



***For Lease***

**101 State Place, Escondido, CA**

***±1,620 - 5,500 SF Office/Flex Suites***





## For Lease

101 State Place  
Escondido, CA 92029

\* Office/Flex Building in  
Escondido's Research &  
Technology Center

### Availability

SUITE F

**1,620 SF**

SUITE L & M

**4,607 SF**

SUITE N & O

**5,500 SF**

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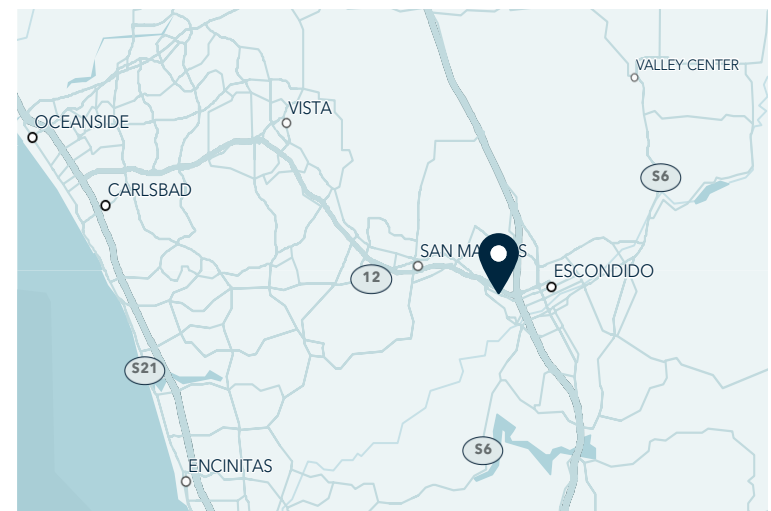
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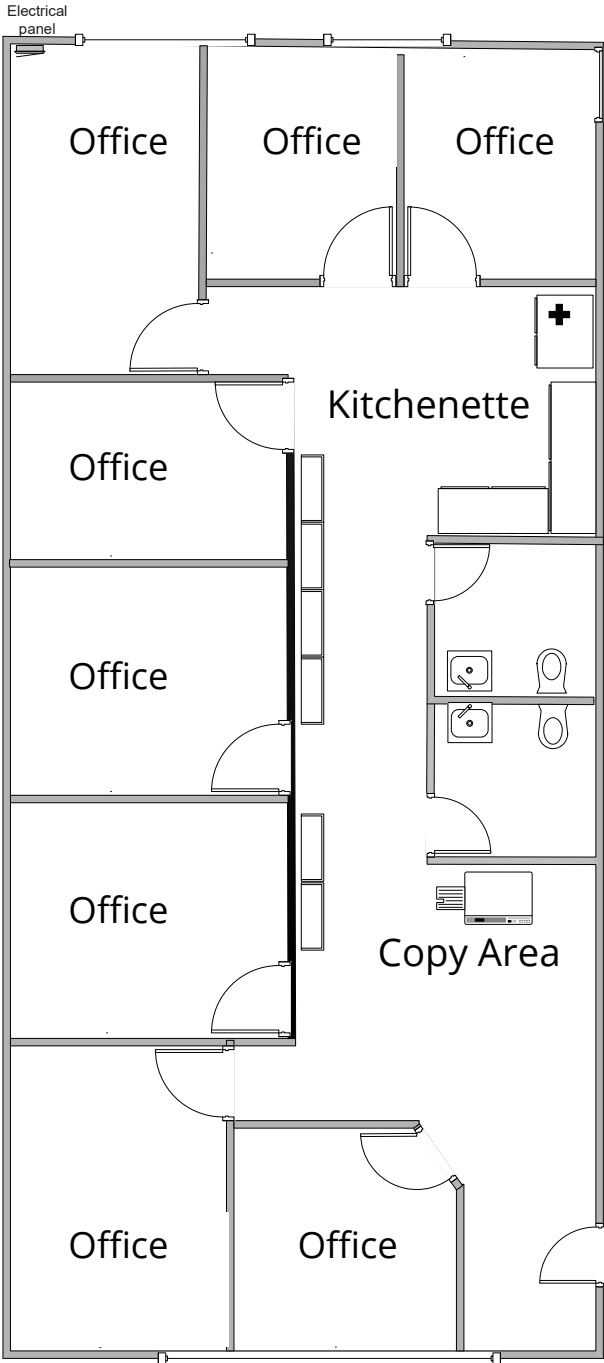


