

1977 CITRACADO

PARKWAY

60,947 SF FOR LEASE

Industrial | Manufacturing | Distribution
(Existing Bottling Facility Use)

ESCONDIDO, CA

Property Highlights

60,947 SF

AVAILABLE FOR LEASE

26' CLEAR HEIGHT

4 DOCK DOORS

2 GRADE-LEVEL DOORS

1,600 A 277/480V

2.29/1000 PARKING RATIO

EXISTING BOTTLING AND PRODUCTION EQUIPMENT CAN BE MADE AVAILABLE

AVAILABLE W/90 DAYS NOTICE

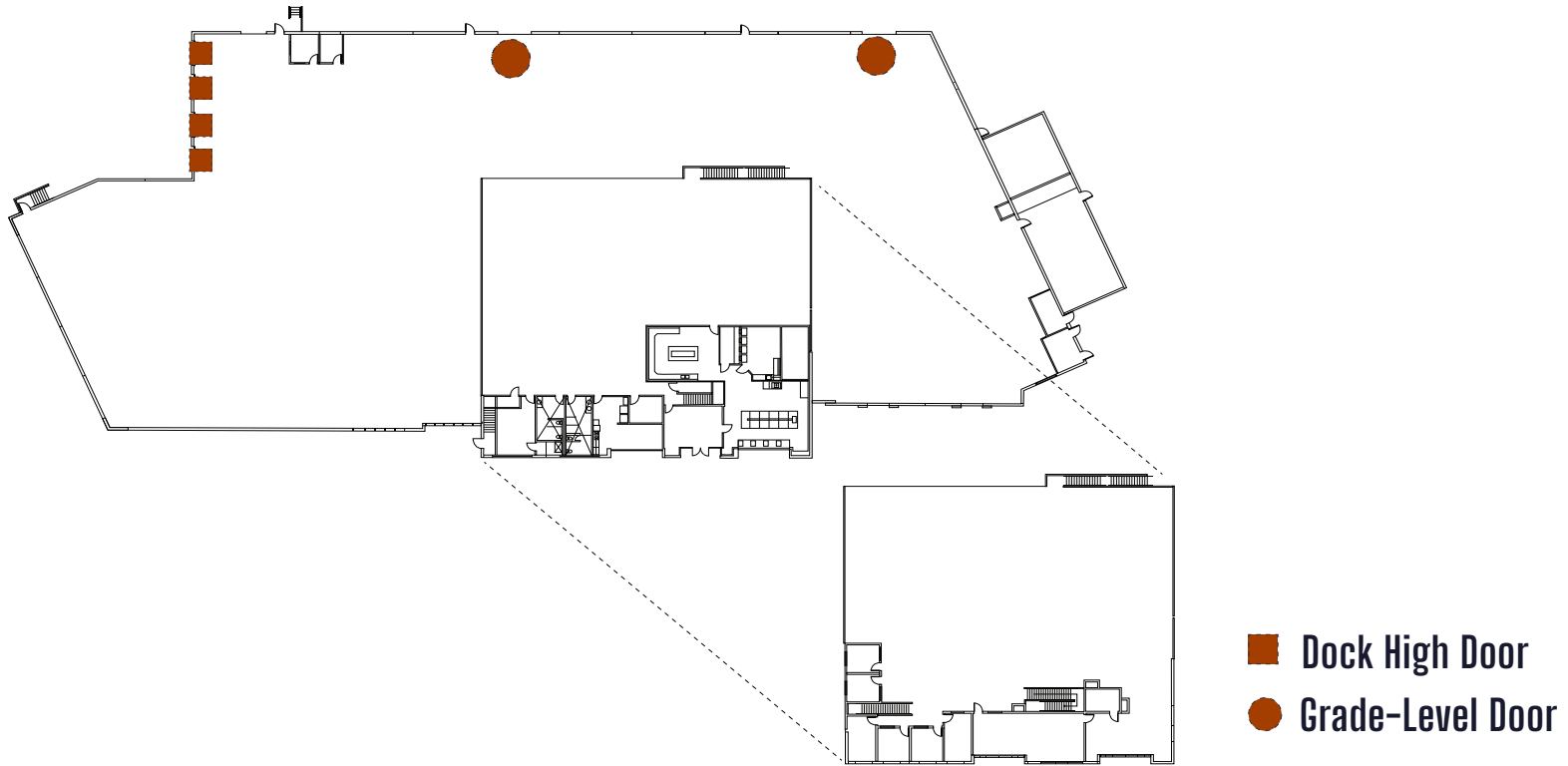




-  Dock High Door
-  Grade Level Door
-  Outside Mechanical Yard

Building Features

(Existing Bottling Facility Use)



YEAR BUILT: 2013

TOTAL SQUARE FEET: 60,947

TOTAL ACRES: 3.67

ZONING SPA#8: RESEARCH AND TECHNOLOGY PARK

STORIES: 2

CLEAR HEIGHT: 26'

