

FOR LEASE
2127 E VALLEY PKWY.
SUITE A/B/C
ESCONDIDO, CA 92027

**IN-PLACE
C.U.P**
**FOR AN
AUTOBODY
SHOP**



**CUSHMAN &
WAKEFIELD**

±1,094 - ±9,736 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



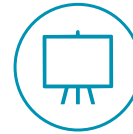
30,698

CARS PER DAY
E VALLEY PKWY



ABUNDANT

PARKING & ACCESSIBILITY



MONUMENT

SIGNAGE & VISIBILITY



GC

ZONING - GENERAL COMMERCIAL



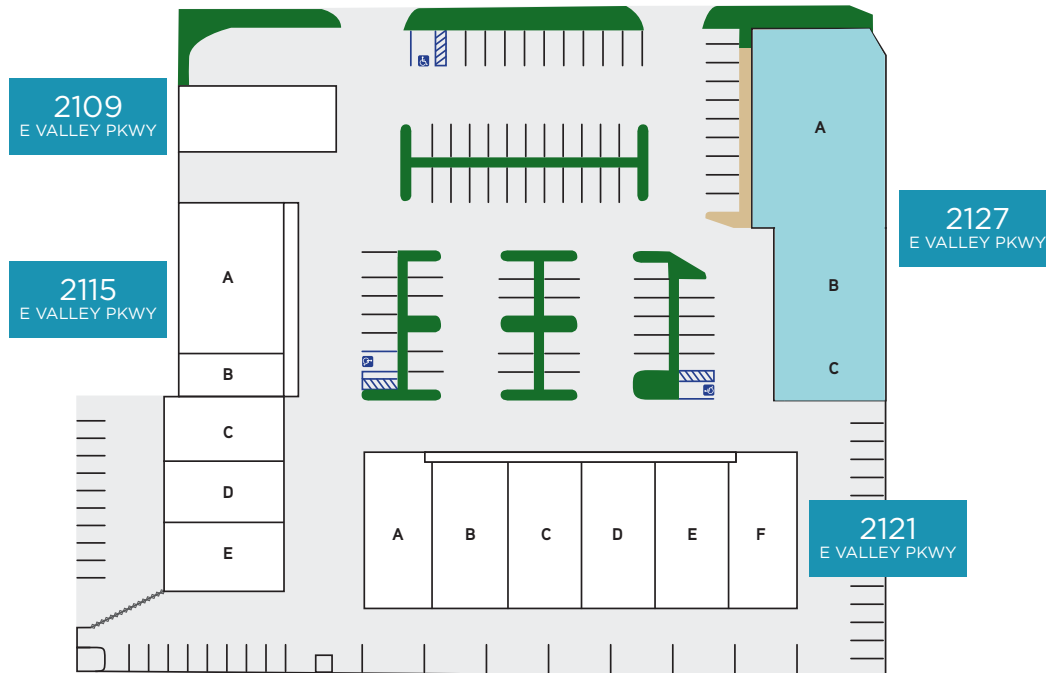
\$1.50/SF NNN

LEASE RATE

PROPERTY AVAILABILITY

Unit	Suite	SF	Rate	Availability
2127	A	5,864 SF	\$1.50/SF NNN	Now
2127	B	2,778 SF	\$1.50/SF NNN	Now
2127	C	1,094 SF	\$1.50/SF NNN	Now
2127	B/C	3,872 SF	\$1.50/SF NNN	Now
2127	A/B/C	9,736 SF	\$1.50/SF NNN	Now

