

FOR LEASE

2109-2127 E VALLEY PKWY.

ESCONDIDO, CA 92027



**CUSHMAN &
WAKEFIELD**

±1,122-±2,333 SF
AVAILABLE

For more information, you may contact:

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PROPERTY DETAILS



- A Four (4) Multi-Tenant General Commercial Property totaling approximately 36,715 SF
- Highly Visible and Desirable Location off the 15 Fwy and 78 Fwy
- Grade Level Loading
- Walkable to Nearby Amenities



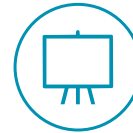
30,698

CARS PER DAY
E VALLEY PKWY



ABUNDANT

PARKING & ACCESSIBILITY



MONUMENT

SIGNAGE & VISIBILITY



GC

ZONING - GENERAL COMMERCIAL



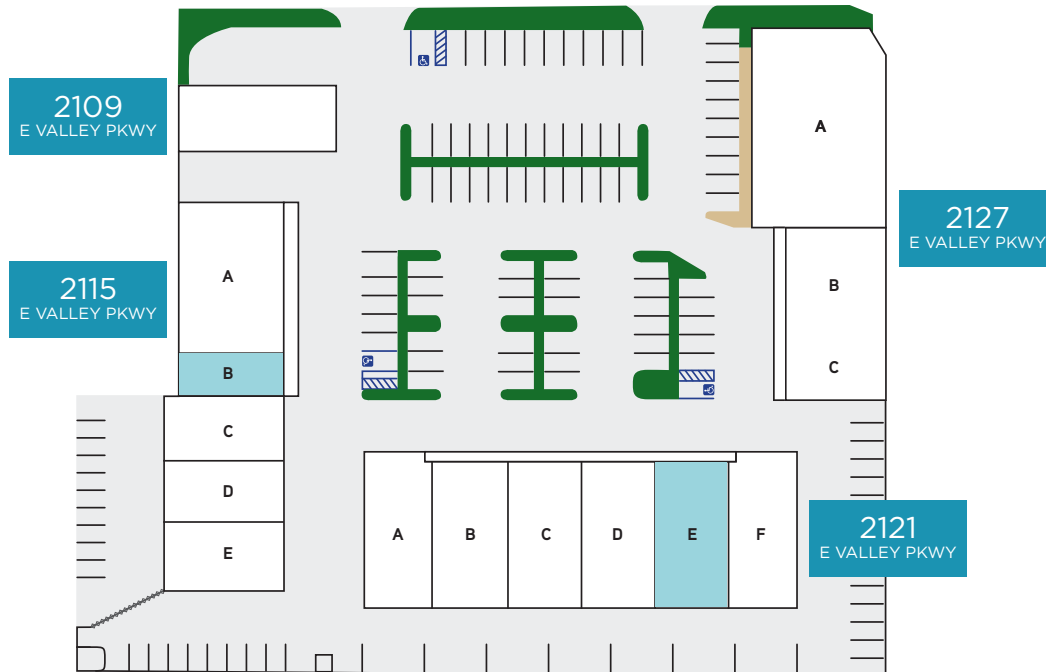
\$1.55/SF NNN

LEASE RATE

PROPERTY AVAILABILITY

Unit	Suite	SF	Rate	Availability
2115	B	1,122	\$1.55/SF NNN	Now
2121	E	2,333	\$1.55/SF NNN	Now

