

WEST VALLEY PLAZA

1320 & 1340 West Valley Parkway | Escondido, CA



CHIPOTLE IS OPEN!



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!
- \$1.75/sf, NNN. NNN's approx. \$1.32/sf
- 3,015 SF - CAN BE SPLIT to approx. 1,620 SF & 1,395 SF!
- Former MedSpa Available - HIGH END! 1,776 SF



Suite	Tenant	Floor	Square Feet	Rent Per SF (Monthly)	Lease Type	Notes
305-306	AVAILABLE	1st	1,776	\$2.00	NNN	Classy former MedSpa! High end improvements! Could be combined to 4,791sf.
307 & 308	Available 4/15/2025	1st	1,620	\$1.75	NNN	Part of a larger suite.
307-309	Available 4/15/2025	1st	3,015	\$1.75	NNN	Could be split to 1,620sf and 1,395sf.
309	Available 4/15/2025	1st	1,395	\$1.75	NNN	Part of a larger suite.

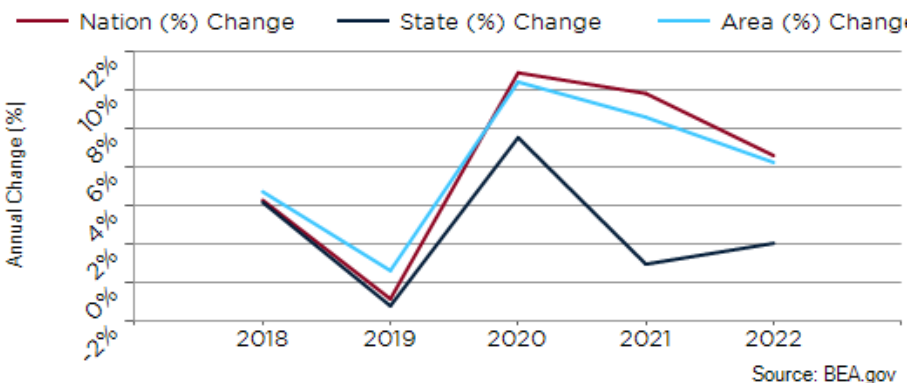
NEC West Valley Parkway & Auto Park Way

- 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!

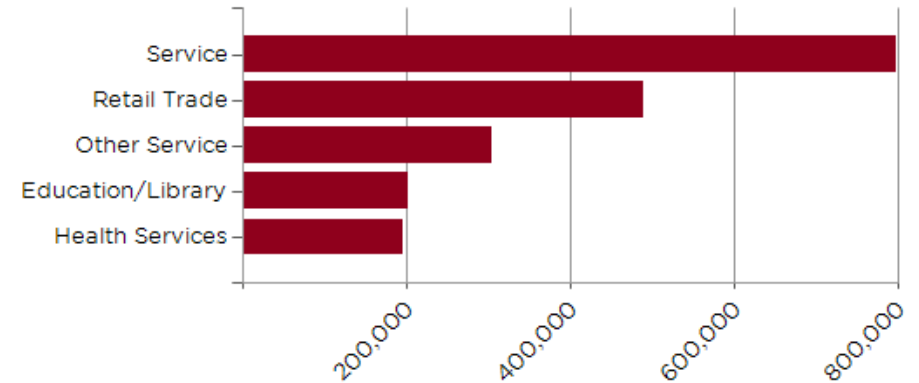
Located near the highly trafficked intersection of I-15 & Highway 78! Along the major retail corridor in Escondido with numerous retailers, restaurants, breweries, and office projects, not to mention Auto Parkway Car Dealerships! High traffic counts with prominent signage & visibility!