### About the Property

- 1,620 - 5,500 SF Available
- 32,368 SF Office/Flex Business Center
- 3.00/1,000 SF Parking Ratio
- M-1 Zoning
- Excellent Location in Escondido's Research Technology Center
- Easy Access to Highway 78 and I-15

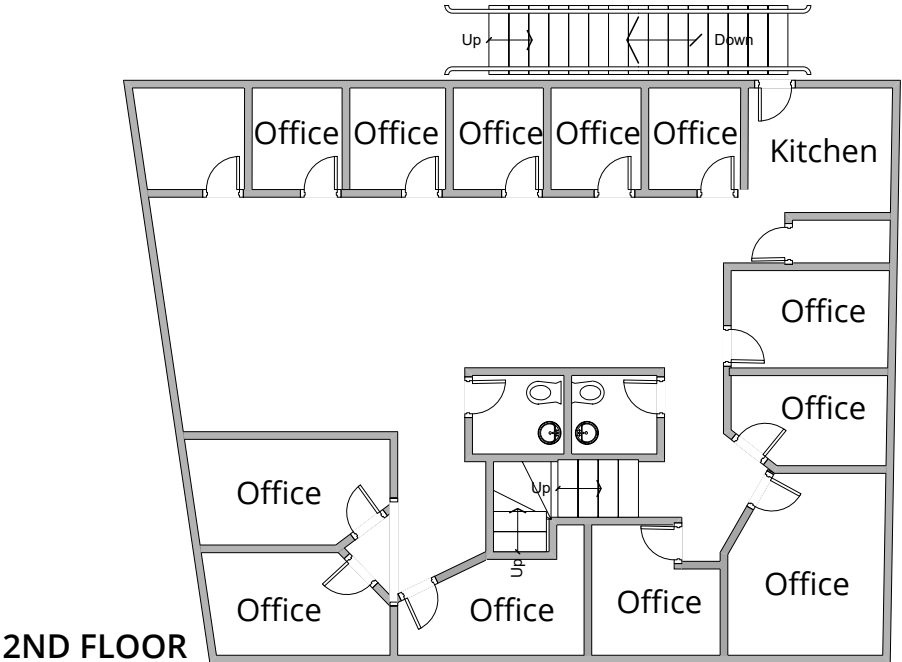
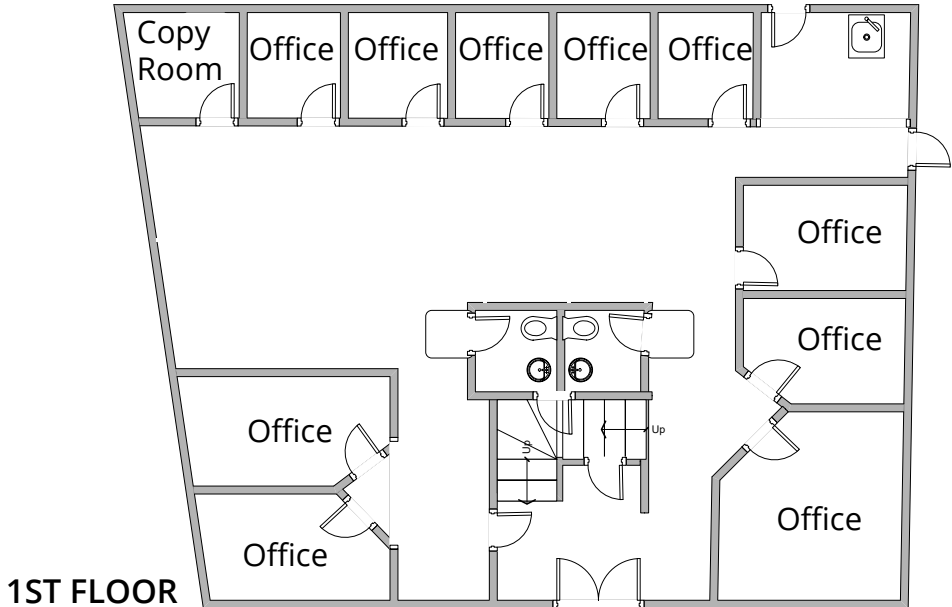
LEASE RATE: \$1.20/SF NNN





