OWNER-USER OPPORTUNITY · DELIVERED VACANT Q1 2027

2110 Enterprise Street

Escondido, California 92029

$3,775,000	$324.98	11,616 SF	1.0 Acre	Q1 2027
LIST PRICE	PRICE / SF	BUILDING	CORNER LOT	DELIVERY

> *A freestanding, single-story headquarters building on a full-acre corner — with approximately $1.5 million of finished office and warehouse improvements already in place, and vacant possession delivered to the buyer in the first quarter of 2027.*

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THE OPPORTUNITY

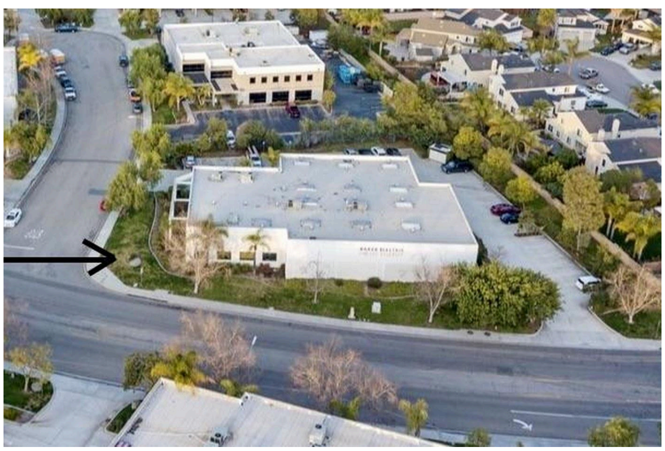
A Building for a Business — Not a Cap Rate

2110 Enterprise Street is offered at $3,775,000 ($324.98 per square foot) as an owner-user acquisition. The tenant in place today vacates in the first quarter of 2027, and the seller intends to close escrow after January 1, 2027 — which means a buyer takes delivery of an empty, fully improved, move-in-ready headquarters building precisely when they take title.

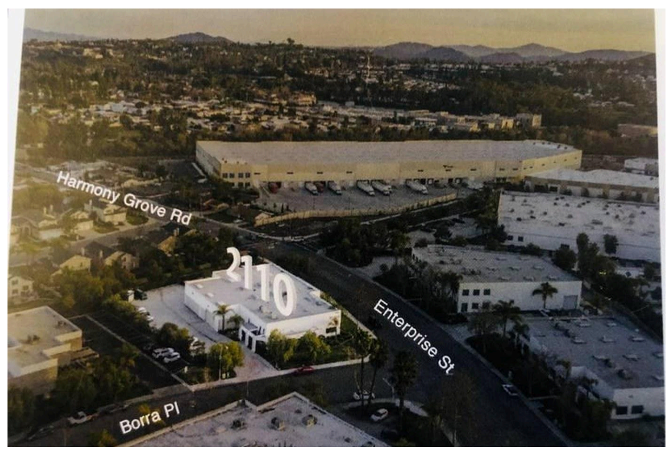
That timing is the entire point of this offering. This is not a leased investment being marketed for yield. It is a rare chance for a business to own a freestanding, single-story, corporate-quality building on a full-acre corner lot in the tightest industrial submarket in North San Diego County — with roughly $1.5 million of office and warehouse improvements already built, already paid for, and conveying with the sale.

For the right operating company, the improvements alone justify the pricing. Cushman & Wakefield's 2026 Fit Out Cost Guide puts San Diego office build-out at $149 per square foot. Replicating what already exists inside this building would cost approximately $1.73 million and take the better part of a year — before a single employee moved in.

$3,775,000 LIST PRICE	$324.98 / SF OWNER-USER BASIS	~$1.5M IMPROVEMENTS INCLUDED	~10% Down VIA SBA 504



Aerial — Enterprise St. & Borra Pl.

