

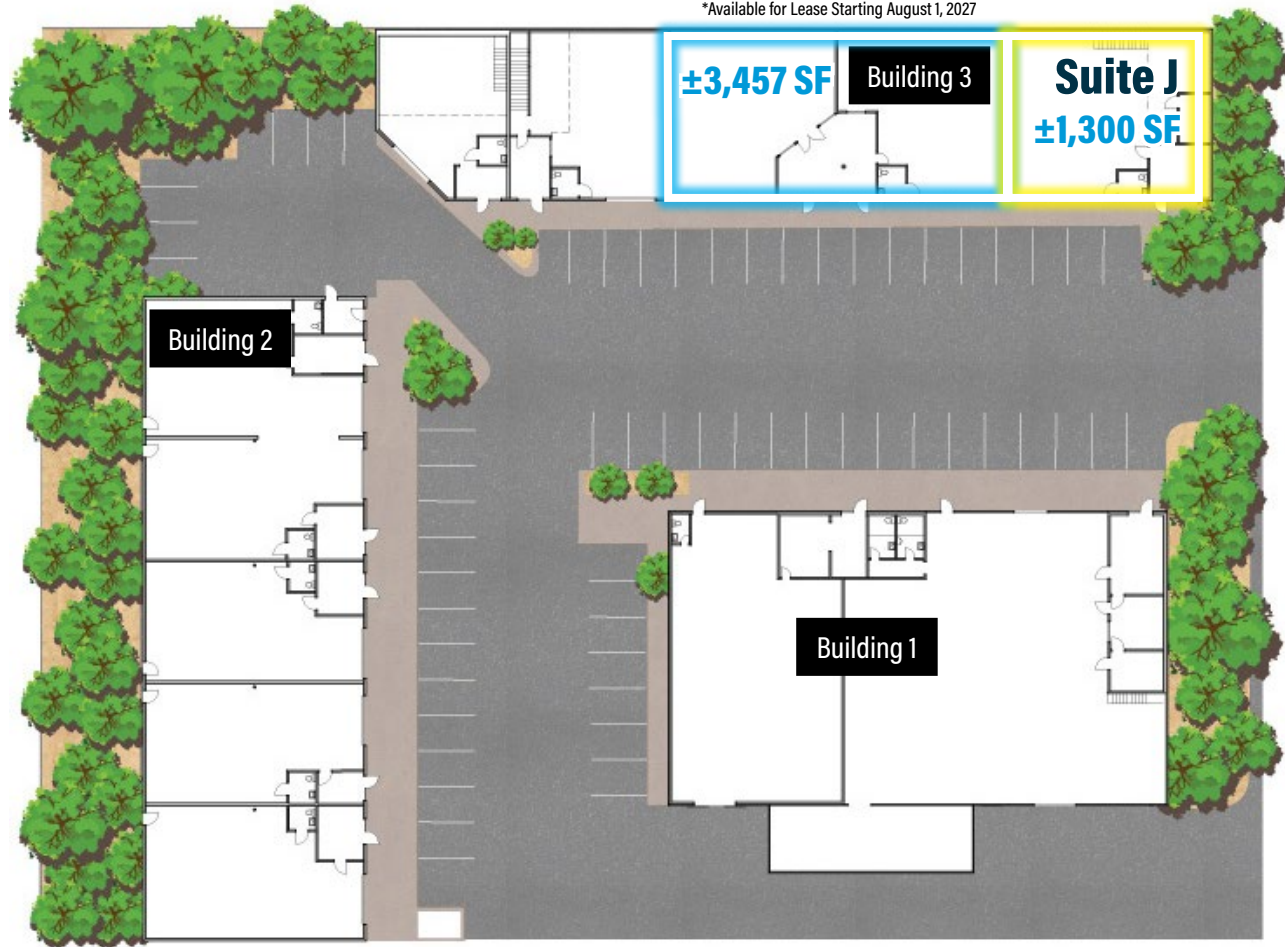
# WAREHOUSE SUITES FOR LEASE: ±1,300 SF TO 3,457 SF

## 1991 DON LEE PLACE, ESCONDIDO, CA 92029



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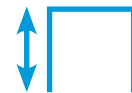
**±1,300 SF to 3,457 SF  
Available For Lease**