*NNN Estimated To Be \$0.28/SF



E VALLEY PKWY
30,698 CPD



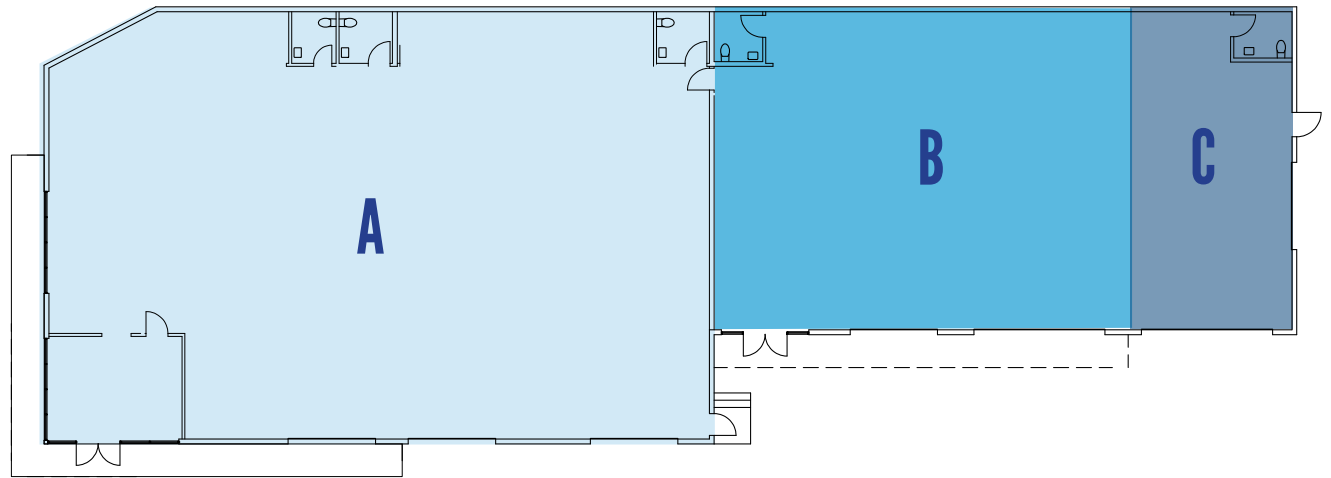
PROPERTY FLOOR PLAN

BLDG 2127

Suite A | 1,122 SF
Suite B | 2,778 SF
Suite C | 1,094 SF
Suite B/C | 3,872 SF
Suite A/B/C | 9,736 SF

A ~ \$1.50/SF NNN
B ~ \$1.50/SF NNN
C ~ \$1.50/SF NNN
B/C ~ \$1.50/SF NNN
A/B/C ~ \$1.50/SF NNN

*NNN Estimated To Be \$0.28/SF

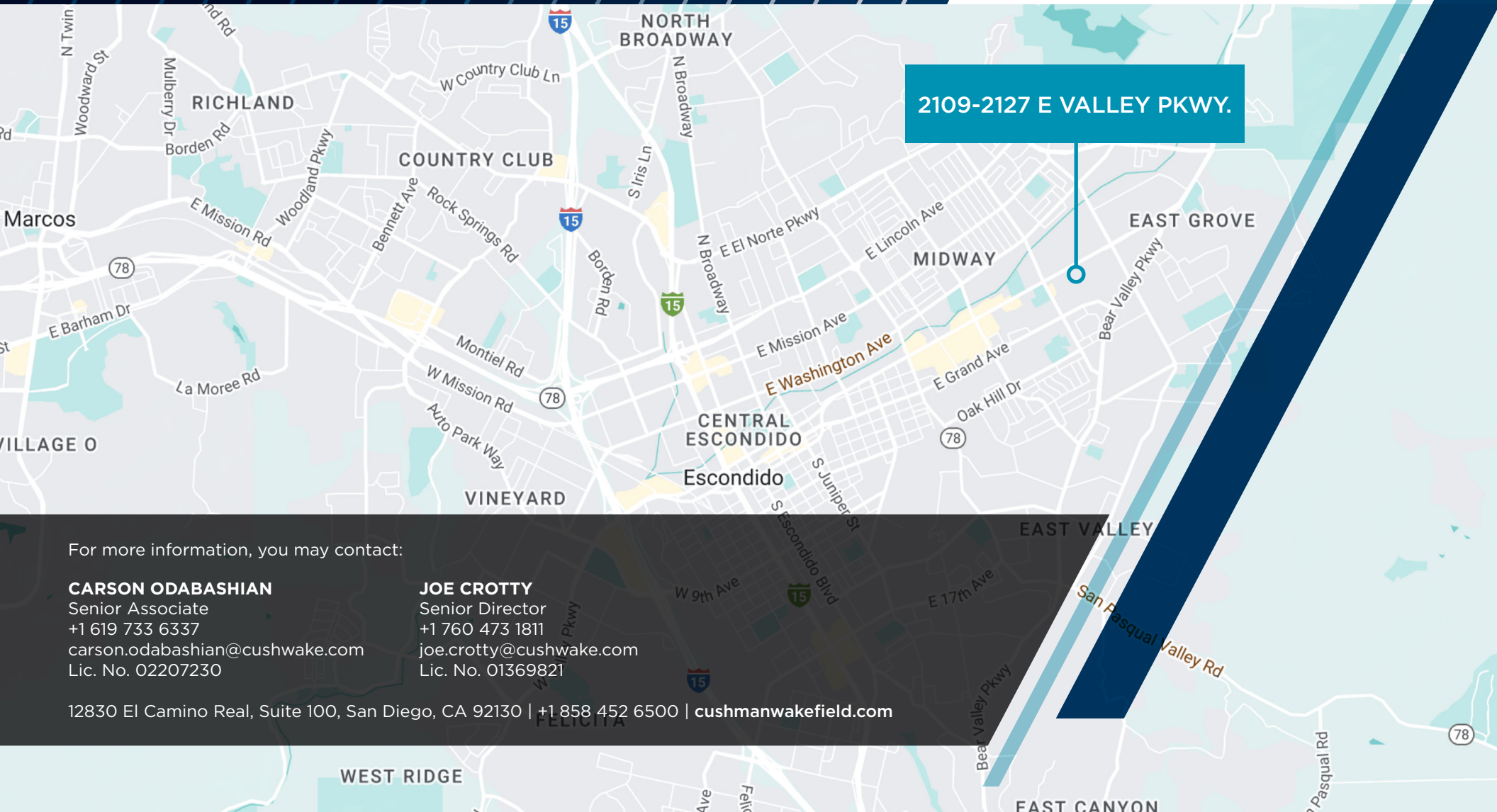


PROPERTY AERIAL MAP



DRIVE TIMES

Route 78	I-15	I-5	Route 76
3 MINS	10 MINS	25 MINS	22 MINS



2109-2127 E VALLEY PKWY.

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