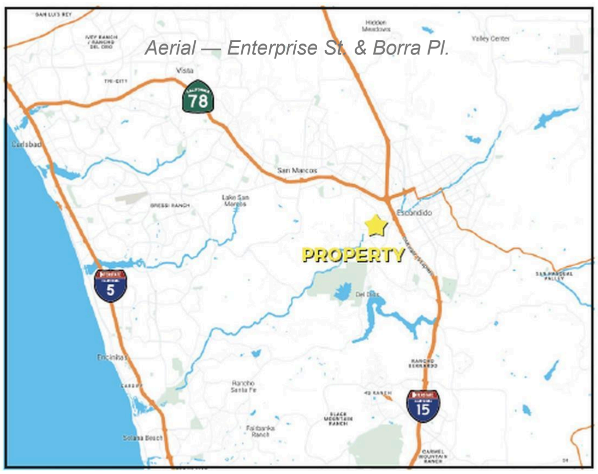


The full-acre corner parcel

Why This Building Trades to an Owner-User

- **Vacant delivery, no holding period.** Possession in Q1 2027 with the sale. A buyer does not wait out a lease, negotiate a buyout, or carry a tenant they cannot displace.
- **Approximately $1.5 million of improvements convey.** Reception lobby, executive conference room, private office suites, break room, and an improved warehouse with HVAC, running water, industrial racking, and R&D workstations. Conference room and office furniture, warehouse racks, and built-ins are included in the sale.
- **Freestanding on fee-simple land.** A single-owner building on its own one-acre corner lot — not a condominium unit, not a shared-wall suite in a multi-tenant park. Complete control over signage, hours, access, security, and future expansion.

- **Reconfigurable without structural work.** The interior partitions are non-load-bearing. The office-to-warehouse ratio, currently about 50/50, can be reset toward either extreme to match how the buyer's business actually operates.
- **Single-story throughout.** No fixed upstairs office block to work around — the format that consistently commands the strongest pricing in this submarket and the one that gives a user the most freedom.
- **Dual street frontage and signage on two streets.** Independent ingress and egress from Enterprise Street and Borra Place separates visitor traffic from deliveries, and gives the building corporate identity from two directions.
- **Financeable at roughly 10% down.** A qualified owner-user occupying at least 51% of the building can acquire it through the SBA 504 program with approximately 10% equity, fixed for 25 years and fully amortizing.



What $324.98 per square foot actually buys

A one-acre fee-simple corner parcel at roughly 27% lot coverage — substantially more land per building foot than the competing inventory. A 1997-built concrete tilt-up shell. Approximately $1.5 million of finished office and warehouse improvements. Furniture, racking, and built-ins. Signage on two streets. And vacant possession, on a defined date, in the tightest industrial submarket in North San Diego County.

FROM THE OWNER

I Grew My Company in This Building

I am not a developer and I did not buy this building as a trade. I bought it because I needed a place to run my business, and I chose this one.

During the years I operated here, my company grew dramatically. The building had a great deal to do with that. The space worked — the layout was efficient, the warehouse and the offices supported each other instead of fighting each other, and clients who walked through the front door took us more seriously because of where we sat. My staff was happy here. That is not a small thing, and anyone who has tried to recruit and hold good people in San Diego County knows exactly what it is worth.

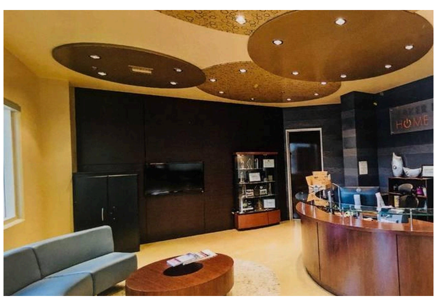
When I sold my company, I kept the building. I retained it as a personal asset because I understood what it was: a well-located, well-built, genuinely functional property in a submarket where nothing new is being built and almost nothing freestanding ever comes available.

I am selling now for reasons that have nothing to do with the building or the market. What I would tell another owner is simply this: if you are an operating business looking for a home, this building will do for you what it did for me. The expensive work is already finished. The location is already proven. You would be buying a company headquarters that happens to also be a sound piece of real estate — not the other way around.

What conveys with the sale

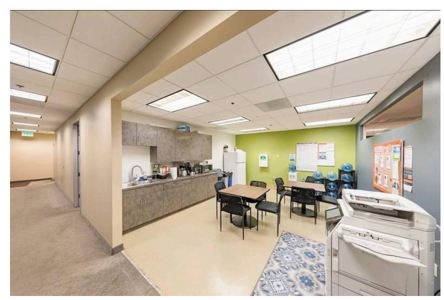
Conference room furniture · Office furniture · Warehouse industrial racking · Built-ins

The warehouse and the office can be occupied together, or rented separately, at the buyer's election.



Reception lobby

Executive conference room



Employee break room

A note on the interior

The office space received approximately $1.5 million in improvements from the former owner. The reception lobby features curved architectural ceilings; the conference room ceiling is inlaid with silver leaf. These are not standard industrial finishes, and they are not the sort of thing a buyer would build speculatively today.

