

FOR LEASE - CITY PLAZA

300 S ESCONDIDO BLVD, ESCONDIDO, CA 92025

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CONSTRUCTION HAS STARTED!

CONTACT FOR MORE INFO:

JOHN ORLANDO
760.448.2455
jorlando@lee-associates.com
CalBRE Lic# 01248992

LEE & ASSOCIATES
1900 Wright Place, Suite 200
Carlsbad, CA 92008
www.lee-associates.com

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

City Plaza is located on the southeast corner of West 3rd Street and South Escondido Boulevard in Escondido, CA 92025. Retail and office options with great street visibility and only 2 blocks south of Grand Avenue and core at Downtown Escondido. Dedicated parking for commercial clients/customers will be offered at ground level main courtyard area. Additional parking shall be available in subterranean parking area as well as street parking on either side of the building. Attractive options for illuminated signage facing South Escondido Boulevard. 55 apartment units at City Plaza offer immediate and daily customers to the already busy retail trade area.

HIGHLIGHTS

- > Affordable rents, strong identity
- > 13,000 average daily traffic count
- > Great corner on high traffic thoroughfare
- > Close to downtown Escondido, 2 blocks south of Grand Avenue
- > Built-in clientele with adjoining 55 high-end apartments

TRAFFIC COUNTS:

S ESCONDIDO BLVD: 13,000 p/d (SANDAG-06)

Demographics			
	1 Mile	2 Mile	3 Mile
Pop (2010)	25,989	136,966	193,685
Pop (2016)	28,384	145,481	206,158
AHH Income	\$53,503	\$68,097	\$76,729

AVAILABILITY

300 S ESCONDIDO BLVD		
Suite	SF	Lease Rate
101	1,274	\$2.49 / SF NNN
102	959	\$2.49 / SF NNN
103	Management Office	N/A
104	Gym	N/A
105	1,946	\$2.95 / SF NNN
106	1,622	\$2.95 / SF NNN
107	1,556	\$2.95 / SF NNN



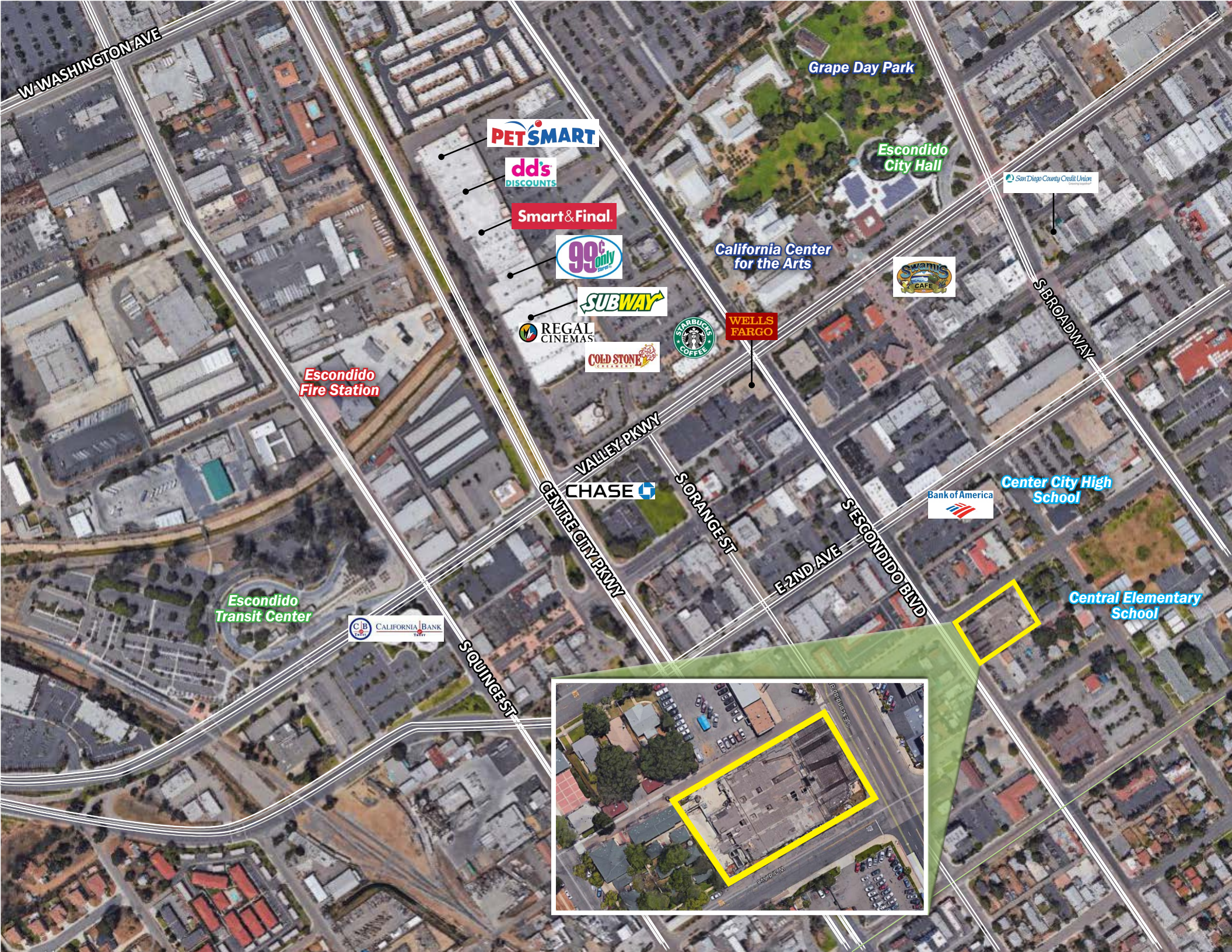
W. 3rd Avenue Elevation



S. Escondido Boulevard Elevation

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W WASHINGTON AVE

Grape Day Park

PETSMART

dd's DISCOUNTS

Smart & Final

99¢ ONLY

SUBWAY

REGAL CINEMAS

COLD STONE

STARBUCKS COFFEE

WELLS FARGO

Escondido City Hall

San Diego County Credit Union

Swami's CAFE

California Center for the Arts

Escondido Fire Station

VALLEY PKWY

S BROADWAY

CHASE

S ORANGE ST

Bank of America

Center City High School

Escondido Transit Center

CALIFORNIA BANK

S QUINCE ST

E 2ND AVE

S ESCONDIDO BLVD

Central Elementary School





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