

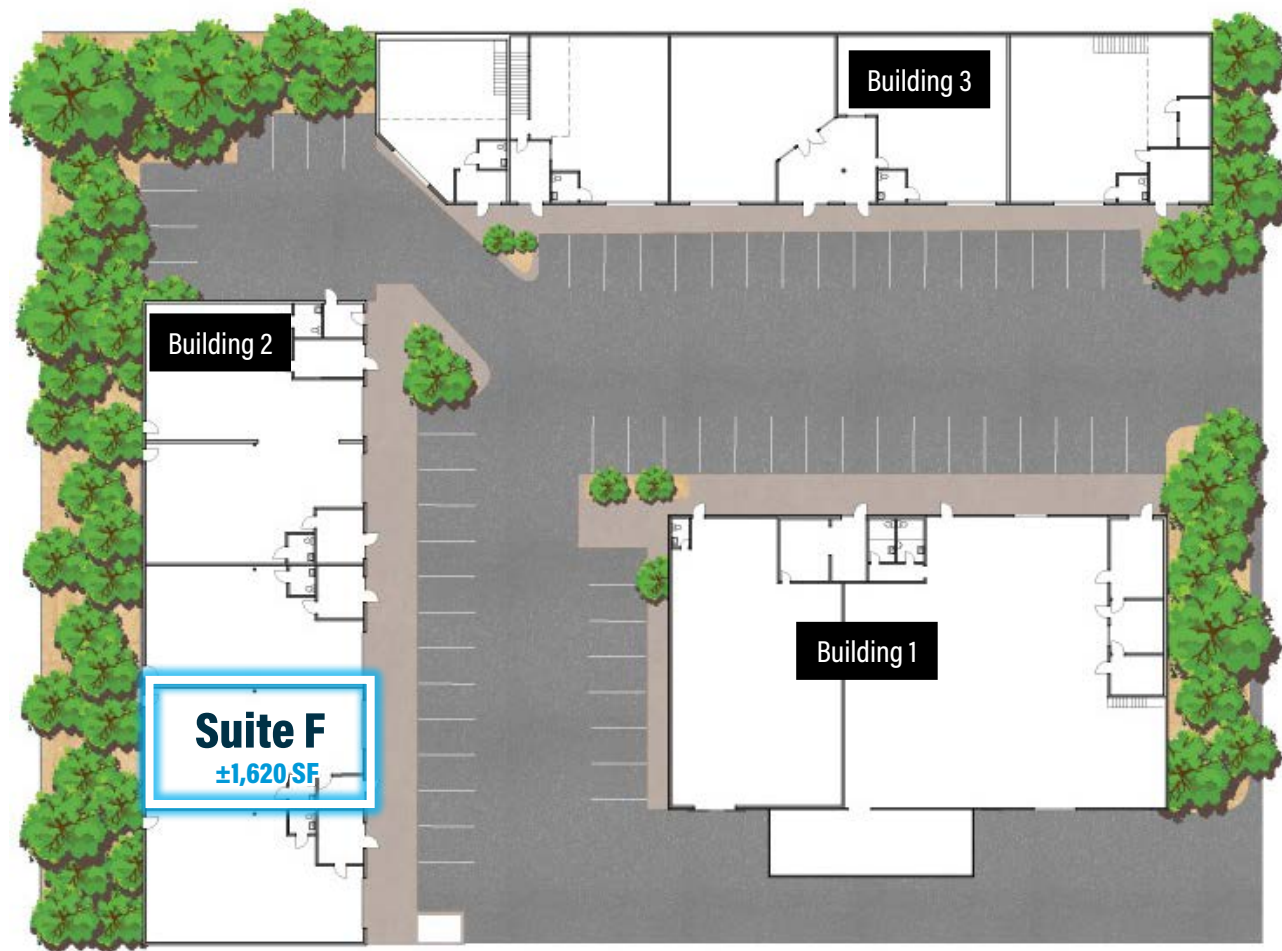
WAREHOUSE SUITE FOR LEASE: ±1,620 SF

1991 DON LEE PLACE, ESCONDIDO, CA 92029



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±1,620 SF Available For Lease



