

800

La Terraza Blvd.

I-15 Freeway Visible
Office Space Available for Lease



BUILDING HIGHLIGHTS



LOCATION

Prominent freeway visibility



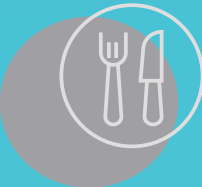
ACCESS

Direct access to I-15 freeway



PARKING

Above standard parking: 5.00/1,000 SF



AMENITIES

Close proximity to nearby retail amenities



SIGNAGE

Building top signage available



VIEWS

Full 3rd floor opportunity with west facing views

BUILDING OVERVIEW

- ADDRESS: 800 La Terraza Blvd. Escondido, CA 92025
- TOTAL BUILDING SF: 43,500 SF
- ACREAGE: 3.68 acres
- Year Built: 1992
- STORIES: Three (3)
- ZONING: C
- ELEVATOR SERVED: Yes
- Move in ready suites (first floor suites)

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Current Availability

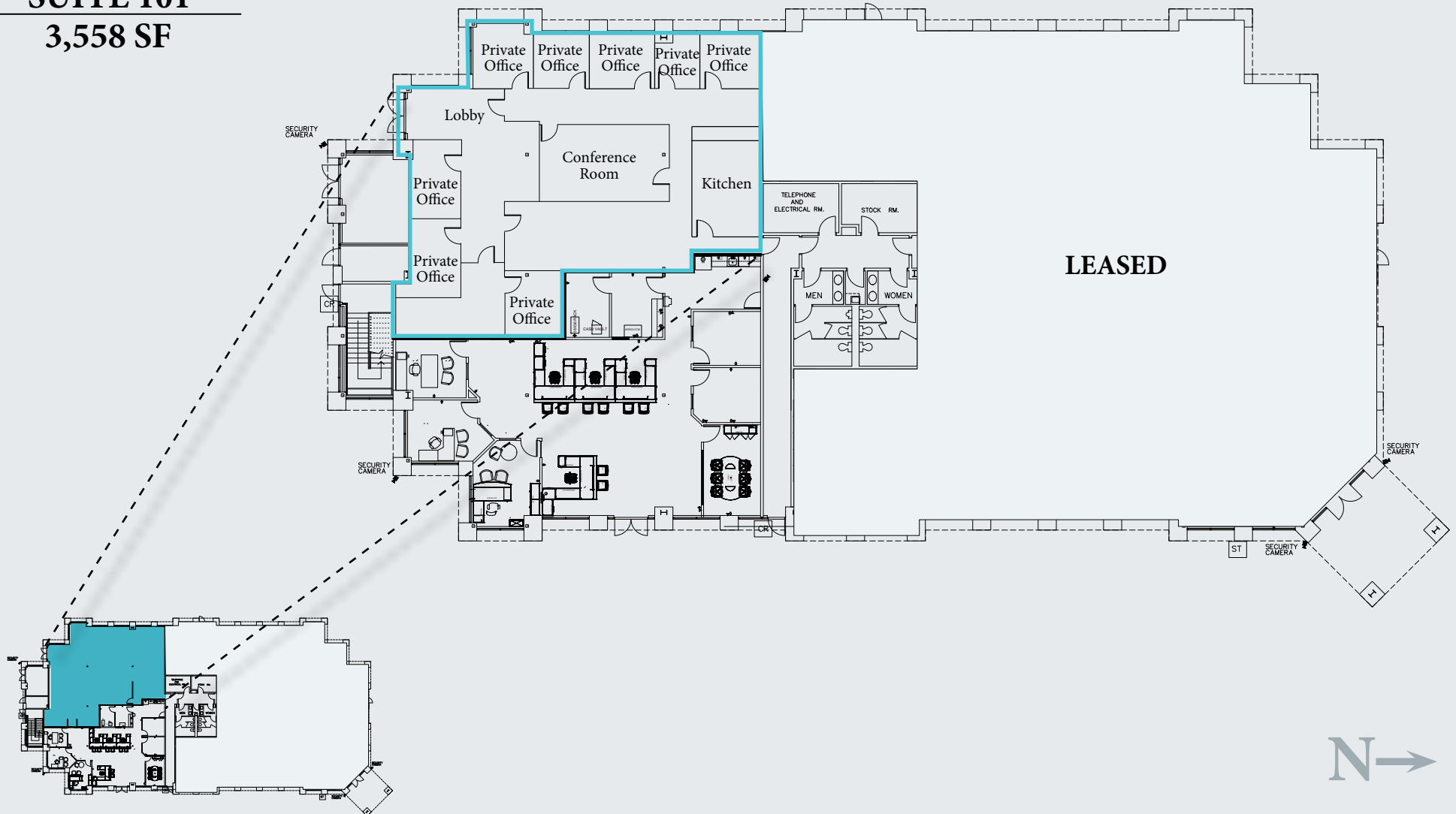
SUITE	RSF	RATE	AVAILABLE	NOTES
101 *	3,558	\$2.50 + E	Now	West facing, move in ready suite. Direct access from parking area. 9 private offices, conference room & kitchen.
102 *	2,930	\$2.50 + E	Now	East facing, move in ready suite. Direct access from parking area. Reception area, conference room, storage/print room, 5 private offices, bull pen, kitchen.