DOCK LOADING: 4

GRADE-LEVEL LOADING: 2

POWER: 1,600A 277/480V

PARKING: 2.29/1,000

SPRINKLERS: YES

BUILDING USE: DIST/MANUFACTURING





Property Photos

INTERSTATE-15 04 MIN
1.7 MI

FREEWAY 78 04 MIN
1.7 MI

INTERSTATE-5 25 MIN
14 MI

PALOMAR AIRPORT 20 MIN
11.2 MI

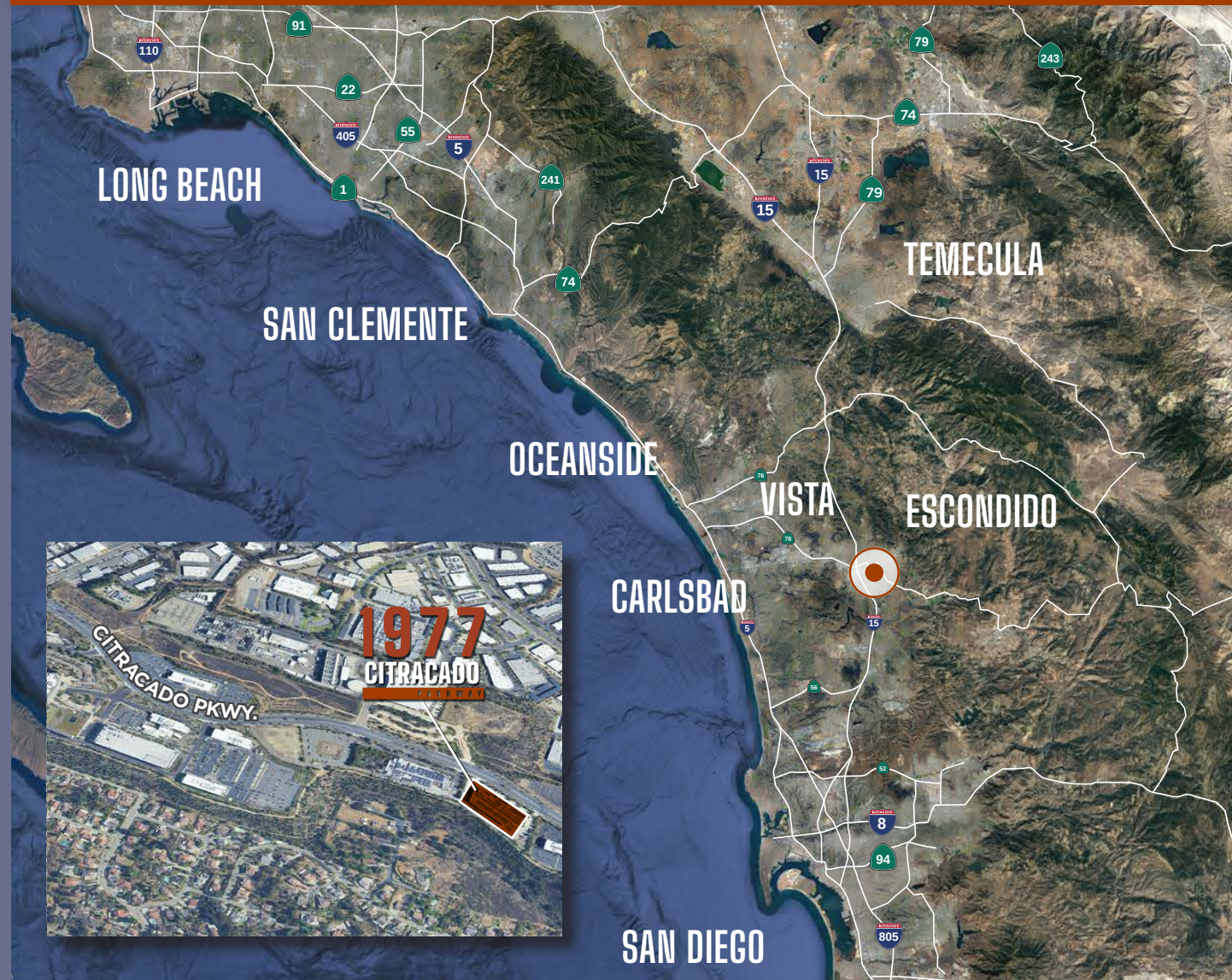
**BEACH TERRACE
DOWNTOWN** 27 MIN
18.8 MI

**DOWNTOWN
SAN DIEGO** 40 MIN
33.2 MI

**US/MEXICO
BORDER** 50 MIN
44 MI

ORANGE COUNTY 55 MIN
59.3 MI

**CONVENIENTLY LOCATED ON THE I-15 CORRIDOR AT
THE MERGER OF THE 78 FREEWAY & INTERSTATE-15**





For More Information, Please Contact:

ARIC STARCK

EXECUTIVE VICE CHAIRMAN
+ 1 760 431 4211
ARIC.STARCK@CUSHWAKE.COM
CA LIC. #01325461

DREW DODDS

SENIOR DIRECTOR
+ 1 760 431 3863
DREW.DODDS@CUSHWAKE.COM
CA LIC. #02021095

ALEX BUSH

SENIOR DIRECTOR
+ 1 760 302 6343
ALEX.BUSH@CUSHWAKE.COM
CA LIC. #02298794

1977
CITRACADO
PARKWAY

12830 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130 | T +1 760 431 4200



©2026 cushman & wakefield. all rights reserved. the information contained in this communication is strictly confidential. this information has been obtained from sources believed to be reliable but has not been verified. no warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. coe-pm-west-08.26.2026