

**INVESTMENT OPPORTUNITY
PROPOSED & PLANNED
OFFICE DEVELOPMENT PORTFOLIO**



THE POINT

300 La Terraza Blvd., Escondido, CA

1.6 ACRES | 36,614 SF, 3-STORY BUILDING



VALLEY VIEW

Palmer Way, Carlsbad, CA

6.3 ACRES | 11,404 SF, 2-STORY BUILDING



OFFERS FOR THE PROPERTIES WILL BE ACCEPTED TOGETHER OR INDIVIDUALLY

THE POINT

300 La Terraza Blvd., Escondido, CA

THE OFFERING

The Point is a planned office development opportunity along Interstate 15 in Escondido, CA. The project sits on a 1.6 acre site with a planned 36,614 SF, 3-story office building. The pad is completed and site is ready for construction. The opportunity is located on La Terraza Boulevard, one of the best locales in Escondido.

INVESTMENT HIGHLIGHTS

- » Offering high image & superior identity
- » Exposure to over 226,000 cars per day from the Interstate 15
- » Adjacent to a 24 Hour Fitness and a Springhill Suites by Marriott
- » Located within 13 acre corporate park, including a fitness center
- » Panoramic views of valley and rolling hills
- » Easy freeway access & close proximity to multiple restaurants and retail services
- » Planned-Development Commercial (PD-C) Zoning
- » Offering Price: \$2,750,000
- » *OFFERS WILL BE ACCEPTED FOR THE PROPERTIES TOGETHER OR INDIVIDUALLY*

