

MULTIPLE WAREHOUSE SUITES FOR LEASE

1130-1140 SIMPSON WAY ESCONDIDO, CA 92029

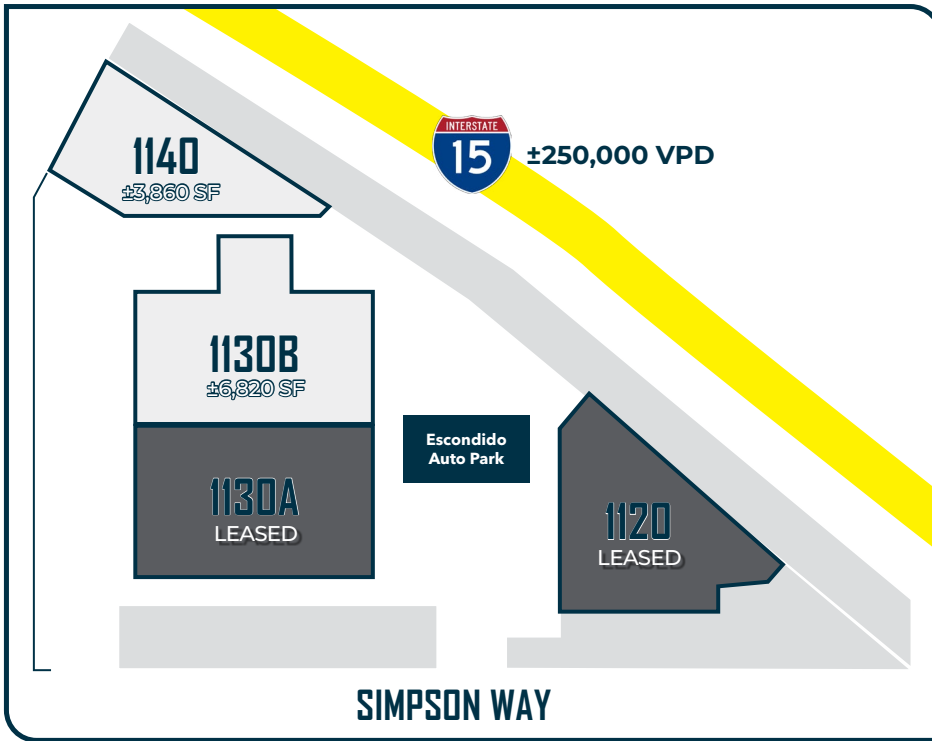


LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com

1130-1140 Simpson Way
Escondido, CA | 92029

PROPERTY HIGHLIGHTS



UNIT	AVAILABLE SF
1130B	±6,820 SF
1140	±3,860 SF
1130B + 1140	±10,680 SF




**1130-1140 SIMPSON WAY,
 ESCONDIDO, CA 92029**

 ADDRESS

**±6,820 SF (1130B)
 ±3,860 SF (1140)
 ±10,680 SF (1130B+1140)**

 GLA




**WAREHOUSE WITH
 GRADE-LEVEL LOADING**

 GRADE LEVEL DOORS

**14 FEET
 CLEAR HEIGHT**



\$1.20 SF + NNN

 ASKING RATE



LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

PROPERTY AERIAL



SUBJECT PROPERTY
1140 SIMPSON WAY

SUBJECT PROPERTY
1130B SIMPSON WAY



SIMPSON WAY



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com

1130-1140 Simpson Way
Escondido, CA | 92029

NEARBY AMENITIES



SUBJECT PROPERTY
1130-1140 SIMPSON WAY

Escondido Promenade

- Chick-fil-A
- TJ-maxx
- DICK'S
- TARGET
- Applebee's GRILL + BAR
- COX
- Panera BREAD
- STARBUCKS COFFEE
- CHIPOTLE MEXICAN GRILL
- AT&T
- ROSS DRESS FOR LESS
- Carl's Jr.

Escondido Valley Center

- Staples
- Starbucks
- THE HOME DEPOT
- FIVE GUYS BURGERS and FRIES
- Albertsons
- WELLS FARGO
- Wendy's
- Pollo Loco
- FedEx
- BIG LOTS!
- BevMo!
- CVS