THE ASSET

Property Overview

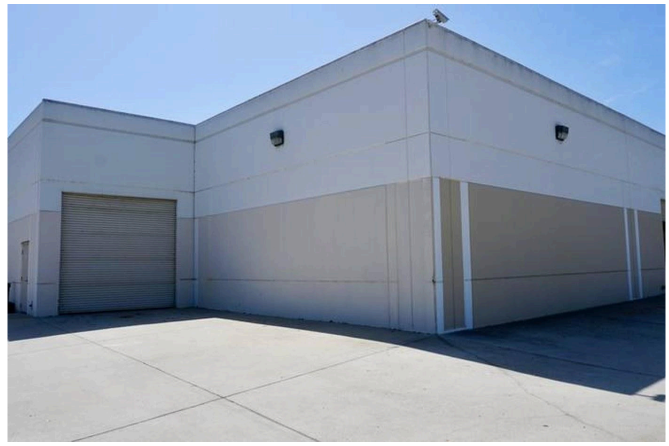
PROPERTY DETAILS	
Address	2110 Enterprise Street, Escondido, CA 92029
Business Park	Wineridge Business Park
APN	232-051-36-00
Building Size	11,616 Square Feet
Parcel Size	1.0 Acre (43,560 SF) — Corner Lot
Lot Coverage	Approximately 27% — unusually generous land-to-building ratio
Construction	Single-Story Concrete Tilt-Up
Year Built	1998 (per County Assessor)
Interior Config.	Approx. 50% Office / 50% Warehouse — fully reconfigurable
Parking	2.66 per 1,000 SF (31 concrete spaces)
Loading	2 Grade-Level Doors, Full Drive-Around Concrete Yard
Access	Dual frontage: Enterprise St. & Borra Pl. — signage on two streets
Electrical	400A, 110/208V (Expandable)
Fire Suppression	Fully Sprinklered
Occupancy	Occupied through Q1 2027 — delivered vacant to buyer

About the Property

2110 Enterprise Street stands apart from the broader Escondido industrial inventory as one of the submarket's highest-image flex properties. Built near the end of available lot supply within Wineridge Business Park, it was conceived for headquarters-caliber occupiers who need functional industrial infrastructure without giving up a refined business environment.

The single-story concrete tilt-up has a distinctive architectural presence, HOA and tenant-maintained landscaping, and a drive-around concrete yard at the rear providing unobstructed truck access to two grade-level loading doors. Interior improvements include a custom reception lobby with curved architectural ceilings, a formal executive conference room, open and private office suites, a fully equipped employee break room, two multi-stall and sink bathrooms, and high-clearance warehouse — all on a single level for maximum operational efficiency.

Front entrance — Enterprise Street



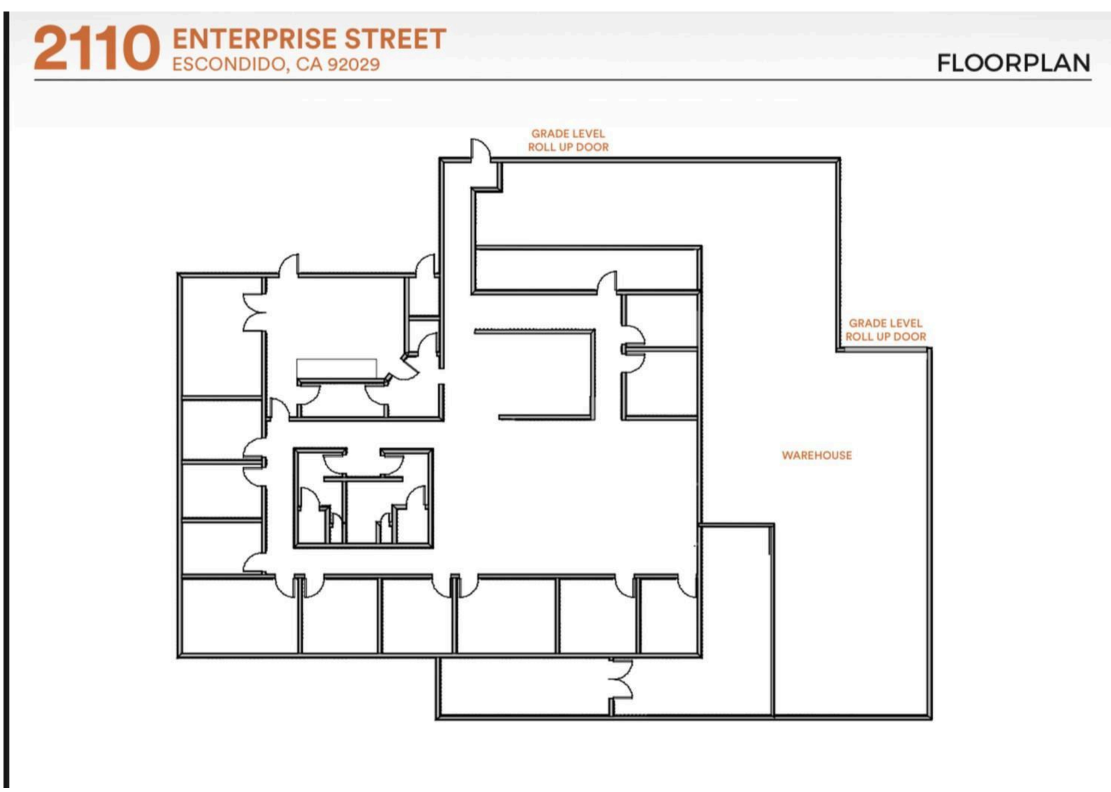
Rear yard — grade-level loading, full drive-around

