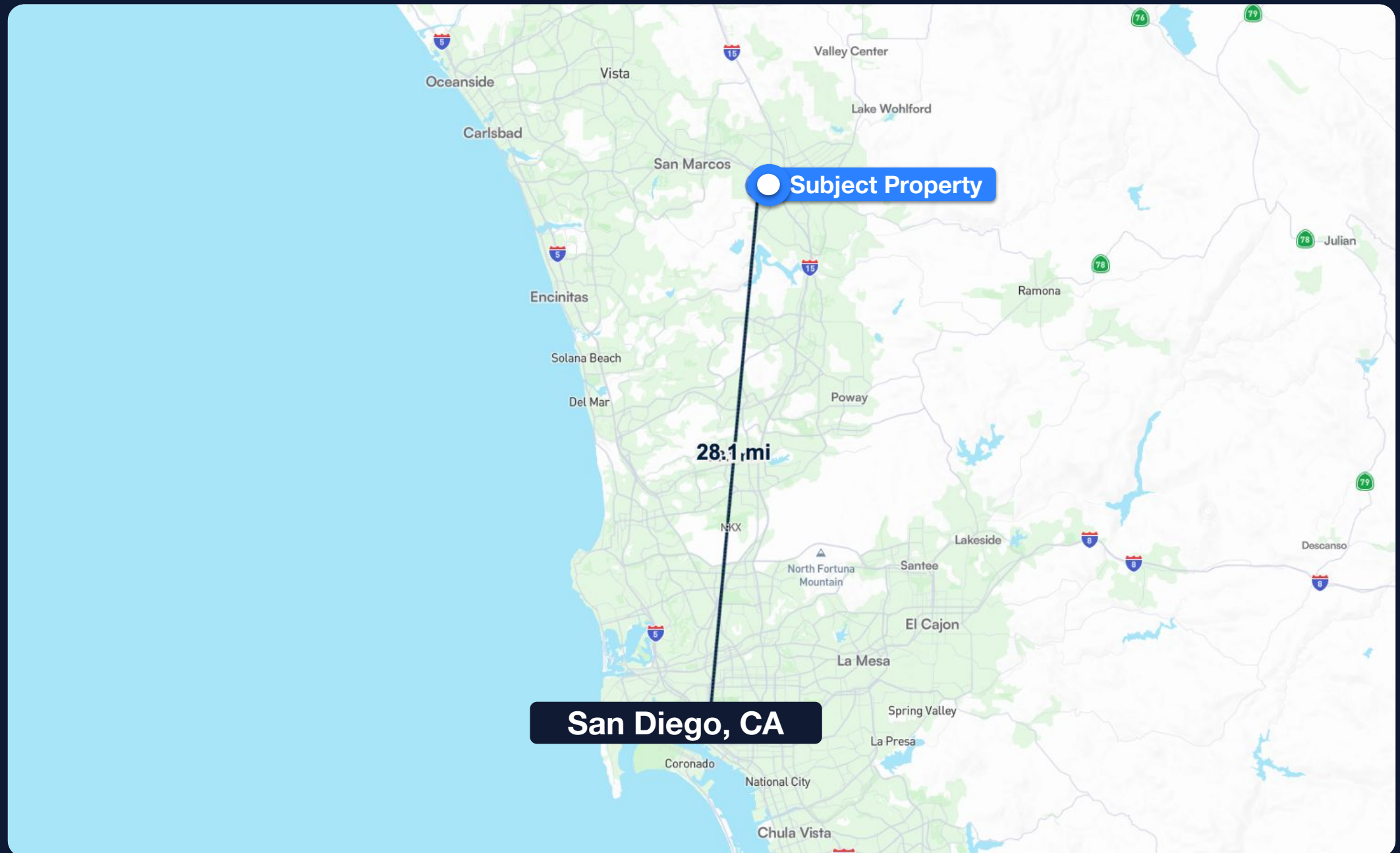
15

±168,000 VPD

±243,000 VPD

MARKET OVERVIEW

241 Market Pl
Escondido, CA 92029



ESCONDIDO, CA

Market Demographics

91,129

Total Population

\$62,304

Median HH Income

41,633

Employed Population

\$565,102

Median Property Value

Local Market Overview

Escondido is a strategic industrial hub within North San Diego County, benefiting from its central location along Interstate 15 and State Route 78, which provide efficient connectivity to San Diego, Orange County, the Inland Empire, and Southern California's major logistics corridors. The city combines a large residential workforce with a diversified employment base anchored by advanced manufacturing, food production, life sciences, construction, healthcare, and distribution. Continued investment in business attraction and infrastructure has strengthened Escondido's position as a destination for industrial users seeking operational efficiencies while remaining within the high-demand San Diego metropolitan area. The city's pro-business initiatives and expanding employment base continue to support long-term demand for industrial real estate.

Industrial properties in Escondido benefit from limited land availability throughout San Diego County, where barriers to new development have constrained supply and supported healthy occupancy levels. The city's proximity to major population centers, the Port of San Diego, the U.S.–Mexico border, and multiple regional transportation networks makes it attractive to manufacturers, logistics operators, e-commerce distributors, and service-related businesses. Escondido's diverse economy, skilled labor force, and access to regional infrastructure position the market for continued industrial investment, while ongoing economic development efforts are focused on expanding employment opportunities and supporting business growth across key sectors.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,860	116,961	222,448
Current Year Estimate	4,901	120,039	228,077
2020 Census	5,147	122,996	233,191
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,847	39,371	73,556
Current Year Estimate	1,858	40,421	75,465
2020 Census	1,876	40,081	74,757
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$108,602	\$129,052	\$147,197

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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