

EXISTING BREWERY IMPROVEMENTS WITH POTENTIAL TO ACCOMODATE TRADITIONAL INDUSTRIAL USES

FOR LEASE

1977 & 1999
CITRACADO PARKWAY
ESCONDIDO, CA

View Property Video  01:43



2 BUILDINGS
60,947-129,808 SF
INDUSTRIAL MFG | DIST

1977 CITRACADO PARKWAY | 60,947 SF



1999 CITRACADO PARKWAY | 68,861 SF



PROPERTY HIGHLIGHTS

1977 Citracado Parkway

 Bottling | Production



60,947 SF

PROPERTY FEATURES

- 60,947 SF AVAILABLE
- 26' CLEAR HEIGHT
- 2013 CONSTRUCTION
- 4 DOCK DOORS
- 2 GRADE-LEVEL DOORS
- 1,600 A 277/480v
- 2.29/1,000 PARKING RATIO (137 STALLS)

1999 Citracado Parkway

 Brewery | Bistro | Tap Room



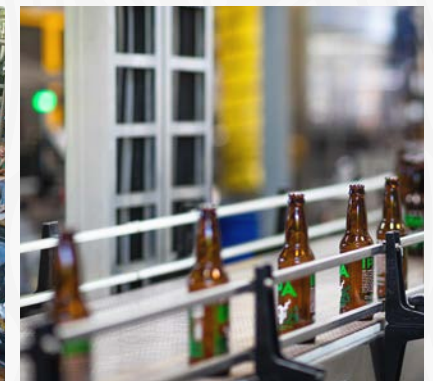
68,861 SF

PROPERTY FEATURES

- 68,861 SF AVAILABLE
- 26' CLEAR HEIGHT
- 2005 CONSTRUCTION
- 6 DOCK DOORS
- 3 GRADE-LEVEL DOORS
- 2,000 A 277/480V
- 5.31/1,000 PARKING RATIO (366 STALLS)