FLEXIBILITY

Configure It Around Your Business

The building was originally designed and built with a roughly 50% warehouse / 50% office split. It sits at approximately that ratio today. Because the interior partitions are non-load-bearing, a new owner can move that line in either direction without structural work and without a variance — from a near-full corporate headquarters to a majority-warehouse operation.

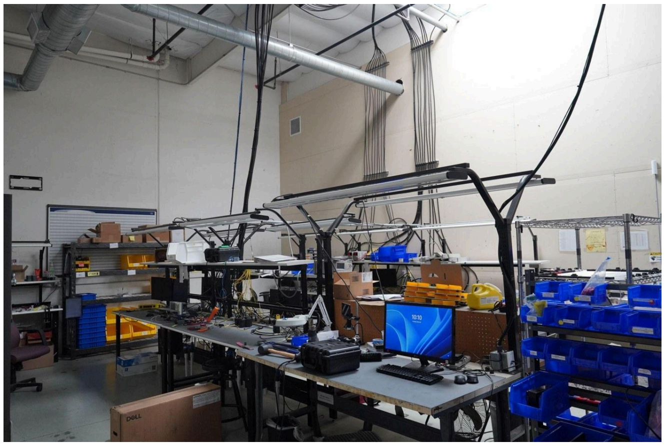
This is the single most valuable characteristic of the asset for an owner-user. A business does not have to adapt itself to the building; the building adapts to the business. And because the footprint is single-story throughout, there is no fixed upstairs office block dictating the layout — the constraint that discounts so much of the competing North County inventory.



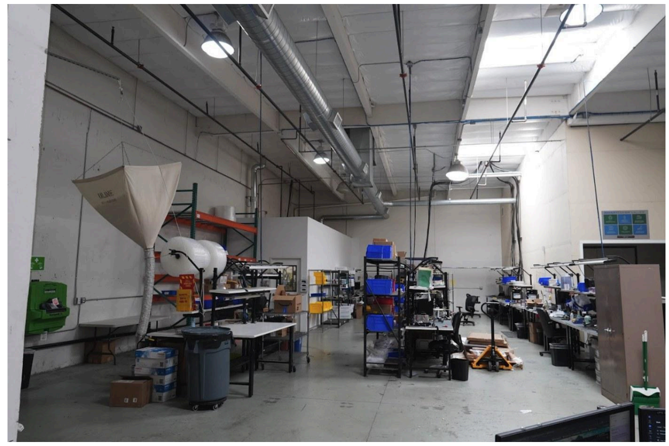
Floorplan — 2110 Enterprise Street

The Warehouse

The warehouse carries extensive improvements: heavy-duty industrial storage racking, HVAC, running water, dedicated R&D workstations, fire suppression, skylights, and electric lighting. 400-amp, 110/208V service — expandable — supports data-intensive, light manufacturing, laboratory, and advanced technology users. Two grade-level roll-up doors open onto a full drive-around concrete yard.



R&D and assembly workstations



Warehouse — racking, HVAC, high clearance

Drive-around concrete yard and grade-level loading

COST OF OWNERSHIP

Own It for Roughly 10% Down

A qualified owner-user who occupies at least 51% of the building can acquire 2110 Enterprise Street through the SBA 504 program with approximately 10% equity. The structure is a conventional bank first trust deed of roughly 50%, an SBA-backed CDC second of roughly 40%, and a 10% borrower contribution.