**Warehouse with Grade-Level Loading**



**Office/Restroom/Warehouse**



**20' Clear Height**



**±90% Functional Warehouse Layouts**



**Lease Rate: \$1.45/SF + \$0.42 NNN**

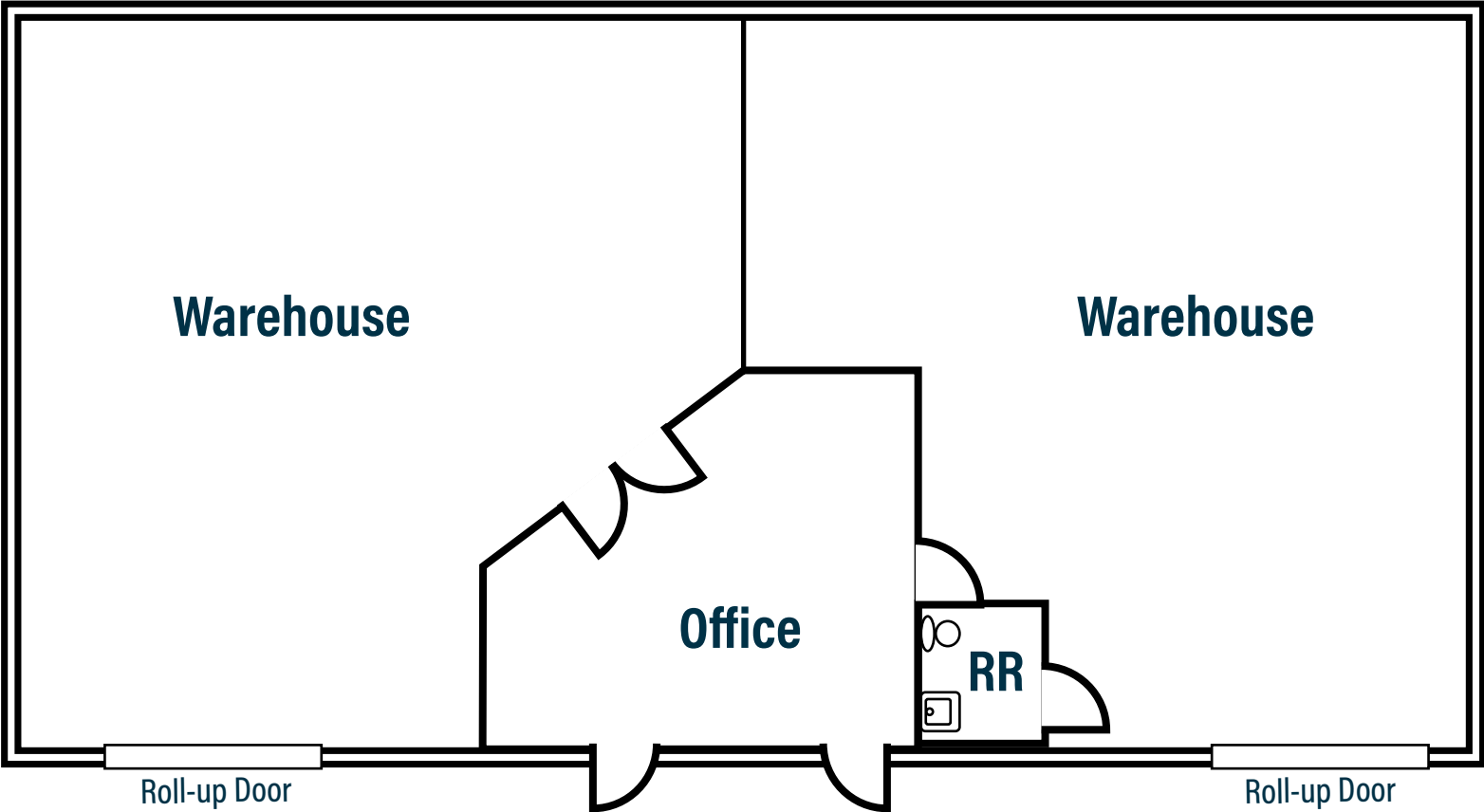
\*Available for lease starting August 1, 2027