THE POINT

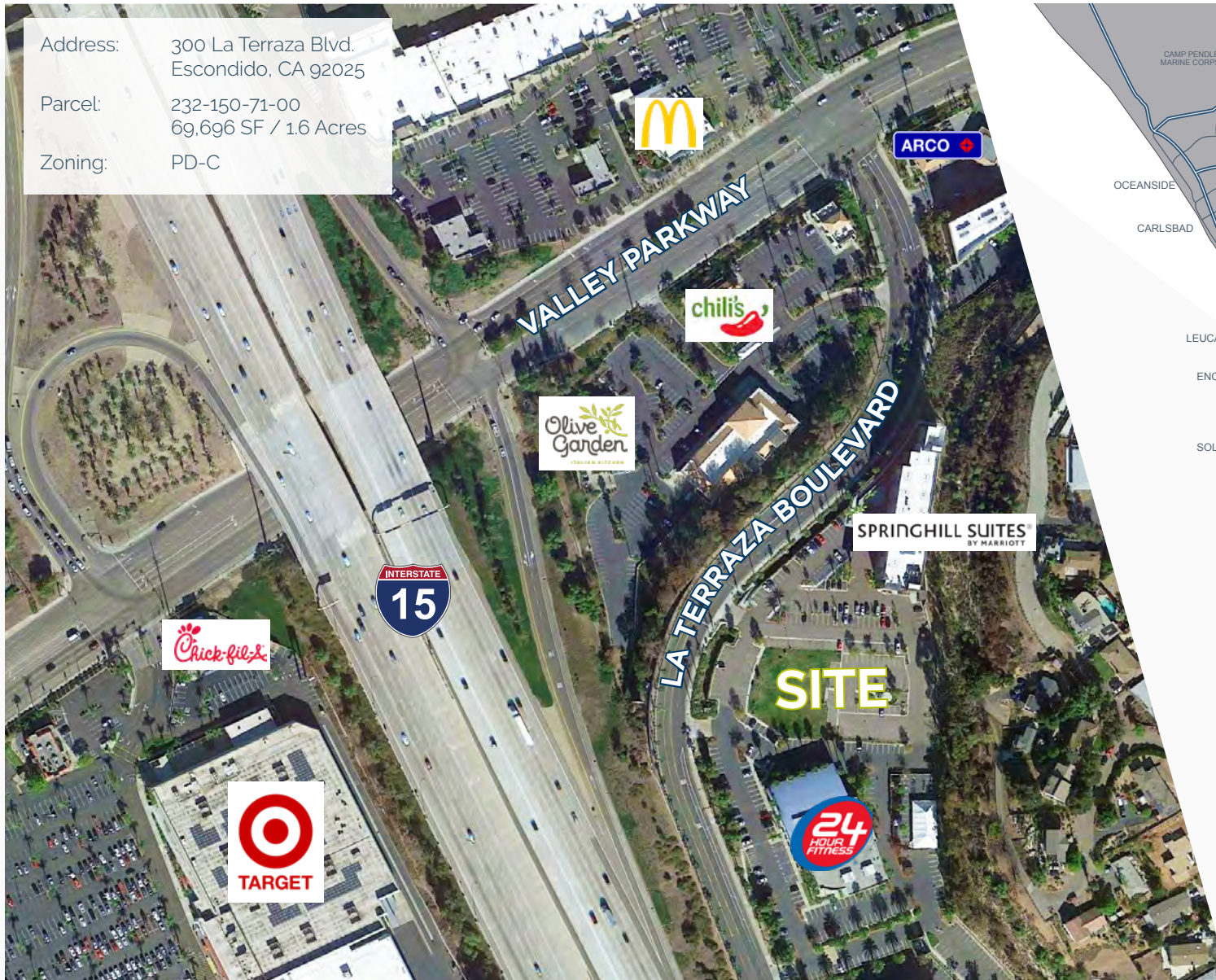
300 La Terraza Blvd., Escondido, CA

LOCATION

Address: 300 La Terraza Blvd.
Escondido, CA 92025

Parcel: 232-150-71-00
69,696 SF / 1.6 Acres

Zoning: PD-C



THE POINT