* NNN Estimated To Be \$0.28/SF



E VALLEY PKWY
30,698 CPD



PROPERTY FLOOR PLAN

BLDG 2115

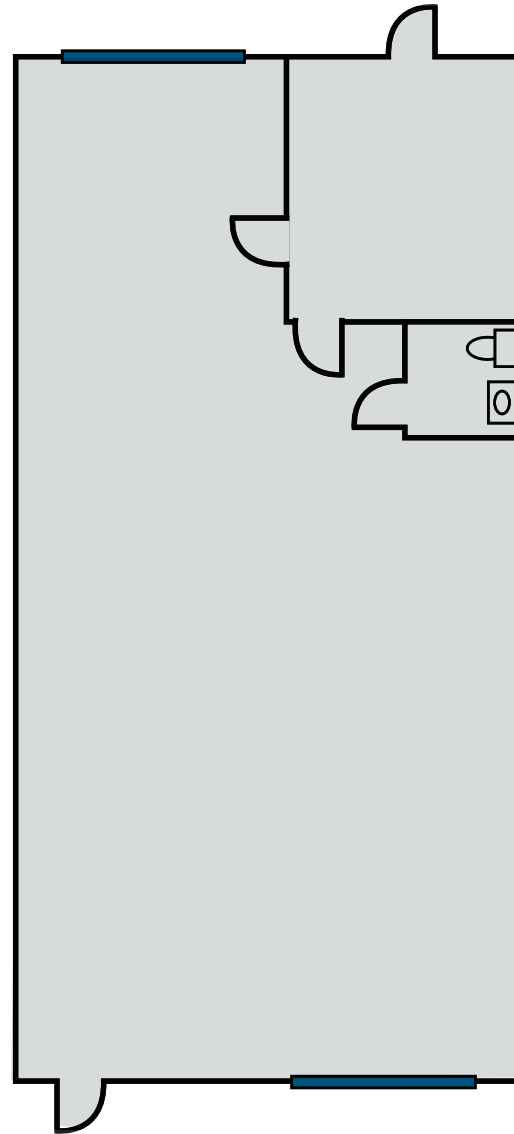
Suite B | 1,122 SF

*Floor Plan
Pending*

PROPERTY FLOOR PLAN

BLDG 2121

Suite E | 2,333 SF



PROPERTY AERIAL MAP



2109-2127 E VALLEY PKWY.

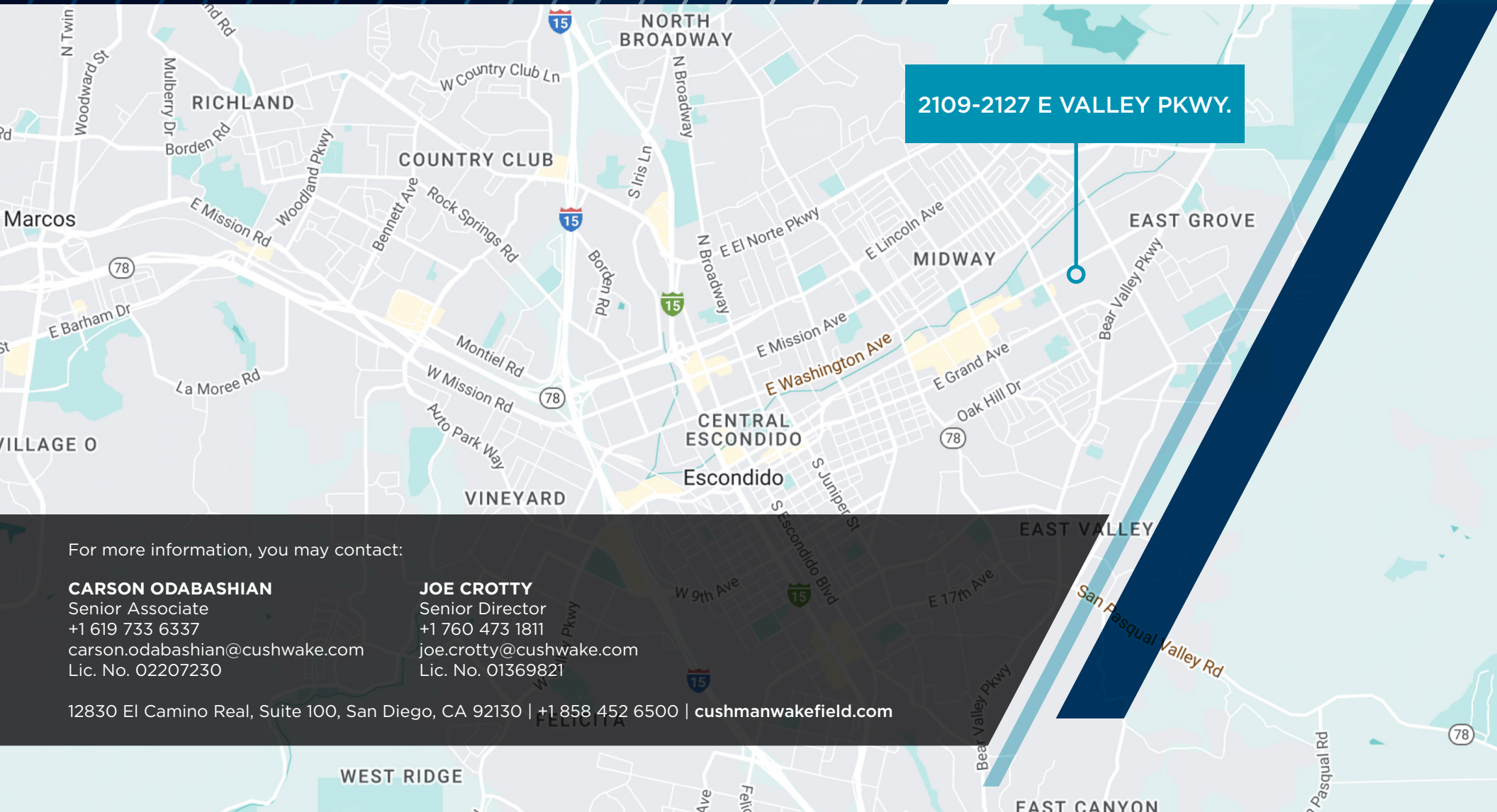
DRIVE TIMES

Route 78
3 MINS

I-15
10 MINS

I-5
25 MINS

Route 76
22 MINS



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