

For Lease | Industrial & Flex

# SIMPSON BUSINESS PARK



1305, 1309, 1313 & 1317 Simpson Way | ESCONDIDO 92029

CPP

COMMERCIAL  
PACIFIC  
PROPERTIES

NORDAHL RD



WEST MISSION RD

WEST MISSION RD

ROCK SPRINGS RD

CENTRE CITY PKWY

SIMPSON BUSINESS PARK

AUTO PARK WAY

WEST WASHINGTON AVE



MOSSY AUTOMOTIVE GROUP



WEST VALLEY PKWY

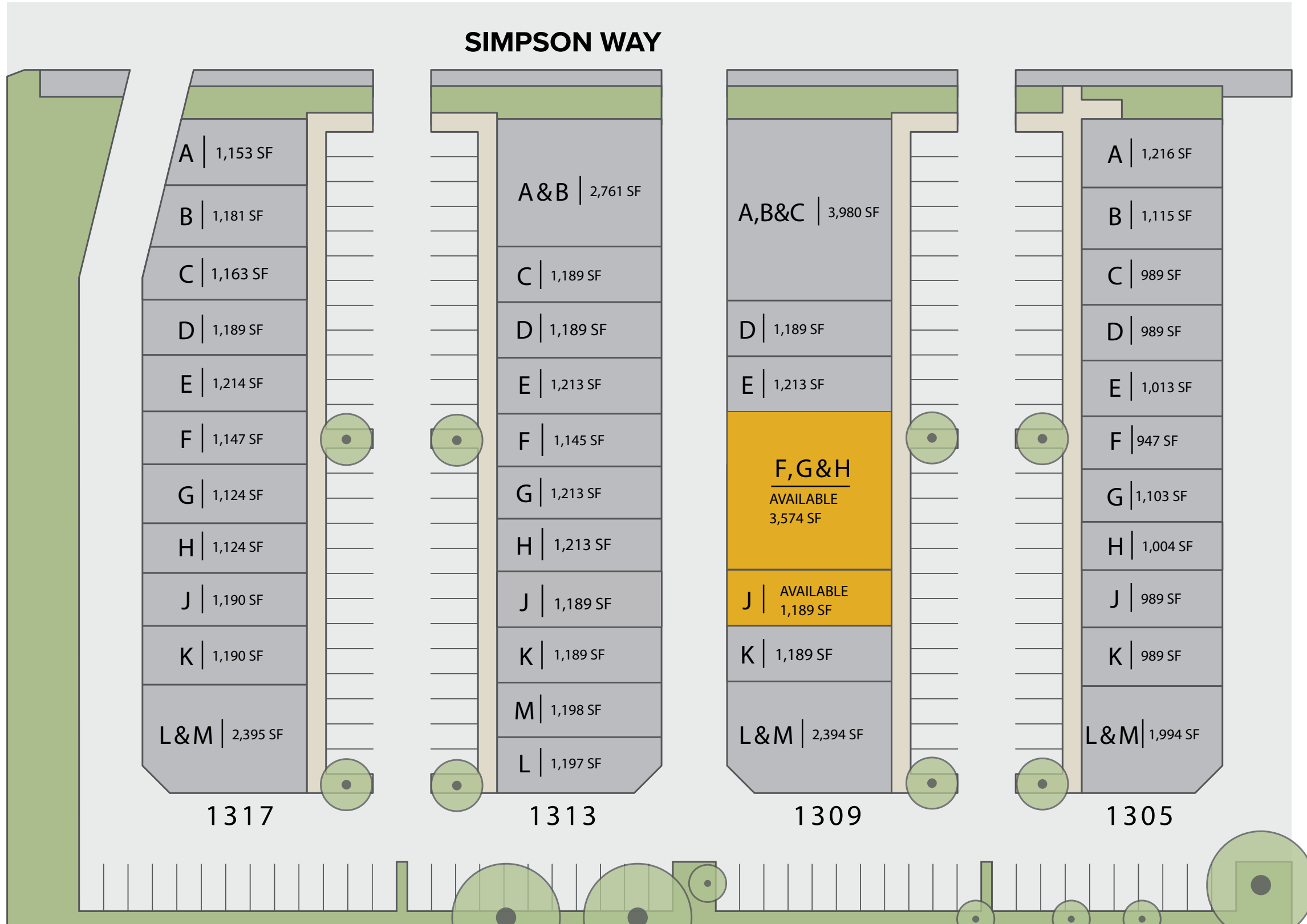
ESCONDIDO PROMENADE

# Site Plan

## AVAILABILITY CHART

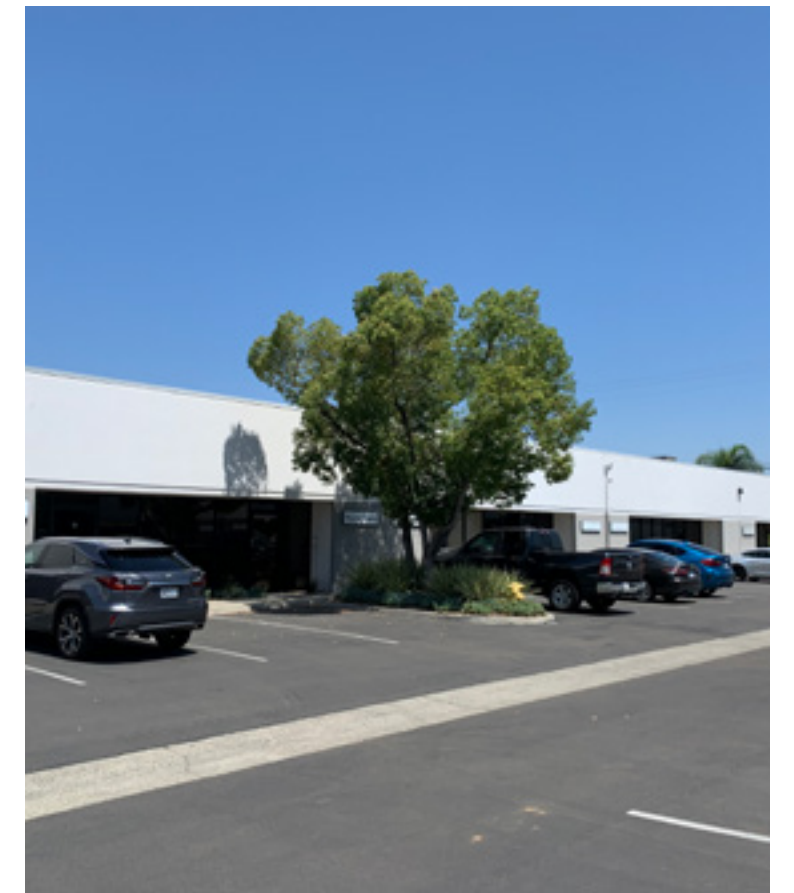
ADDRESS	UNIT #	SIZE	IMPROVED %	SUITE DESCRIPTION	BASE RENT/SF	CAM/SF	AVAILABILITY
1309 SIMPSON WAY	F, G & H	3,574 SF	10%	Reception/office, 2 RRs, retail, walk in fridge and freezers, and 2 warehouses	\$1.35/SF	\$0.15/SF	30 Day Notice
1309 SIMPSON WAY	J	1,189 SF	20%	Reception/office, RR, and warehouse	\$1.35/SF	\$0.15/SF	08-01-26

## SIMPSON WAY



## PROPERTY DETAILS

Property Address	1305, 1309 1313 & 1317 Simpson Way, Escondido
# of Stories	100% Ground Floor SF
Construction Type	Concrete Tilt Up
Average (%) Improved	15 -25%
Loading	10' x 10' grade level loading doors
Mechanical Systems	HVAC in office areas
Warehouse Clear Height	14' minimum clear height