# Floor Plan

±3,457 SF



Lease Rate: \$1.45/SF + \$0.42 NNN

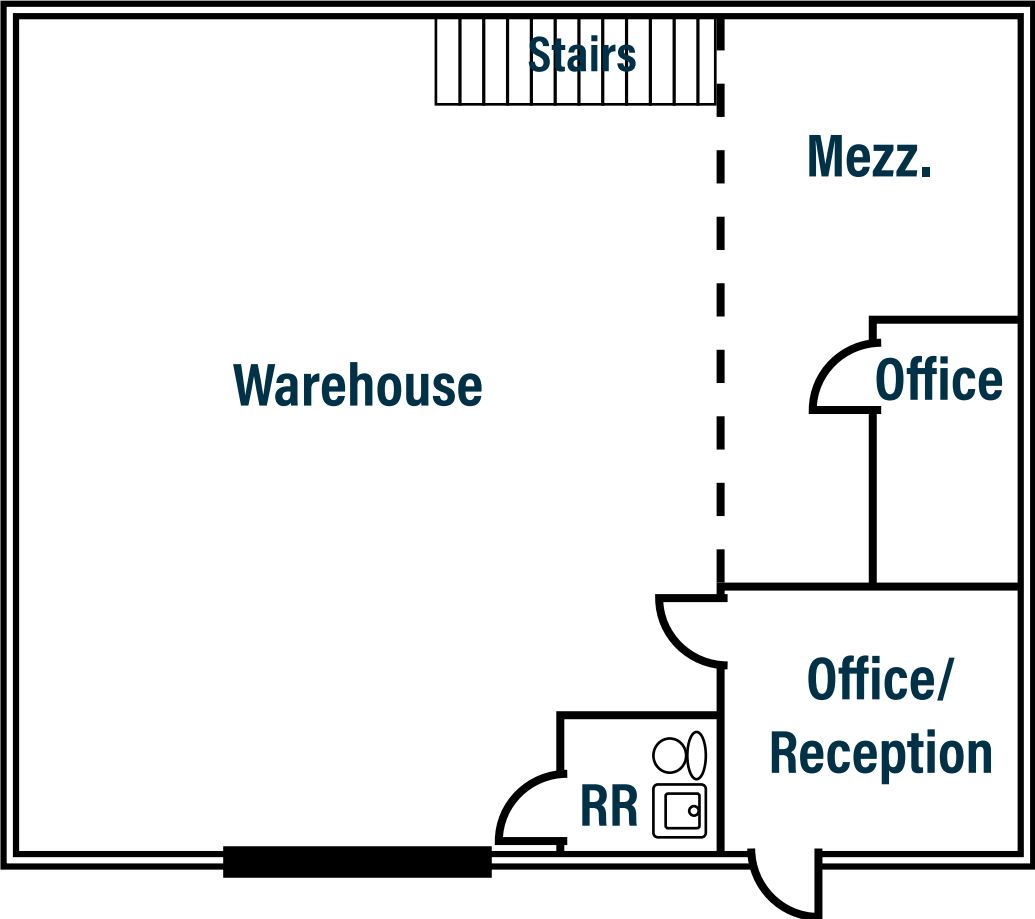


# Floor Plan

Suite J ±1,300 SF



Lease Rate: \$1.45/SF + \$0.42 NNN



# LOCATION



4 Minutes to **I-15**

17 Minutes to **I-5**

17 Minutes to **CA-76**

14 Minutes to **CA-56**

21 Minutes to **CA-163**

25 Minutes to **Pacific Ocean**

28 Minutes **McClellan-Palomar Airport**

36 Minutes to **Downtown San Diego**

39 Minutes to **San Diego International Airport**

42 Minutes to **US/Mexico Border**

# ESCONDIDO

**ESCONDIDO, CALIFORNIA**, nestled in the heart of San Diego County, is a vibrant city known for its unique blend of natural beauty and industrial prowess. The city's landscape is marked by a harmonious coexistence of industrial buildings and picturesque surroundings. With a diverse range of manufacturing and industrial facilities, Escondido plays a crucial role in Southern California's economy. Its industrial sector is driven by a diverse range of businesses, including electronics, aerospace, and food production. The city's strategic location, with easy access to major transportation routes and the bustling San Diego metropolitan area, makes it an attractive hub for industrial enterprises. These businesses contribute significantly to the local economy, providing employment opportunities and fostering economic growth.

Escondido's economy isn't solely defined by its industrial landscape; it also benefits from a burgeoning tourism sector. The city's appealing mix of cultural attractions, recreational opportunities, and a rich agricultural heritage draws visitors from near and far. The iconic San Diego Zoo Safari Park, vineyards, and historic downtown district offer an array of experiences that boost the local economy through tourism-related businesses, including hotels, restaurants, and entertainment venues. This diversification of the economy, with both industrial and tourism sectors, allows Escondido to maintain a robust and resilient economic foundation, ensuring the city's continued growth and prosperity.



**150,627**  
POPULATION

**\$94,534**  
AVERAGE HH INCOME

**34.9**  
AVERAGE AGE

**5,781**  
TOTAL BUSINESSES

**54,550**  
TOTAL EMPLOYEES

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