The 51% occupancy threshold is set by federal regulation (13 CFR 120.131) and is measured on rentable square feet. On an 11,616 square foot building, a buyer must occupy approximately 5,925 square feet — and may permanently lease out the remaining 5,691 square feet to a third party. A business that needs only half the building can buy all of it and let a tenant help carry the note.

Why the SBA structure matters beyond the rate

- Approximately 10% down, against the 25–35% a conventional lender typically requires on owner-occupied industrial.
- The CDC second is fixed for 25 years and fully amortizing — no balloon, no refinance risk, no rate reset.
- Manufacturers (NAICS 31–33) receive a further rate benefit and had SBA guaranty and service fees waived in fiscal 2026.
- The buyer may lease up to 49% of the building to a third party and still qualify.

FINANCING

The Existing Loan

The Property is encumbered by a first trust deed held by Standard Insurance Company, dated July 1, 2024. The note carries a fixed rate of 6.750%, amortizes over thirty years, and requires monthly principal and interest of $9,924.00. The balance will be approximately $1.49 million at a first-quarter 2027 closing.

The rate adjusts every five years beginning August 1, 2029. At each adjustment the borrower may either accept the lender’s then-prevailing rate for comparable loans or repay the balance in full — with no prepayment fee. For a fixed-rate commercial note, that is an unusually clean exit, and it means an assuming buyer is never locked into an above-market rate.

The Deed of Trust expressly permits a third-party assumption with lender approval. The lender reviews the purchaser’s organizational documents, financial statements, tax returns and credit history, evidence of property management capability, the sale agreement, and a current environmental report, and charges an assumption fee and a servicing transfer fee of one percent of the principal balance each. Because the balance is roughly 40% of the purchase price — comfortably inside the lender’s 70% threshold — no principal paydown would be required.

If a qualified buyer assumes the loan, the seller will reduce the purchase price by $7.50 per square foot, approximately $87,000, representing the yield maintenance the seller would otherwise owe the lender on prepayment.

LOCATION

Wineridge Business Park

The Property sits within Wineridge Business Park, Escondido's premier light-industrial campus, designed to attract corporate headquarters and high-image users. Stone Brewery's flagship property is within walking distance. The park rivals competing environments in Carlsbad, Rancho Bernardo, and Vista in aesthetic quality, infrastructure, and tenant profile.

- **I-15 / Highway 78 Interchange** Direct access to the primary north-south industrial corridor and the east-west connector to coastal North County.
- **Dual Street Access** Independent ingress and egress from Enterprise Street and Borra Place separates office visitor traffic from delivery and yard traffic.
- **Executive Housing** Rancho Santa Fe, North Escondido, and surrounding communities provide executive residential options that support recruiting and retention.
- **Labor Catchment** Access to both San Diego and Riverside County workforces provides a cost-competitive labor pool relative to coastal San Diego.
- **Drive Times** San Diego CBD ~35 min | SAN Airport ~30 min | Temecula ~35 min | Los Angeles ~90 min.

Wineridge Business Park

Parcel — 1.0 acre corner

MARKET

Why Escondido, and Why Small Buildings

Two facts drive this offering, and both are measurable. Escondido is the tightest large industrial submarket in North San Diego County. And nothing is being built to relieve it.

4.5%	7.4%	0 SF	7.78M SF
ESCONDIDO VACANCY	COUNTY VACANCY	UNDER CONSTRUCTION	SUBMARKET INVENTORY

NORTH COUNTY SUBMARKET	TOTAL VACANCY	UNDER CONSTRUCTION	AVG ASKING (NNN)
Escondido	**4.5%**	**0 SF**	**$1.32**
Oceanside	3.5%	0 SF	$1.21
San Marcos	9.6%	0 SF	$1.35
Vista	9.7%	0 SF	$1.25
Carlsbad	10.0%	165,000 SF	$1.52
San Diego County	7.4%	977,557 SF	$1.47

Source: Kidder Mathews, San Diego Industrial Market Report, Q2 2026.

Zero Square Feet Under Construction

Escondido has no industrial space under construction against a 7.78 million square foot inventory. Countywide, active projects have fallen to eleven, from forty-four a year earlier. The one recent Escondido delivery was a 110,000 square foot build-to-suit for a single user — space that never reached the open market. There is effectively no developable industrial land remaining in the submarket, and a new small building in Southern California now takes three to four years from site control to certificate of occupancy under the reformed CEQA process, and historically took six or seven.