300 La Terraza Blvd., Escondido, CA

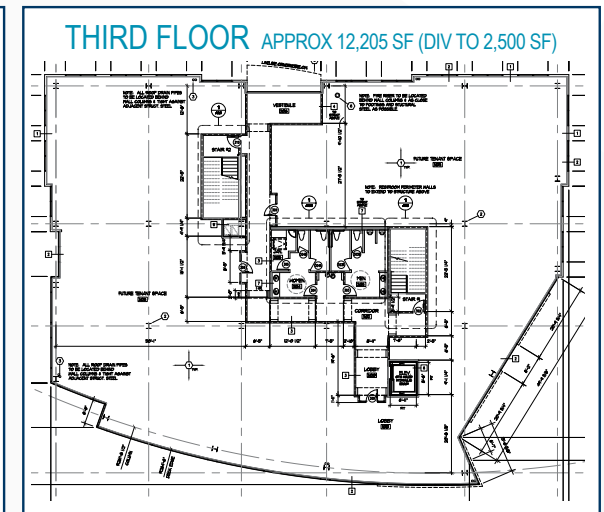
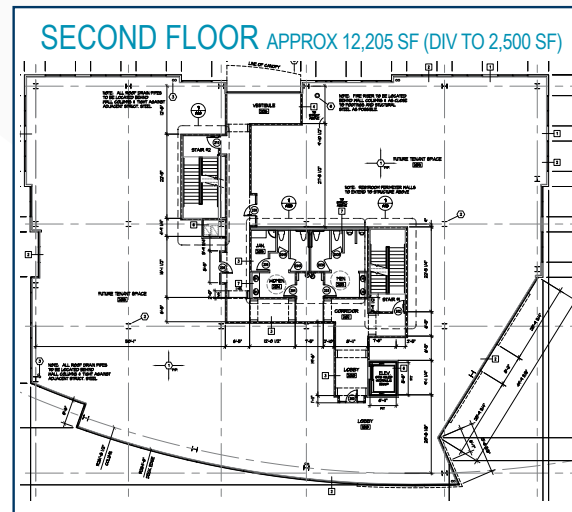
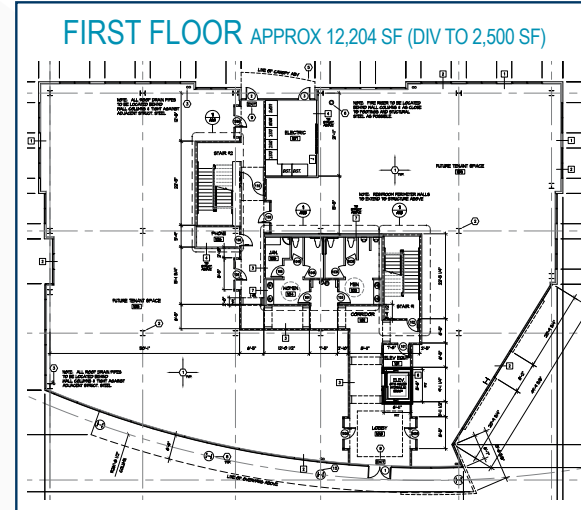
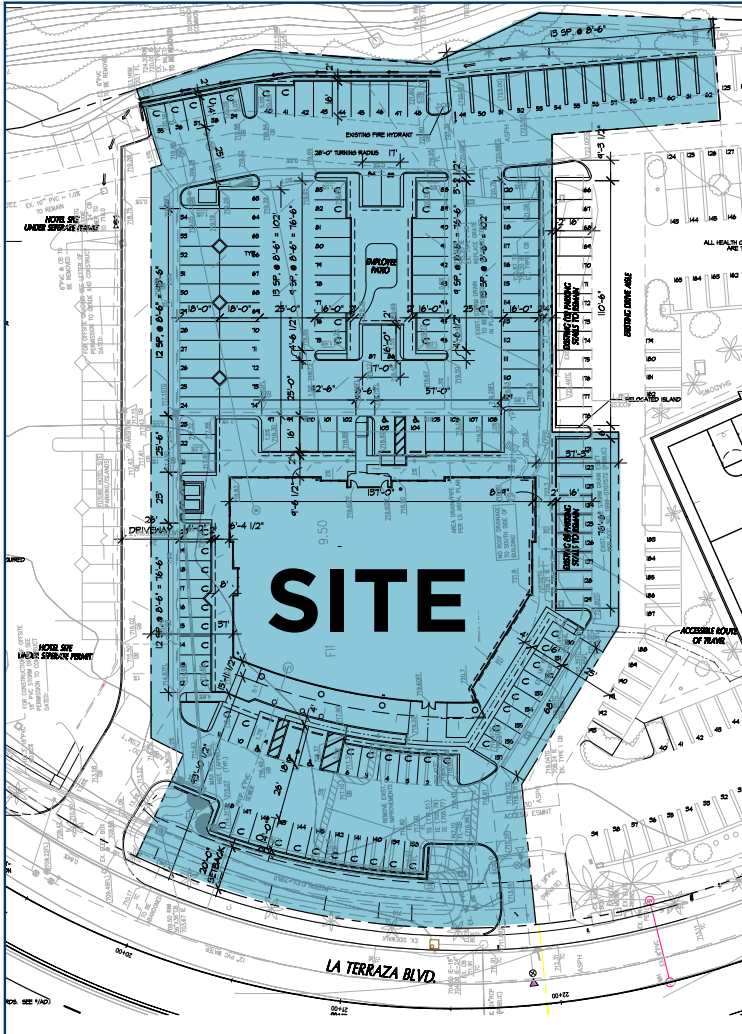
PHOTO GALLERY



