

WEST VALLEY PLAZA

1320 & 1340 West Valley Parkway | Escondido, CA

FOR LEASE



HIGHLIGHTS

- Highly Visible Prominent Shopping Center!
- Easy I-15 access!
- Retail or Office Suite!
- Nearby & Among Major Retailers!
- Clean, well maintained and Secure Property!
- Building Signage!
- \$1.50 - \$2.00/sf, NNN. NNN's approx. \$1.36/sf
- 3,015 SF - CAN BE SPLIT to approx. 1,620 SF & 1,395 SF!
- Former MedSpa Available - HIGH END! 1,776 SF (\$2.00/sf, NNN)



Suite	Space	Floor	Size	Rent Per SF (Monthly)	Lease Type	Notes
205		2nd	987 SF	\$1.50 PSF (Monthly)	NNN	2nd Floor Office/Retail! Building Signage! Elevator!
305-306	AVAILABLE	1st	1,776 SF	\$2.00 PSF (Monthly)	NNN	Classy former MedSpa! High end improvements! Could be combined to 4,791sf.
307 & 308	Available!	1st	1,620 SF	\$1.75 PSF (Monthly)	NNN	Part of a larger suite.
307-309	Available!	1st	3,015 SF	\$1.75 PSF (Monthly)	NNN	Could be split to 1,620sf and 1,395sf.
309	Available!	1st	1,395 SF	\$1.75 PSF (Monthly)	NNN	Part of a larger suite.



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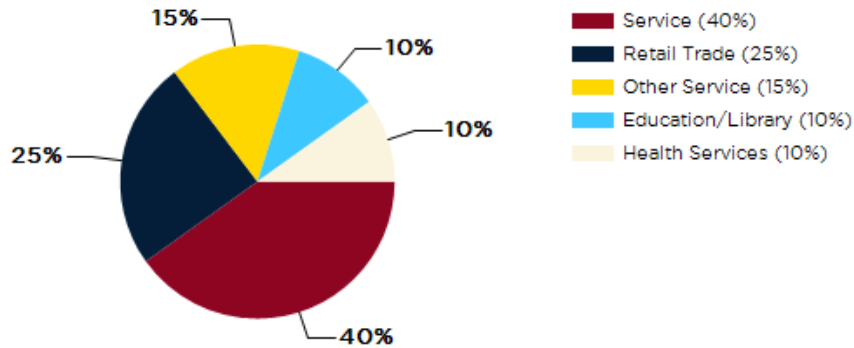
NEC West Valley Parkway & Auto Park Way

- At the Prime North East corner of West Valley Parkway and Auto Park Way just off I-15 nearby & among major Retailers! Near Escondido Auto Park with daily traffic counts up to 42,500 on West Valley Parkway!

Located near the highly trafficked intersection of I-15 & Highway 78! Along the major retail corridor in Escondido with numerous retailers, restaurants, breweries, and office projects, not to mention Auto Parkway Car Dealerships! High traffic counts with prominent signage & visibility!

Join Chipotle, Palomar Health, Pieology and 7-11!

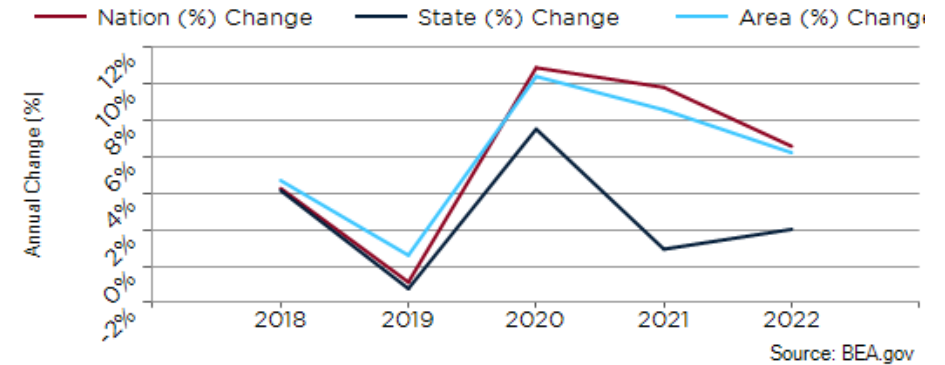
Major Industries by Employee Count



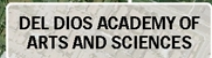
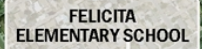
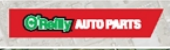
Largest Employers