Warehouse with Grade-Level Loading



Office/Restroom/Warehouse



20' Clear Height



±90% Functional Warehouse Layouts



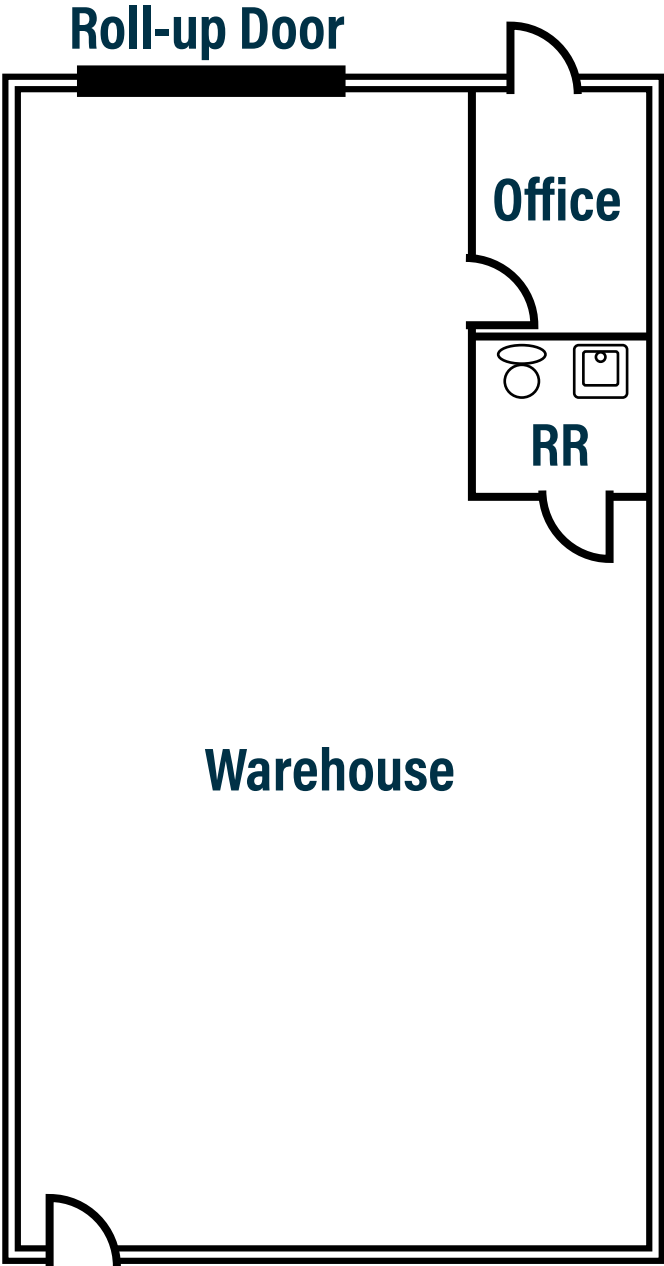
Lease Rate: \$1.25/SF NNN
(estimated NNNs \$0.39/SF)