Small Buildings Are the Tightest Part of the Market

The softening that dominates industrial headlines is concentrated in big-box logistics. It is not the same market as this one. Nationally, buildings of 10,000 to 50,000 square feet run about 5.2% vacancy, while buildings over 500,000 square feet run 11.5%. CBRE reports shallow-bay availability persistently below the overall industrial rate, with shallow-bay asking rents up more than 50% between 2010 and 2025 — because a decade of construction went to big-box while small-bay supply stood still.

> ### A on read of the market
>
> San Diego County industrial is in a normalization phase. County vacancy has risen to 7.4%, availability to 11.0%, and average asking rents are down roughly 3–5% year over year. Escondido at 4.5% is a genuine exception rather than a rising tide, and the case for this building rests on the submarket, the size class, and the improvements — not on a forecast of rent growth.

PRICING

Comparable Sales

The relevant comparison set is single-story North County industrial and flex buildings in the 8,000 to 15,000 square foot range — the size class an owner-user actually shops. Recent closings in that band cluster between $312 and $338 per square foot. At $324.98, this offering sits inside that range, and it does so with improvements that exceed every building in it.

PROPERTY	DATE	PRICE	SF	$/SF	BUYER
2540 Fortune Way, Vista	Jan 2026	$2,682,000	7,946	$337.53	—
1210 Distribution Way, Vista	**Feb 2026**	**$3,100,000**	**9,294**	**$333.55**	**Owner-user**
2746 Loker Ave W, Carlsbad	Jan 2026	$3,400,000	10,576	$321.48	—
1449 Simpson Way, Escondido	Jul 2023	$4,380,000	14,000	$312.86	Owner-user
955 S Andreasen Dr, Escondido	Aug 2026	$4,300,000	18,900	$227.51	Owner-user

Sources: county records, Traded, CBRE, JLL and Lee & Associates transaction reporting. Figures approximate and independently verified where public records permit.

On 955 S. Andreasen Drive

The most recent Escondido owner-user sale closed in August 2026 at $227.51 per square foot, and a buyer will find it. It deserves a direct answer rather than an omission. That building is 18,900 square feet on approximately the same one-acre parcel — roughly 43% lot coverage against this Property's 27%. Larger buildings trade at lower per-foot pricing as a rule, and a buyer there acquired substantially less land per square foot of building, in a shell without a comparable interior. The two assets are in the same ZIP code and in different categories.

Current Escondido asking prices

PROPERTY	SF	ASKING	$/SF ASKING
1220 Industrial Ave	13,000	$4,500,000	$346
2110 Enterprise Street — this offering	**11,616**	**$3,775,000**	**$324.98**
2128 Auto Park Way	8,087	$2,695,000	$333
545–565 Country Club Dr	15,582	$4,300,000	$276
529 W 4th Ave	9,500	$2,370,000	$249

TRANSACTION TIMING

Timing and Terms

The schedule of this transaction is deliberate, and it favors a buyer who wants the building for their own use.

Now – Q4 2026	For Sale	Building occupied; tours by appointment
After Jan 1, 2027	Escrow closes	Seller requirement — see note below
Q1 2027	Tenant vacates	Buyer takes vacant possession

Key Terms

- **Price** $3,775,000 — $324.98 per square foot.
- **Loan assumption option** The seller's existing Standard Insurance Company first trust deed — 6.750% fixed, 30-year amortization, $9,924.00 monthly, approximately $1.49 million outstanding — may be assumed by a qualified buyer with lender approval. On assumption the price is reduced by $7.50 per square foot to $317.48 per square foot, reflecting the seller's yield maintenance cost. Terms are set out under The Existing Loan, above.
- **Closing** Seller requires escrow to close after January 1, 2027. This allows application of net operating losses against capital gain in 2027; California does not permit the NOL deduction in 2026. The requirement aligns precisely with vacant delivery.
- **Possession** Vacant, in the first quarter of 2027.
- **Included in sale** Conference room furniture, office furniture, warehouse industrial racking, and built-ins.
- **Interim income** The building is occupied by a profitable tenant under a modified gross lease through Q1 2027. A buyer closing in early 2027 receives income during the transition rather than carrying an empty building.
- **Owner-user financing** SBA 504 eligible at approximately 10% down for a buyer occupying 51% or more of the building. Up to 49% may be leased to a third party.

CONTACT

Schedule a Tour

For additional information, to arrange a property tour, or to submit a Letter of Intent, please contact:

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