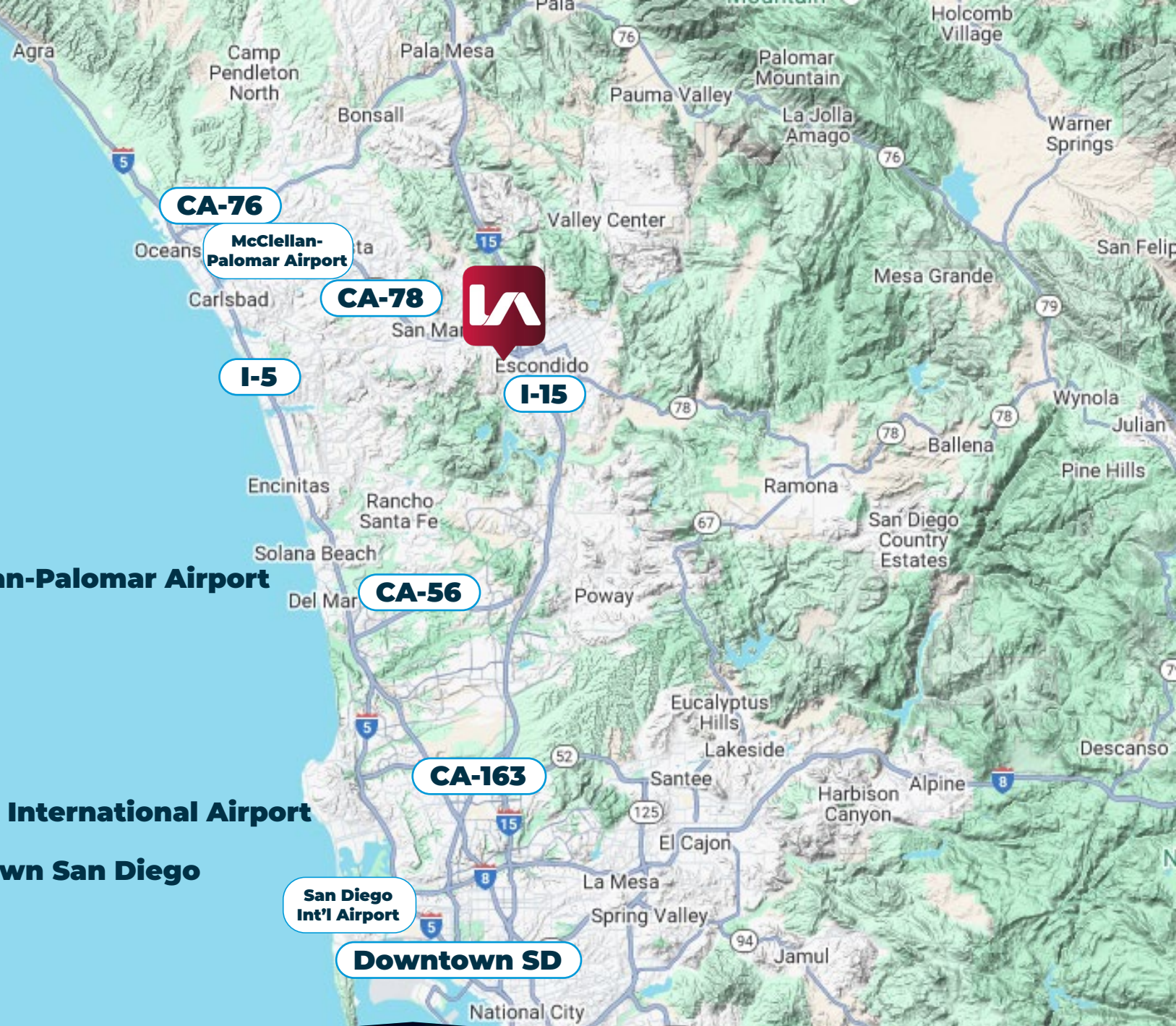
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com

1130-1140 Simpson Way
 Escondido, CA | 92029

LOCATION

- 4 Minutes to **I-15**
- 5 Minutes to **CA-78**
- 14 Minutes to **CA-56**
- 20 Minutes to **McClellan-Palomar Airport**
- 21 Minutes to **CA-163**
- 24 Minutes to **CA-76**
- 25 Minutes to **I-5**
- 53 Minutes **San Diego International Airport**
- 54 Minutes to **Downtown San Diego**



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com

1130-1140 Simpson Way
Escondido, CA | 92029

DEMOGRAPHICS

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



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com

1130-1140 Simpson Way
Escondido, CA | 92029

MULTIPLE WAREHOUSE SUITES FOR LEASE | ±21,360 SF

1130-1140 SIMPSON WAY ESCONDIDO, CA 92029

CHRISTIAN THOMPSON

(760) 481-1016

cthompson@lee-associates.com

DRE# 02105771

TRENT FRANCE

(760) 929-7838

tfrance@lee-associates.com

DRE# 00984842

NICK GUERENA

(760) 481-1017

nguerena@lee-associates.com

DRE# 02254895

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com