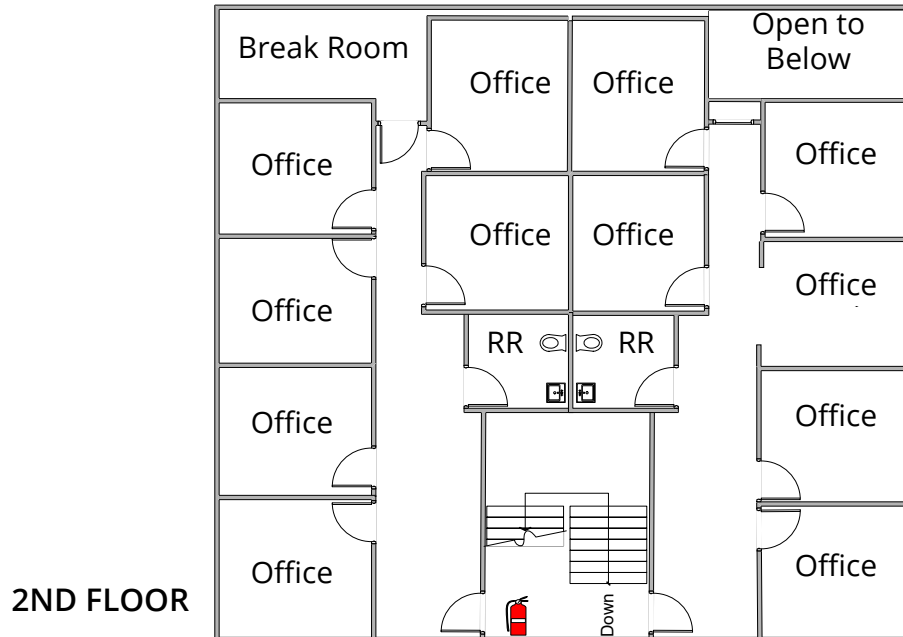
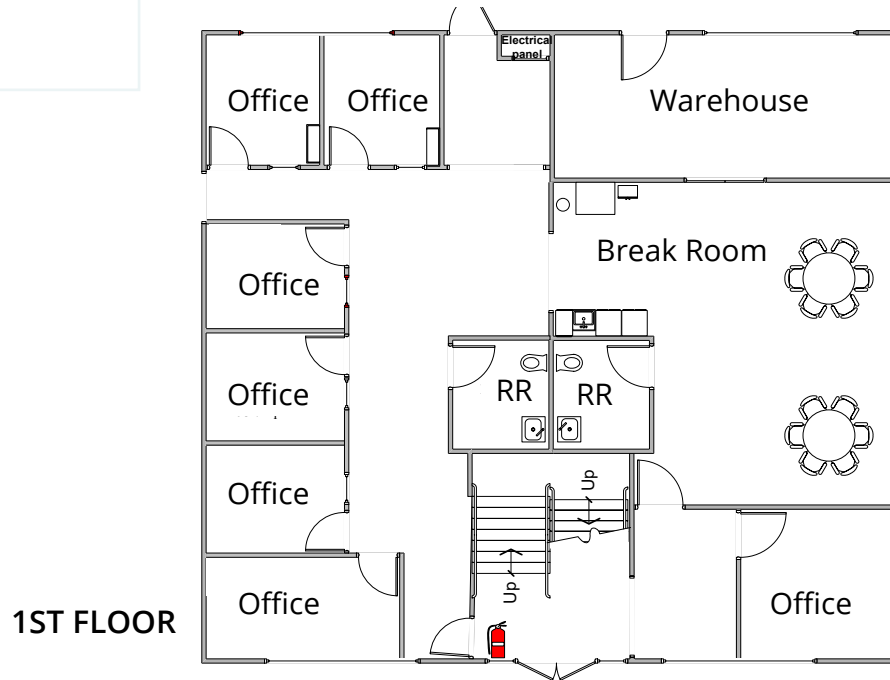
**Suite F**