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

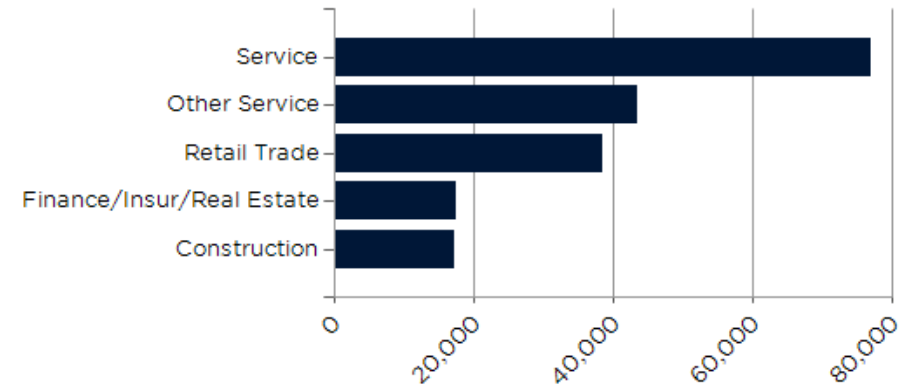
San Diego County GDP Trend



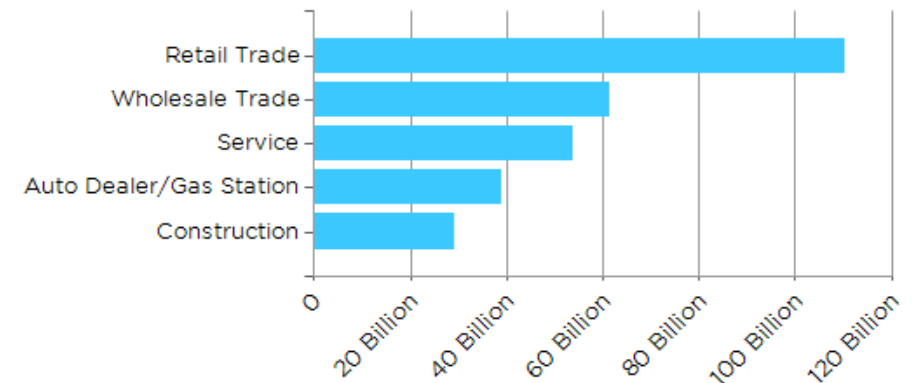
Major Industries by Employee Count



Major Industries by Business Count



Major Industries by Sales Amount





Suites 307-309 As-Built



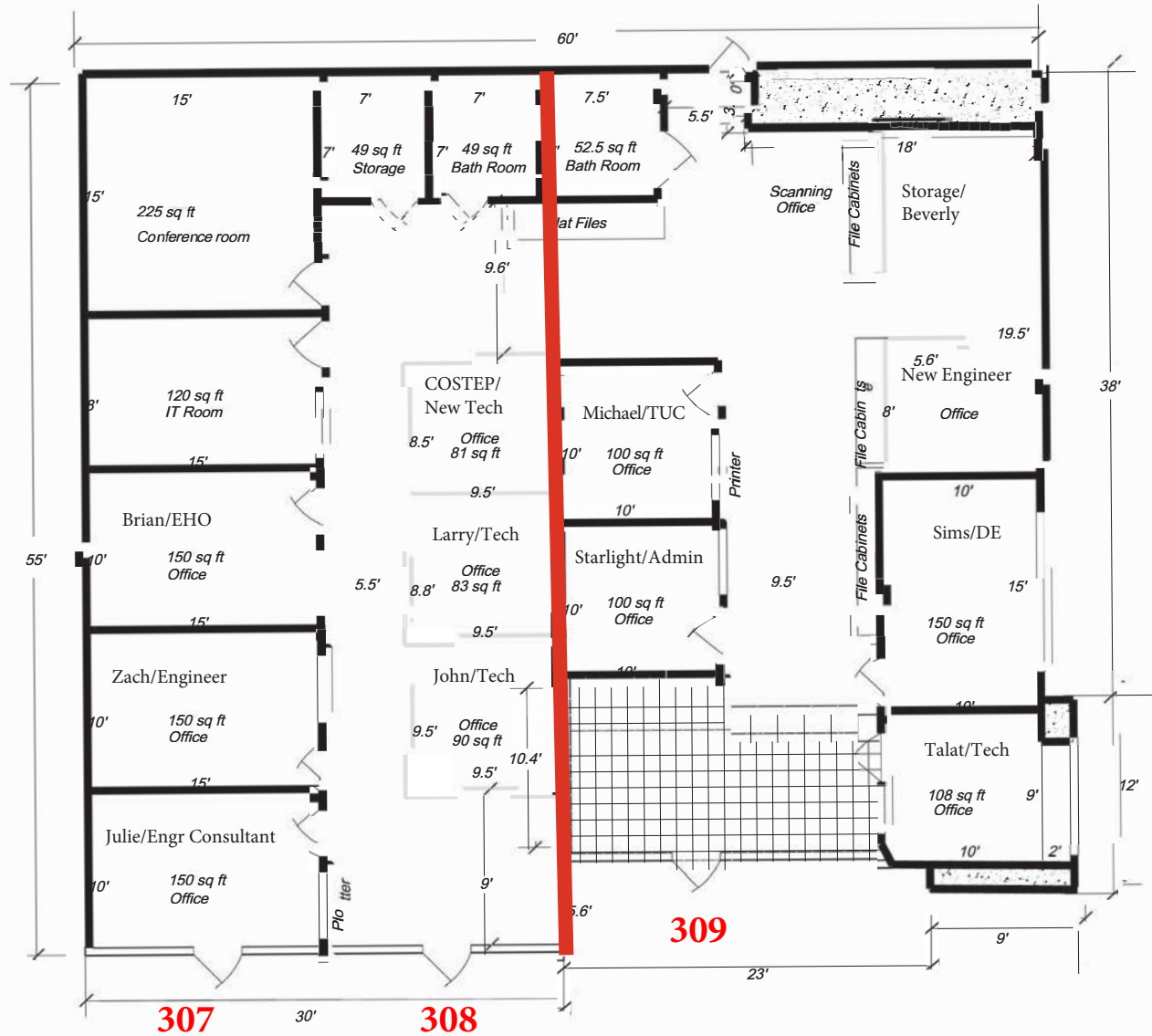
INDIAN HAE LTH SERVICE
1320 WEST VALLEY
PARKWAY # 309

SCALE 1"=40'

307-309 Potential Demising Option

307/308 = +/- 1,620 square feet

309 = +/- 1,395 square feet



INDIAN HAE LTH 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

West Valley Plaza



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