

±2,167 SF INDUSTRIAL SUITE

# 1948 DON LEE PLACE, SUITE 1

**AVAILABLE FOR LEASE**



- ***Situated just off Highway 78 with quick access to I-15***
- ***In the heart of Escondido's established industrial hub***
- ***Easy connection to regional and Southern California markets***

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## DISCLAIMER:

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## INVESTMENT HIGHLIGHTS

**Suite Size** ±2,167 SF

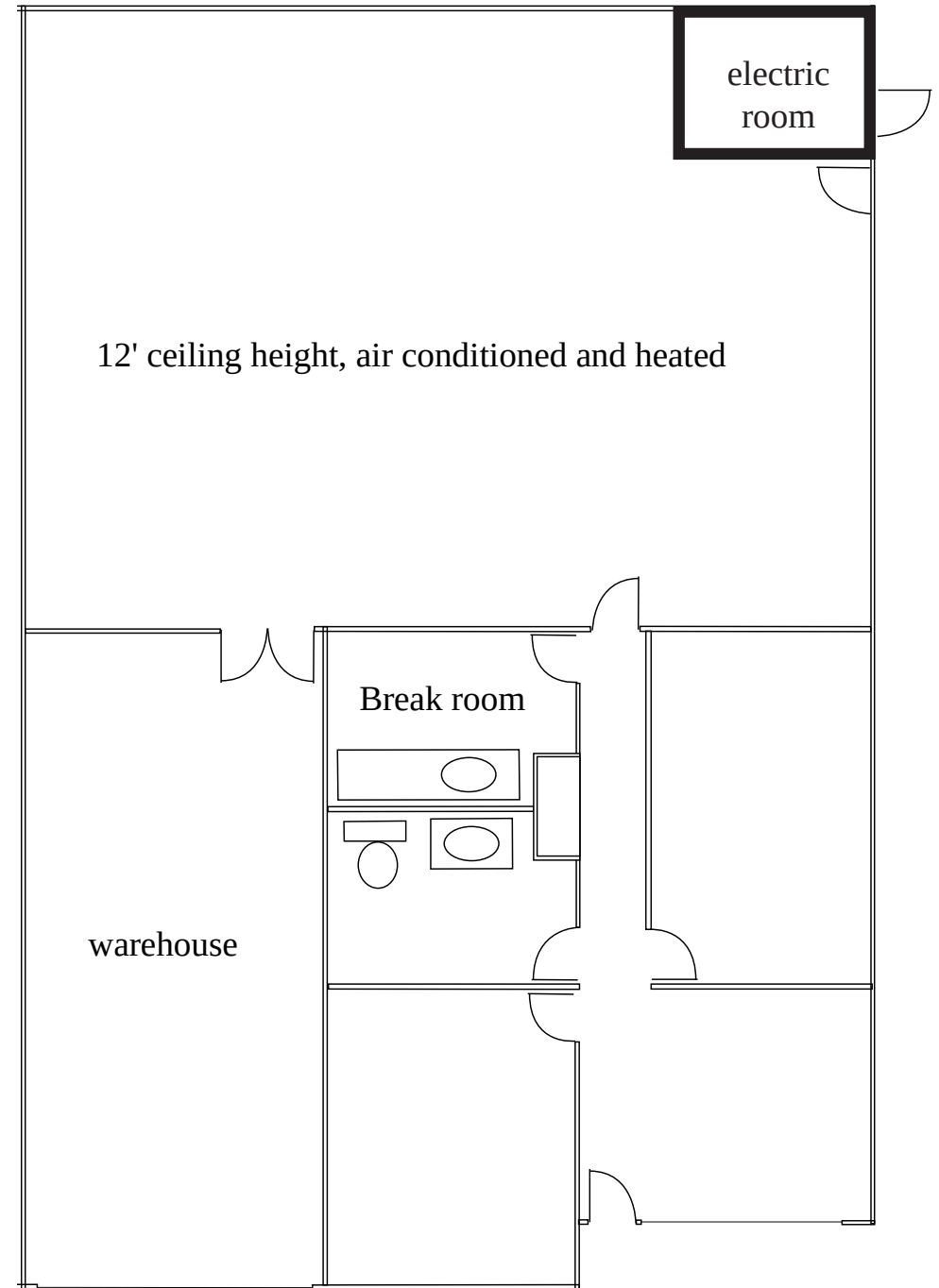
**Year Built** 1987

**Ceiling Height** 12' (est.)

**Roll-Up Doors** 1

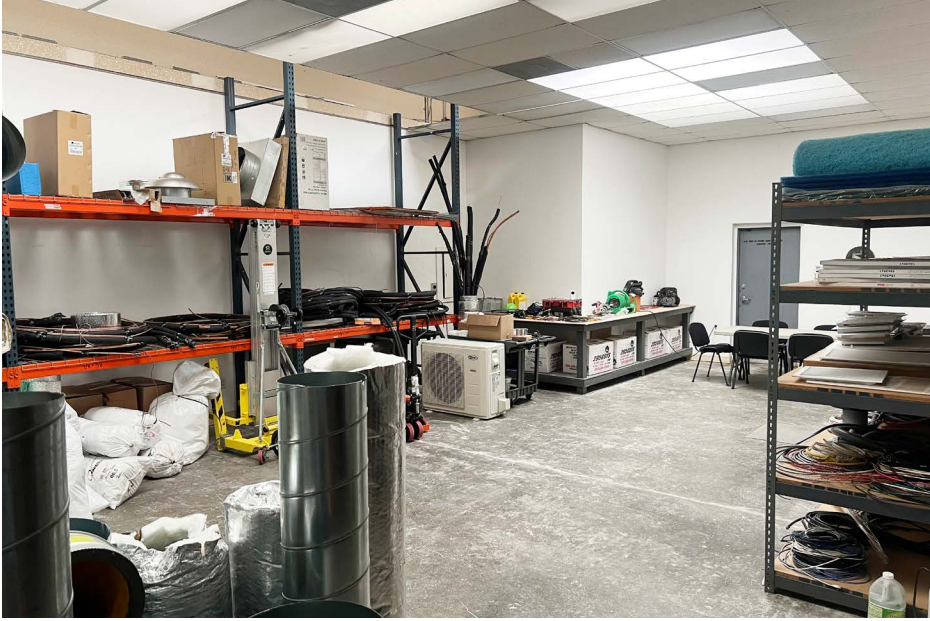
**Zoning** M2 - Industrial

**Lease Structure** Modified Gross (MG)





# PHOTO - 1948 DON LEE PLACE



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SUITE 1

DON LEE PL

PHOTO - 1948 DON LEE PLACE



SUITE 1

DON LEE PL



SUBJECT PROPERTY



PALOMAR HEALTH Medical Group  
2,906 EMPLOYEES

PLAZA CIVIC CENTER

CENTRAL ESCONDIDO

CULTURAL CENTER



Civic Center

California Center for the Arts

HIDDEN HILLS



Grape Day Park

Escondido Choral Arts Foundation



W 9th Ave



# LOCATION HIGHLIGHTS

## Regional Access

Immediate access to Highway 78, minutes to I-15.

## Nearby Uses

Surrounding area features a mix of industrial, retail, and service businesses.

## Breweries & Eateries

Escondido has evolved into one of North County's key craft beer destinations, anchored by iconic names and supported by a growing local scene. At the center of it all is Stone Brewing World Bistro & Gardens – Escondido, where a full restaurant menu pairs beautifully with handcrafted ales in a garden-style setting. Beyond Stone, there's a vibrant mix of smaller taprooms and brewpubs, each bringing something unique:

**Backyard Brewery** – A cozy, homebrewer-run spot with a rotating beer board influenced by ale, English, and Belgian styles.

**Jacked Up Brewery** – Located downtown, this more casual venue often features live music and a laid-back vibe.

**Burgeon at the Oasis** – A newer outdoor seating-focused brewery appearing on visitor guides for Escondido's craft beer scene.

**Plan 9 Alehouse, Escondido Brewing Co., Offbeat Brewing** are among additional names in the local brewery / tasting room circuit.