RESTAURANT/BISTRO

- 13,610 SF OF RESTAURANT SPACE
- FIRST FLOOR BISTRO: 9,989 SF
- SECOND FLOOR BISTRO: 3,621 SF



SITE PLAN

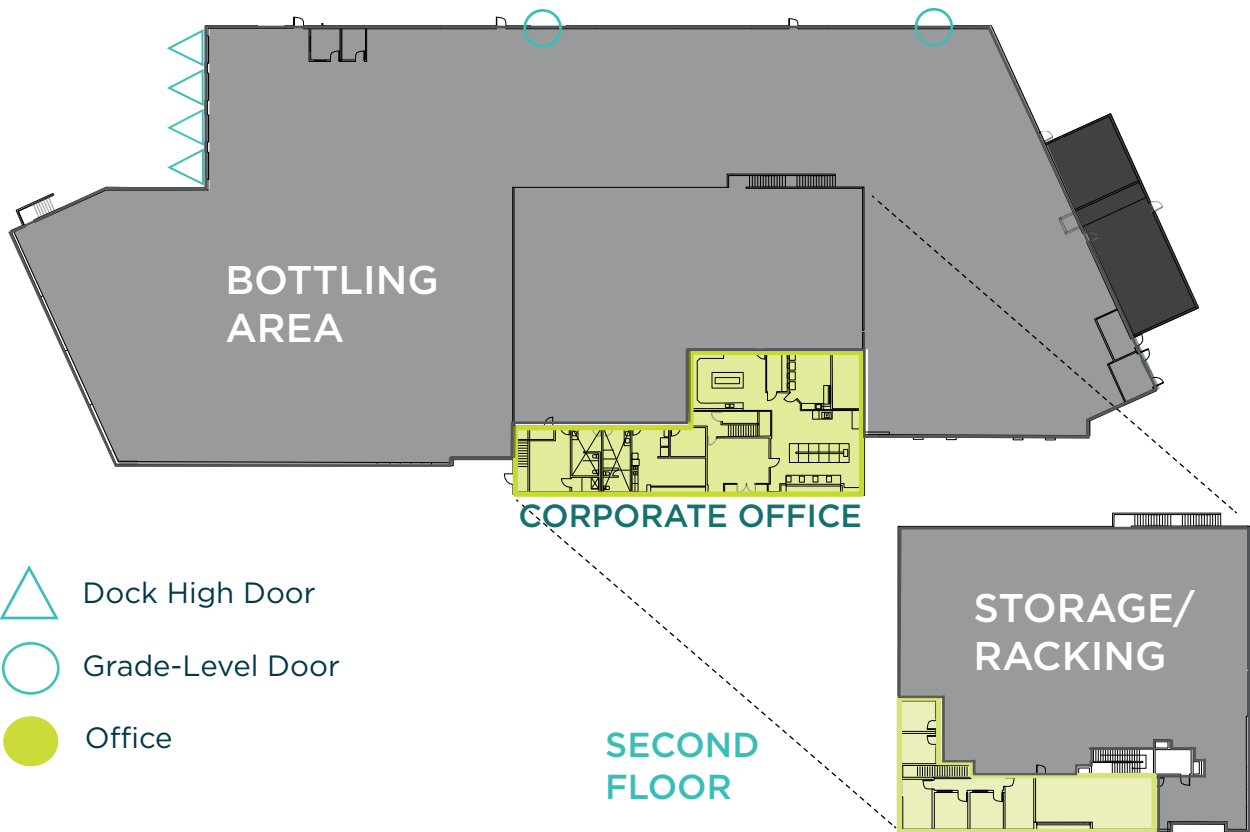


1977 CITRACADO PARKWAY

Bottling Facility



Property Address	1977 Citracado Parkway, Escondido, CA 92029
Property Description	Distribution/Manufacturing
Year Built	2013
Total Square Feet	60,947
Total Acres	3.67
Parcel Number	232-592-12-00
Zoning	SPA #8 (Research & Technology Park)
Stories	2
Clear Height	26'
Dock Loading	4
Grade-Level Loading	2
Power	1,600A 277/480v
Parking	2.29/1,000 (137 Stalls)
Sprinklers	Yes