Floor Plan

Suite F - ±1,620 SF



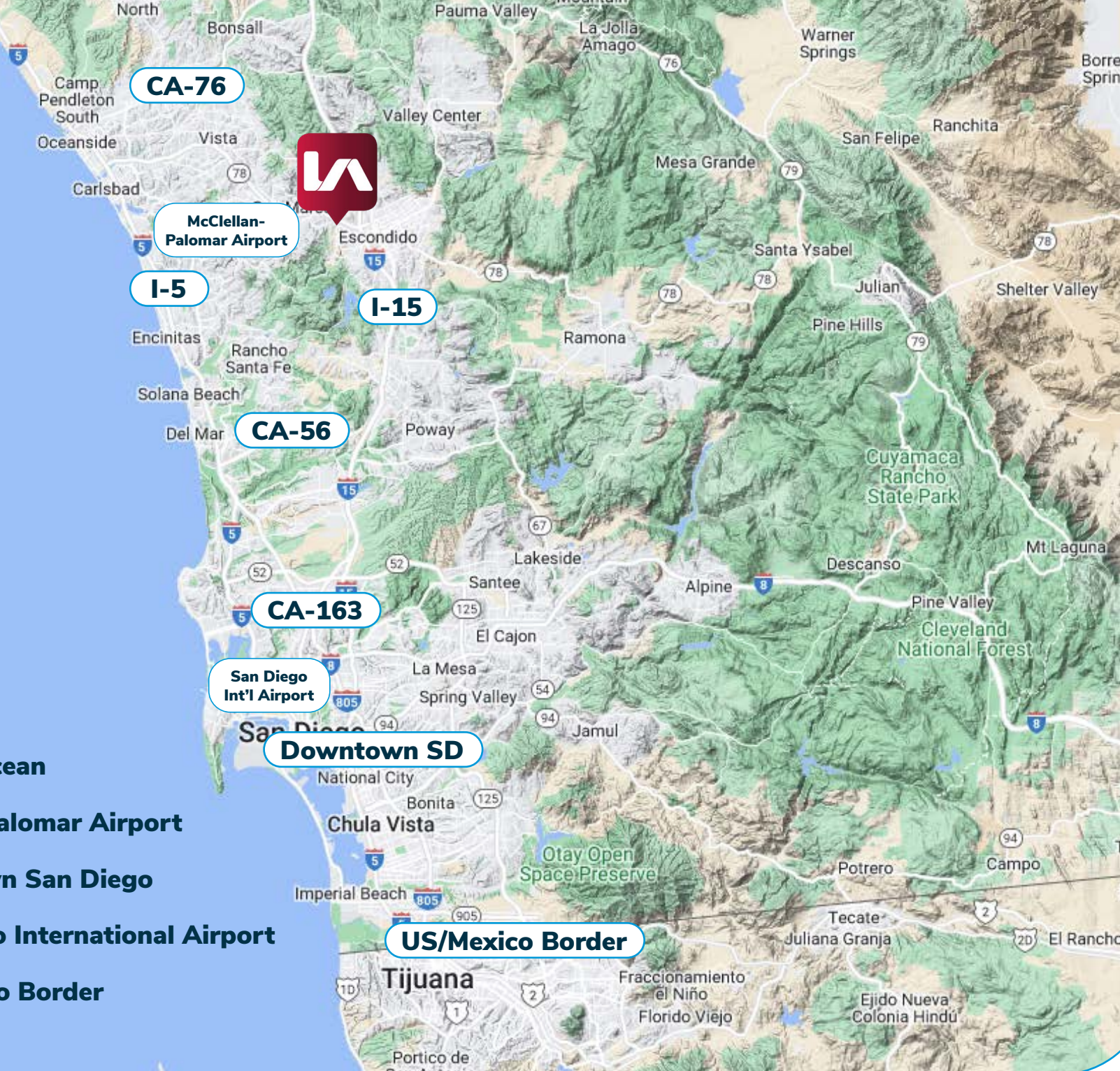
\$2,025/month + NNN
(estimated NNNs \$0.39/SF)



Not to scale

LOCATION

- 4 Minutes to **I-15**
- 17 Minutes to **I-5**
- 17 Minutes to **CA-76**
- 14 Minutes to **CA-56**
- 21 Minutes to **CA-163**
- 25 Minutes to **Pacific Ocean**
- 28 Minutes **McClellan-Palomar Airport**
- 36 Minutes to **Downtown San Diego**
- 39 Minutes to **San Diego International Airport**
- 42 Minutes to **US/Mexico Border**



ESCONDIDO

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

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