Gas Service	Stubbed to each building
Zoning	M2 (Heaviest Industrial zone in Escondido)
Excellent Parking	2.44/1,000 square feet
Private Restrooms	Each unit has a private restroom
3 Phase Power	100-200 amps, 120/208 volt panel per unit
Electricity	Each unit is separately metered
Trash & Water	Included as part of CAM Fee



# Available Suite

SUITE F, G & H

## Space Details:

- ADDRESS: 1309 Simpson Way
- UNIT #: Suite F, G & H
- SIZE: 3,574 SF
- IMPROVED %: 10%
- SUITE DESCRIPTION: Reception/office, 2 RRs, retail, walk in fridge and freezers, and 2 warehouses
- BASE RENT: \$1.35/SF
- CAM/SF: \$0.15/SF
- AVAILABILITY: 30 Day Notice

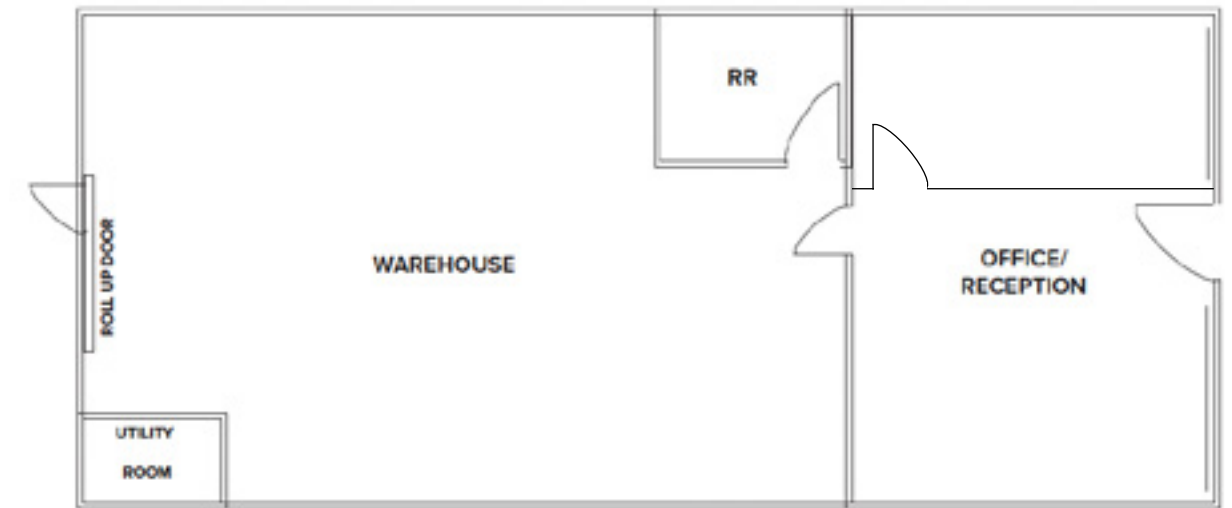


# Available Suite

SUITE J

## Space Details:

- ADDRESS: 1309 Simpson Way
- UNIT #: Suite J
- SIZE: 1,189 SF
- IMPROVED %: 20%
- SUITE DESCRIPTION: Reception/office, RR & warehouse
- BASE RENT: \$1.35/SF
- CAM/SF: \$0.15/SF
- AVAILABILITY: 08-01-26





# The Location

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.



**151,625**  
POPULATION



**48,268**  
HOUSEHOLDS



**\$62,319**  
MED. HH INCOME

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