Palomar Medical Center	2,906
Escondido Union School District	2,077
City of Escondido	959
Escondido Union High School District	881
Toyota of Escondido	368
Bergelectric	354
The Home Depot	332
Vons	266

San Diego County GDP Trend

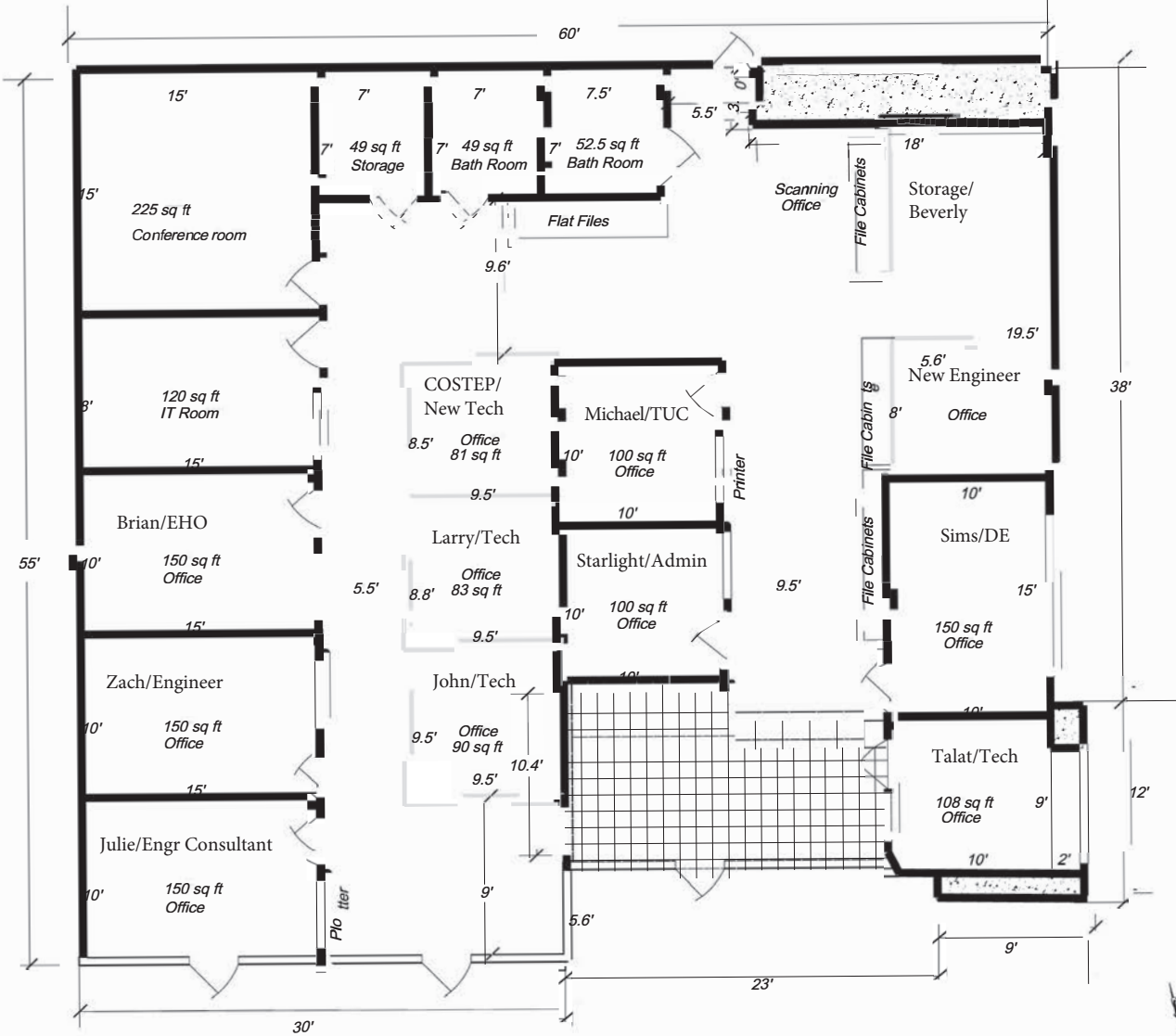


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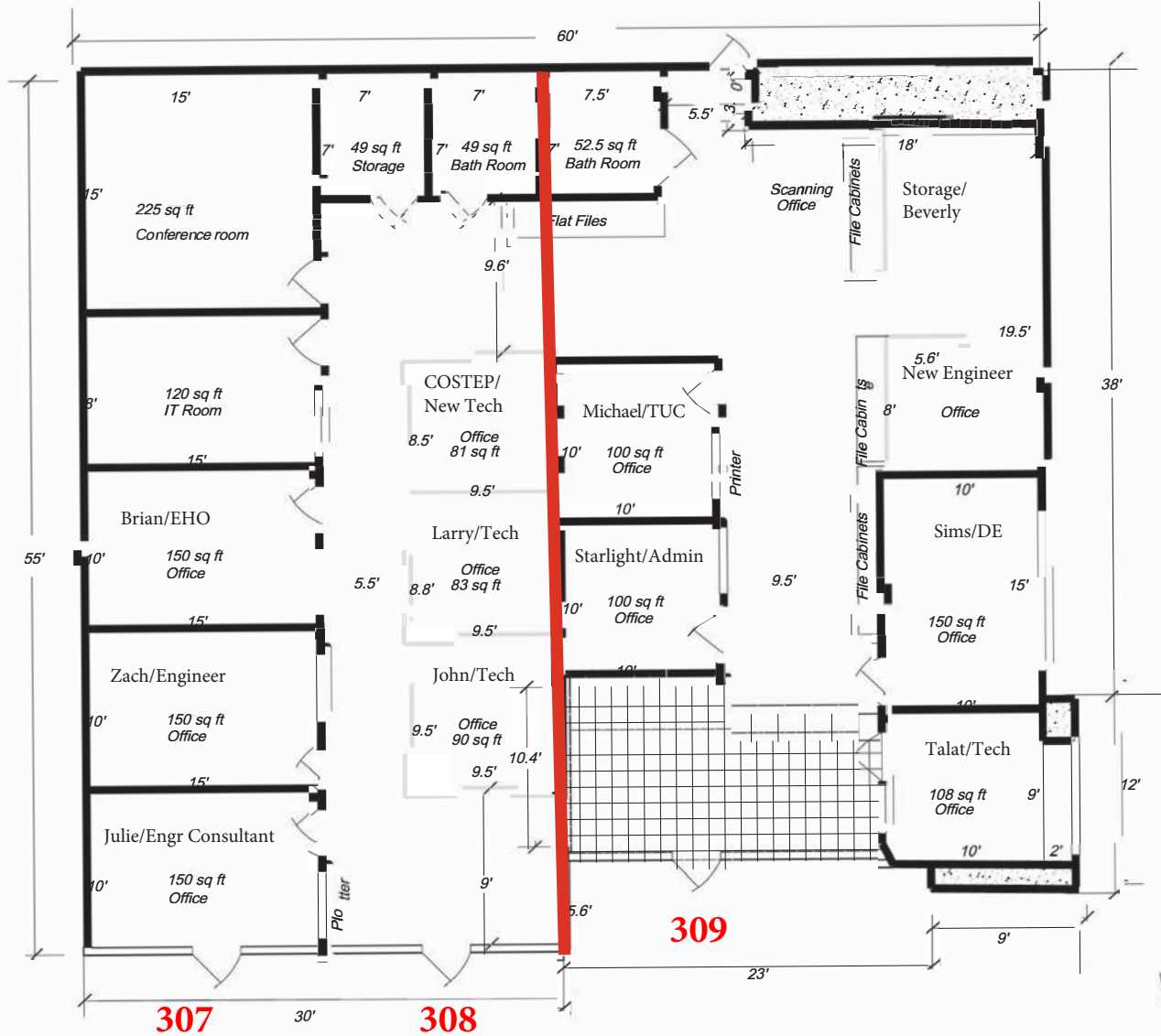
Suites 307 - 309 (3,015sf)



INDIAN HAELTH SERVICE
 1320 WEST VALLEY
 PARKWAY # 309

SCALE 1"=40'

Demising Option



307

308

309

INDIAN HAELTH SERVICE
 1320 WEST VALLEY
 PARKWAY # 309

SCALE 1"=40'



307-309



307-309



307-309



307-309



305-306



305-306



305-306



305-306



1340 - Suite 205

West Valley Plaza

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Exclusively Marketed by:



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