

For Lease Industrial

1918 DON LEE PLACE

ESCONDIDO



1918 Don Lee Place | ESCONDIDO

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The Property

A ±6,500 sf industrial building with approximately 350 sf of interior mezzanine storage space, two rollup doors for grade level loading, and approx 3,000 sf of outside fenced yard area (shipping container potentially available). Interior buildout includes private offices, restrooms, employee breakroom, cooperative workspace, conference room, and storage rooms.



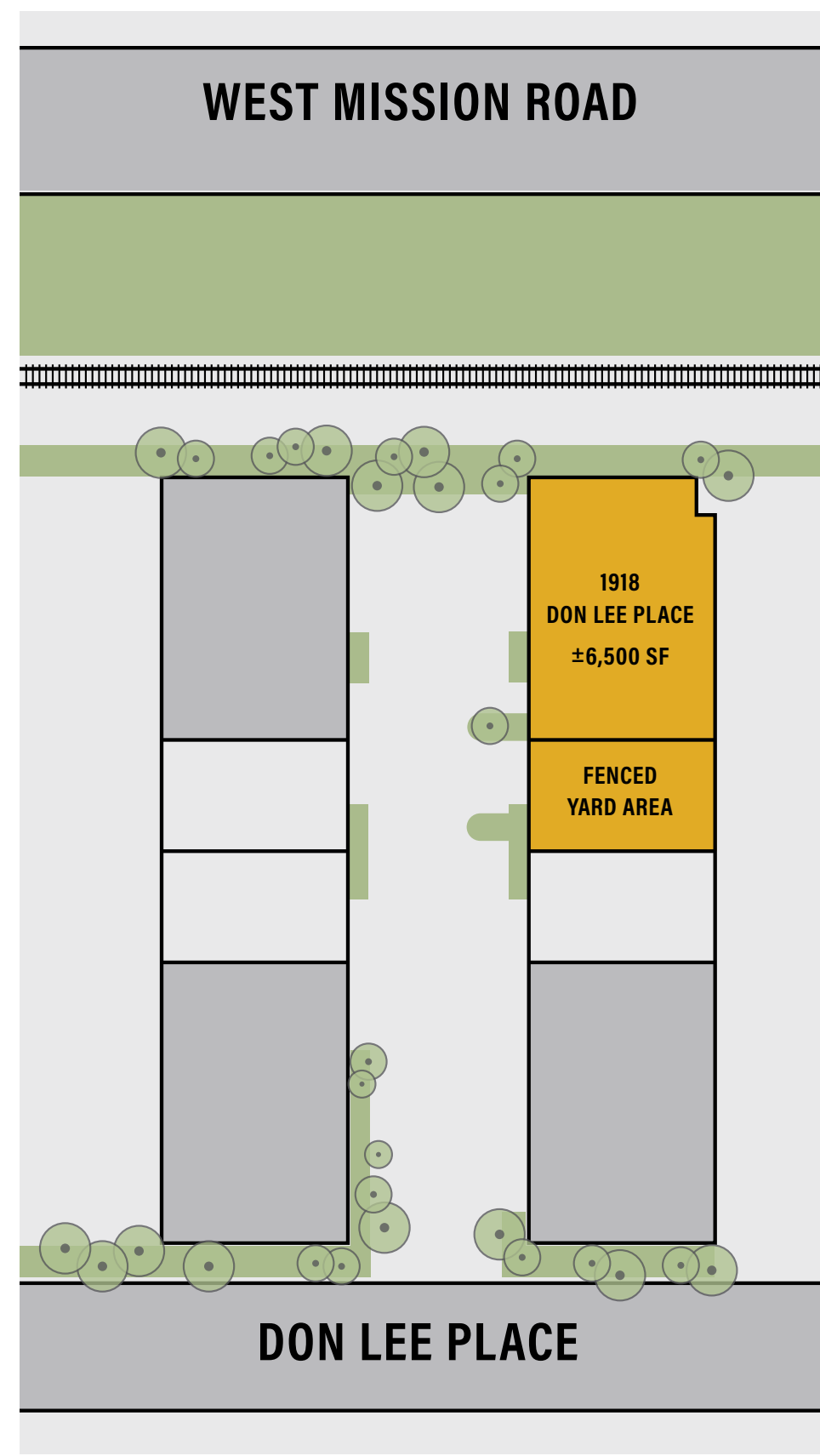
Close proximity to new Escondido Research & Technology Center, Palomar Medical Center, and Stone Brewing Co.



