

# FOR SALE \$4,948,000 6% Cap

1301 Simpson Way  
Escondido, CA 92029

State of California  
leased since 1999  
Department of  
corrections

Recent \$450,000  
upgrade  
2025

New 10 year  
lease with  
annual  
increases

New HVAC

Additional  
ability to  
expand



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**FOR SALE**

**1301 Simpson Way Escondido CA**

The state of California has occupied this building since 1999

- The building was recently upgraded to the new prototype this year with a \$450,000 in upgrades
- Two new EV chargers for employee use installed
- Fenced employee parking area
- New security camera system
- All of the HVAC systems have recently been replaced
- Parking lot repaired and resealed 2025
- New 10 year gross lease net of electric

**Not to scale**



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