- 1,620 SF
- 8 private offices
- Restroom
- Kitchenette



**Suite L & M**

- 4,607 SF
- 22 private offices
- Restrooms



## **Suite N & O**

- 5,500 SF
- 19 private offices
- Warehouse
- Restrooms
- Multiple break rooms



Nordahl Marketplace

- Walmart
- KOHL'S
- Starbucks
- McDonald's
- Subway
- Long John Silver's
- Taco Bell
- Crumbl
- Fireduy's
- McNesters

RAIL ROAD

78

82,000 VPD

AUTO PARK WAY

**SITE**

Palomar Medical Center Escondido

SOUND IMAGE

CITRICADO PARKWAY

15

Plaza Las Palmas  
BOOT BARN  
petco  
PLATOS  
DXL  
BIG + TALL  
McDonald's

Escondido Promenade

- Target
- TJ-maxx
- DICK'S
- ROSS
- five BELOW
- carter's
- VANS
- Panera
- ULTA
- SALLY. GNC
- Carls Jr.
- Applebees
- Jamba
- Starbucks
- Subway

1500 West Valley Shopping Center

- HomeGoods
- BevMo!
- Staples
- ALDI
- AutoZone
- PolyZone
- Wendy's
- Albertsons
- DOLLAR TREE
- Mattress Firm

Del Dios Academy of Arts and Sciences

Country Corner Shopping Center

- metro
- boost mobile
- Honey Baked Hams
- KFC

Classical Academy High School

Plaza Civic Center

- REGAL Smart & Final DISCOUNTS
- dd's DISCOUNTS
- PETSMART
- Starbucks

Central Elementary School

Grace Christian School



**PALOMAR MEDICAL CENTER, RECOGNIZED AMONG THE WORLD'S MOST ADVANCED HOSPITALS.**



**CALIFORNIA STATE UNIVERSITY SAN MARCOS  
LEADING PUBLIC UNIVERSITY  
STRONG PRODUCER OF STEM GRADUATES**

## THE 78 CORRIDOR

The 78 Corridor—encompassing Carlsbad, Escondido, Oceanside, San Marcos, and Vista—is one of San Diego County’s most dynamic innovation hubs. With more than 850 technology firms across biotechnology, information and communications technology, and defense-related manufacturing, the Corridor generates over \$36 billion in annual gross regional product and supports a diverse, export-oriented economy.

### HEALTHCARE

Healthcare and life sciences are foundational strengths of the 78 Corridor’s technology ecosystem. The region specializes in biotechnology and biomedical device manufacturing, with high concentrations in surgical appliances, diagnostic equipment, pharmaceutical preparation, and irradiation apparatus manufacturing. Anchoring this ecosystem is Palomar Medical Center which is one of the most technologically advanced hospitals in the world.

### HIGHER EDUCATION

Higher education institutions along the 78 Corridor play a critical role in sustaining its skilled workforce and long-term competitiveness. Local colleges and universities collectively confer more than 1,300 tech-related degrees and certificates annually across 50+ programs, supplying talent to engineering, life sciences, manufacturing, and information technology fields. San Marcos is home to California State University San Marcos, the Corridor’s only public university and a key producer of STEM graduates.

### *By the Numbers*

636K

**TOTAL POPULATION**

\$144K

**AVERAGE HH INCOME**

225K

**NO. OF HOUSEHOLDS**



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**SRS REAL ESTATE PARTNERS**

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