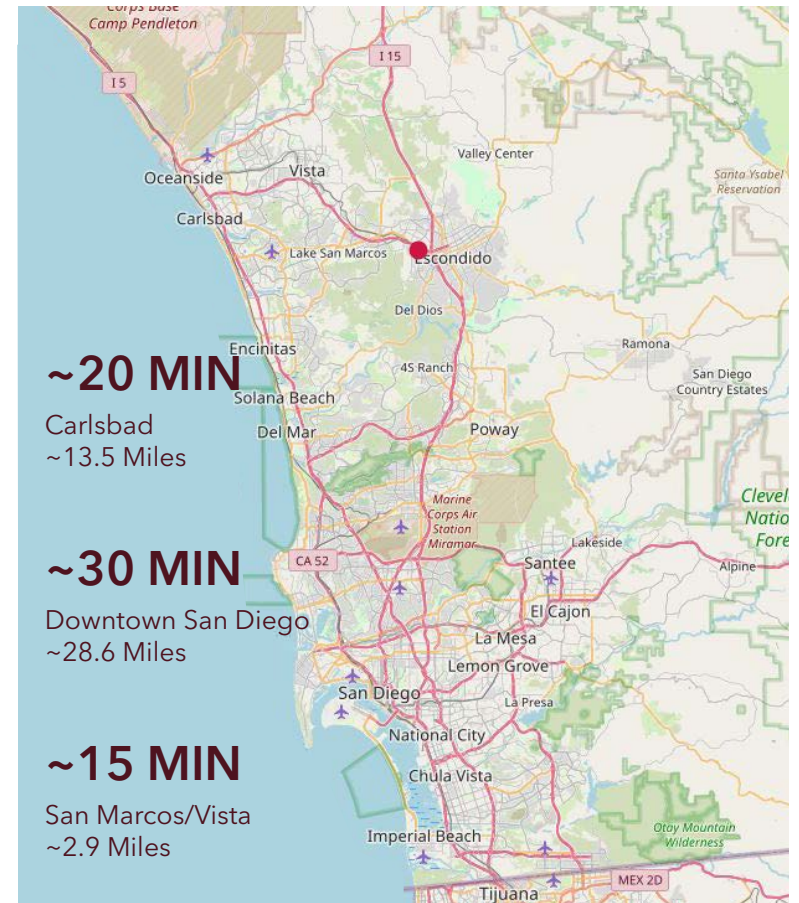
On the food side, many of these breweries double as dining venues (or partner with nearby kitchens), but Escondido's restaurant scene spans far beyond beer. In historic downtown, you'll find an eclectic mix of farm-to-table cafes, ethnic cuisine, craft coffee shops, and gastropubs that complement the brewery culture. The cross-pollination of good food and good beer helps make Escondido's culinary scene lively and destination-worthy.

9 | 1948 Don Lee Place, Escondido



## Arts, Culture & Attractions







Escondido offers a diverse mix of arts, culture, and attractions that appeal to residents and visitors alike. Anchored by the California Center for the Arts, the city's cultural scene also includes downtown's lively 2nd Saturday Art Walk, historic architecture, and the Escondido History Center. Public art flourishes at Queen Calafia's Magical Circle, while parks like Kit Carson Park, Dixon Lake, and Daley Ranch provide opportunities for outdoor recreation. History is celebrated at the San Pasqual Battlefield State Historic Park, and the community stays vibrant with regular live performances, festivals, and markets. Together, these institutions and events highlight Escondido's unique blend of creativity, heritage, and natural beauty.





## DEMOGRAPHICS (2025)

Escondido is one of the largest cities in North San Diego County, with a strong labor pool and growing commercial base.

	<i>1-mile</i>	<i>3-mile</i>	<i>5-mile</i>	<i>Escondido</i>
 Population	6,153	119,771	236,360	147,713
 Households	2,357	39,855	76,876	47,821
 Average HH Income	\$121,956	\$120,919	\$136,620	\$124,734
 Median HH Income	\$94,827	\$99,136	\$110,833	\$94,167
 Total Businesses	1,045	5,649	9,552	5,870
 Total Employees	11,337	47,305	74,667	48,260



Dixon Lake, Escondido

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ASSOCIATES

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