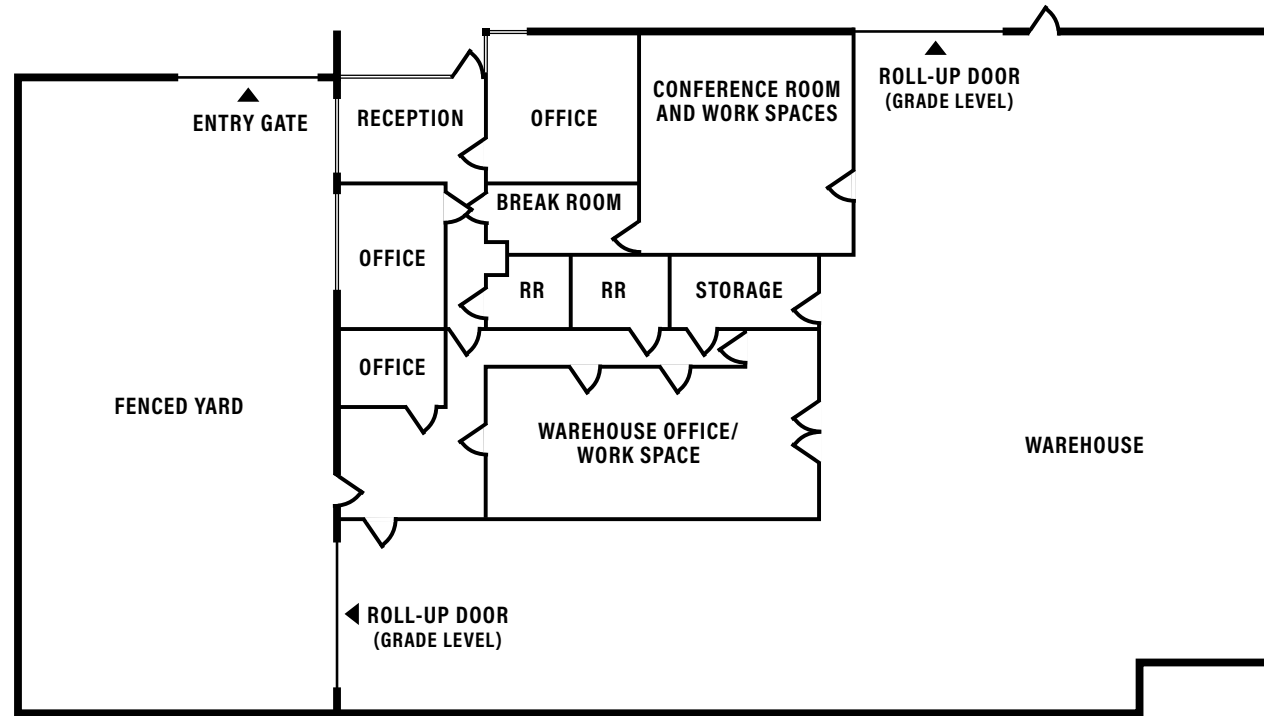
Within walking distance (.2 mi) to Sprinter passenger rail station



Great I-15 & Highway 78 access



Space Details



(Not to Scale)

- ADDRESS: 1918 Don Lee Place
- SIZE: ±6,500 SF
- INTERIOR BUILDOUT: includes private offices, restrooms, employee breakroom, cooperative workspace, conference room, storage rooms
- ROLL-UP DOOR: Two (2) grade level roll-up doors
- OUTDOOR STORAGE: ±3,000 SF of fenced yard area with shipping container
- AVAILABILITY: NOW
- LEASE RATE: \$1.50 PSF/NNN








The Location

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.

DEMOS
5 mile radius

 230,738 POPULATION	 73,489 HOUSEHOLDS	 \$82,060 MED. HH INCOME
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