1977 CITRACADO PKWY | EXTERIOR



1977 CITRACADO PKWY | INTERIOR

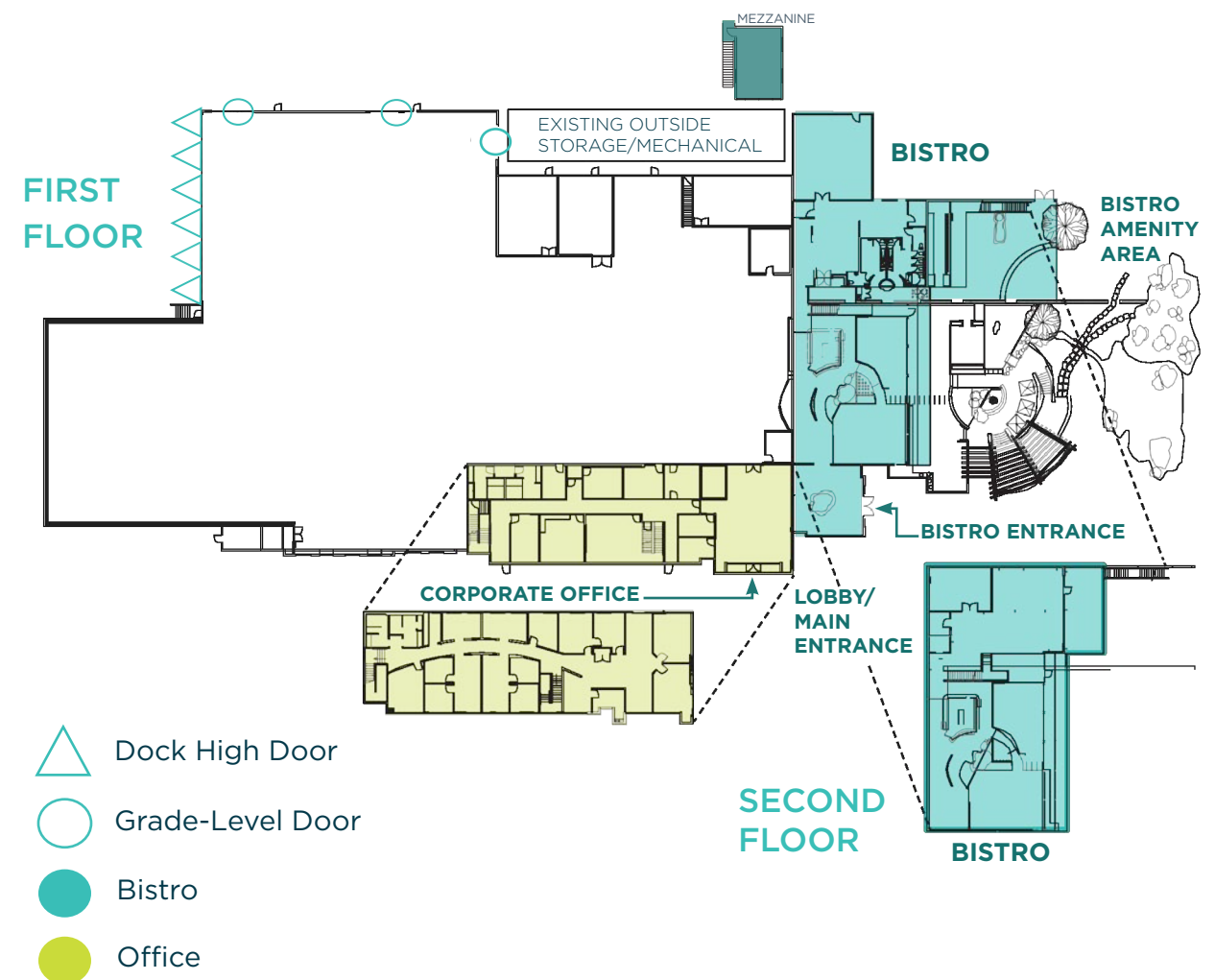


1999 CITRACADO PARKWAY

Brewery/Bistro Facility



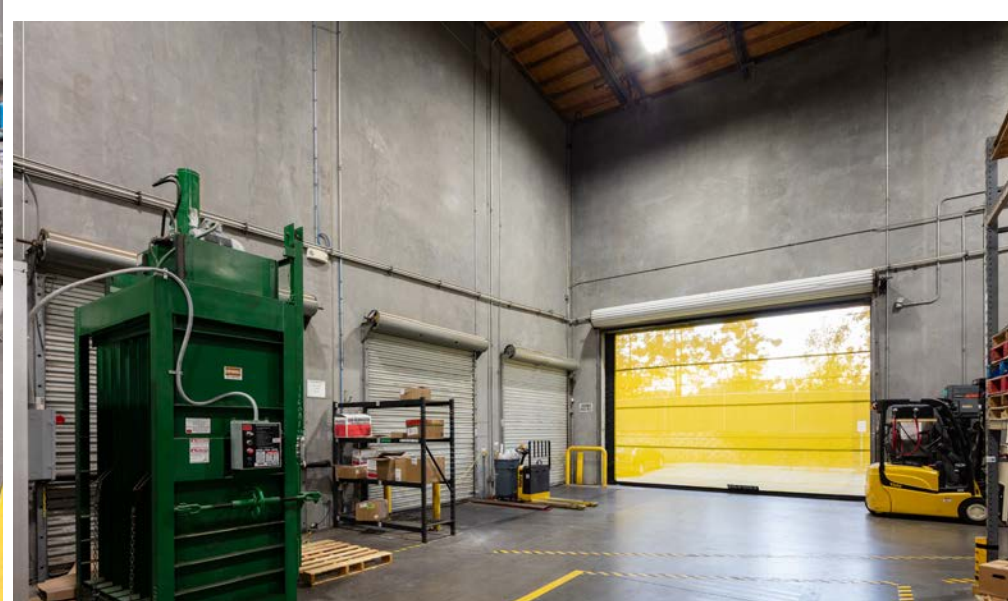
Property Address	1999 Citracado Parkway, Escondido, CA 92029
Property Description	Distribution/Manufacturing
Year Built	2005
Total Square Feet	68,861
First Floor Bistro	9,989 sf
Second Floor Bistro	3,621 sf
Total Acres	3.621
Zoning	SPA #8 (Research & Technology Park)
Stories	2
Clear Height	26'
Dock Loading	6
Grade Level Loading	3
Power	2,000A 277/480v
Parking	(366 Stalls)
Sprinklers	Yes



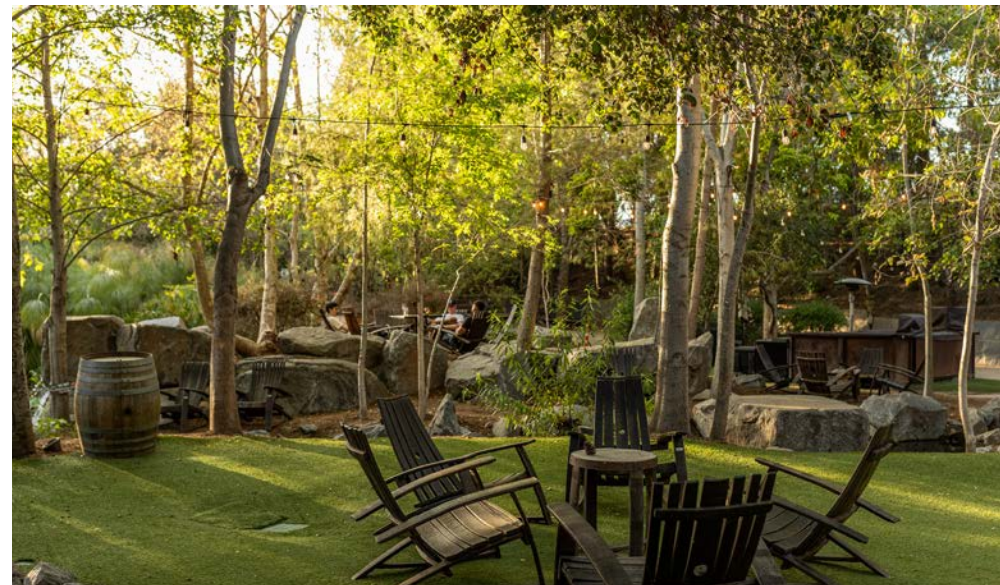
1999 CITRACADO PKWY | EXTERIOR



1999 CITRACADO PKWY | INTERIOR



1999 CITRACADO PKWY | BISTRO



AERIAL



**1977 CITRACADO PKWY.
60,947 SF**



**1999 CITRACADO PKWY.
68,861 SF**



CITRACADO PARKWAY

DRIVE TIMES



4 MINUTES / 1.7 MILES
I-15



4 MINUTES / 1.7 MILES
HWY 78



20 MINUTES / 11.2 MILES
PALOMAR AIRPORT



25 MINUTES / 14 MILES
I-5



27 MINUTES / 18.8 MILES
BEACH TERRACE



40 MINUTES / 33.2 MILES
DOWNTOWN



50 MINUTES / 44 MILES
US/MEXICO BORDER



55 MINUTES / 59.3 MILES
ORANGE COUNTY



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