*Suites 101 & 102 are contiguous for up to 6,488 RSF

First Floor Availability

SUITE 101

3,558 SF



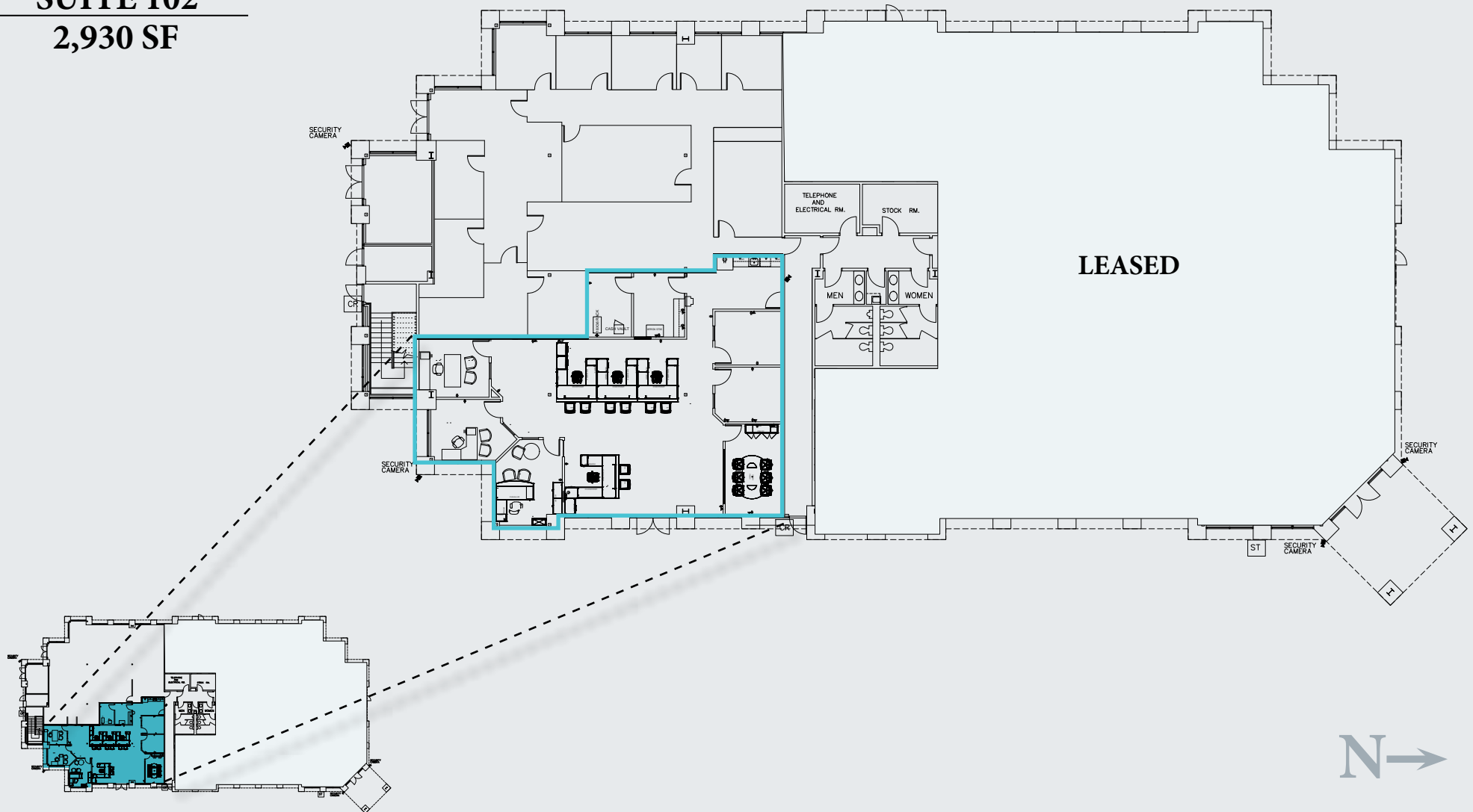


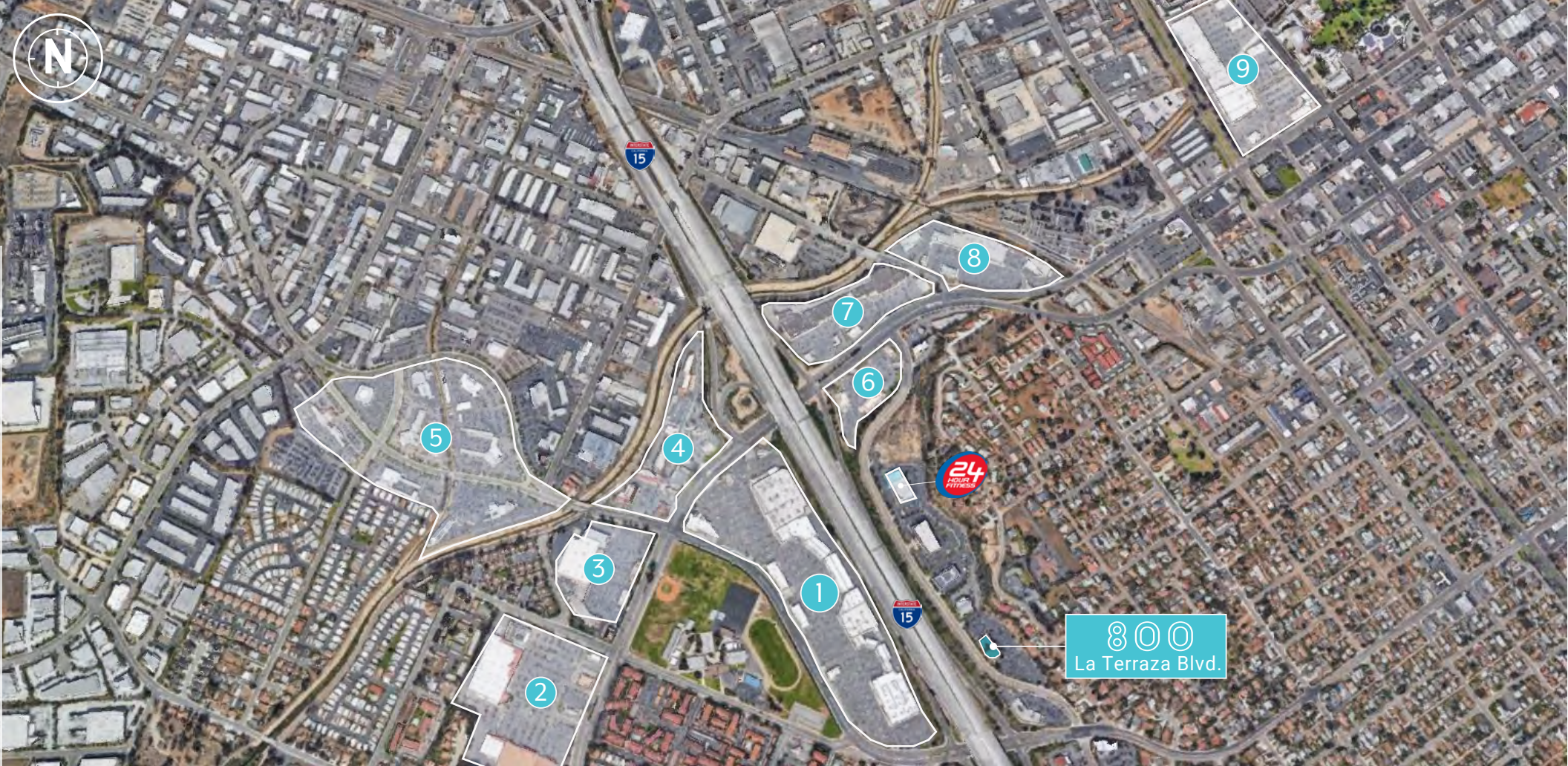
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First Floor Availability

SUITE 102

2,930 SF





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|--|---|---|---|---|
| <p>1. DICK'S Sporting Goods
 Applebee's Grill
 Huckleberry's Breakfast & Lunch
 Starbucks
 Panera Bread
 Chick-fil-A
 Target
 TJ Maxx
 Five Below</p> | <p>2. The Home Depot
 Wells Fargo Bank
 Wendy's
 Big Lots
 Albertsons
 CVS</p> | <p>3. Staples
 HomeGoods
 ALDI
 BevMo!
 California Fish Grill
 FedEx</p> | <p>4. West Valley Plaza
 Pieology
 Comfort Inn Escondido
 Raising Cane's
 Del Taco
 In-N-Out</p> | <p>5. BMW of Escondido
 Mossy Nissan
 Volkswagen
 Mossy Volkswagen
 North County Buick
 Jack Powell Chrysler</p> |
| | <p>6. Olive Garden
 Party City
 Chili's
 Panya Thai Kitchen</p> | <p>7. Plaza Las Palmas
 McDonald's
 Jiffy Lube
 Petco
 California Coast</p> | <p>8. Gateway Center
 Barnes & Noble
 Michaels
 Concentra Urgent Care
 Cocina del Charro</p> | <p>9. Civic Center Plaza
 United States Postal
 Shakey's Pizza
 Starbucks
 Regal Escondido</p> |



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