THE POINT

300 La Terraza Blvd., Escondido, CA

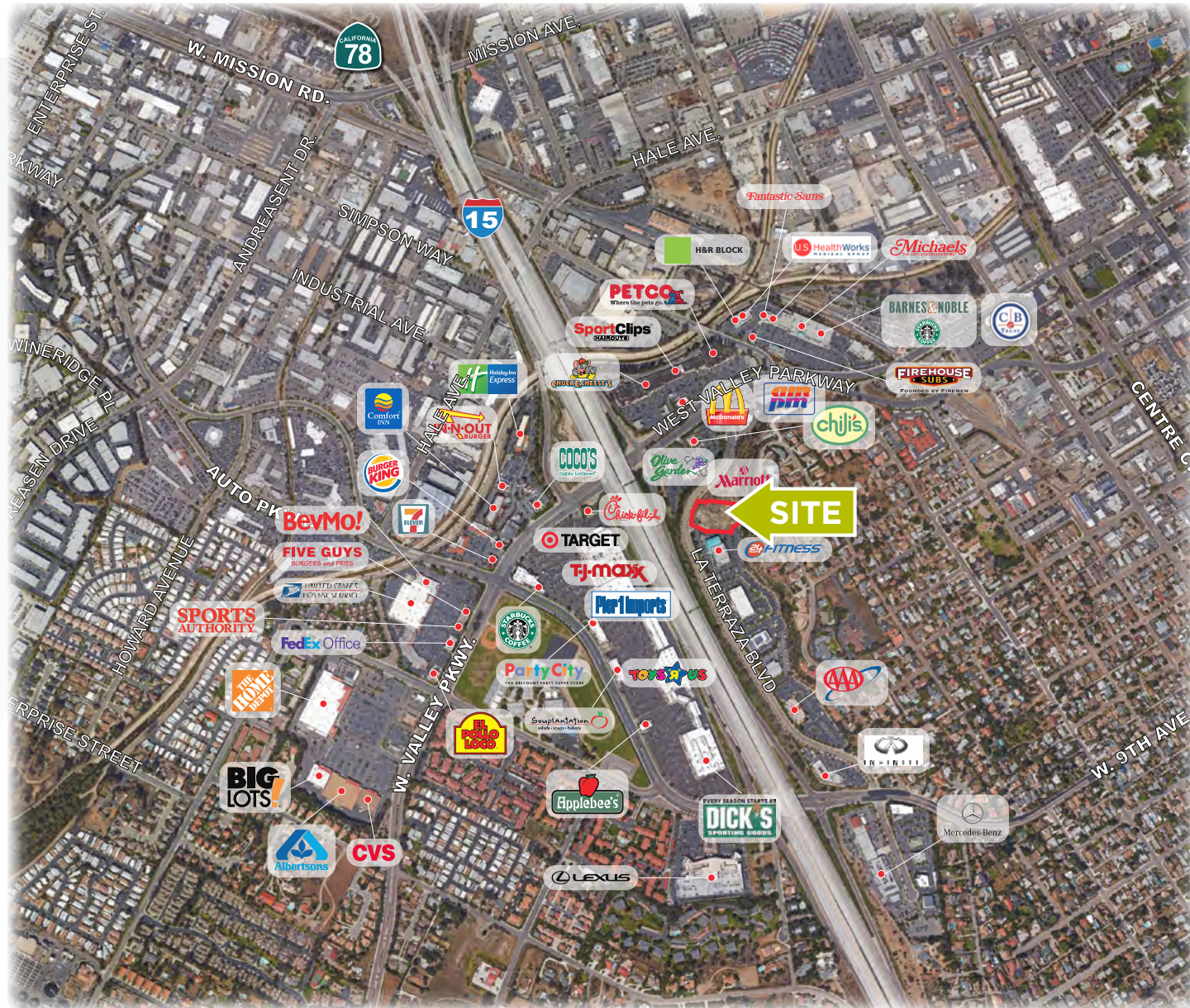
PLANS



THE POINT

300 La Terraza Blvd., Escondido, CA

AMENITIES



VALLEY VIEW

Palmer Way, Carlsbad, CA

THE OFFERING

Valley View is proposed development opportunity located near the corner of Cougar Dr. and Palmer Way just east of El Camino Real. The total site is 6.34 acres with a net buildable area of approximately 1.4 acres. There is a proposed 11,404 SF, 2-story office building that is pending approval.

INVESTMENT HIGHLIGHTS

- » Perched above an expansive canyon with panoramic views of rolling hills and agricultural land
- » Offering high image & superior identity
- » Located adjacent to the prestigious Carlsbad Research Center business park offering a premier corporate environment
- » Close proximity to McClellan Palomar Airport and multiple restaurants & retail services
- » M-Q zoning, awaiting City approval for 2-story office building
- » Easy access to El Camino Real and Palomar Airport Road
- » Offering Price: \$1,400,000
- » *OFFERS WILL BE ACCEPTED FOR THE PROPERTIES TOGETHER OR INDIVIDUALLY*

VALLEY VIEW

Palmer Way, Carlsbad, CA

LOCATION

Address: Palmer Way
Carlsbad, CA 92010

Parcel: 209-040-43-00
276,170 SF / 6.34 Acres

Zoning: M-Q



VALLEY VIEW

Palmer Way, Carlsbad, CA

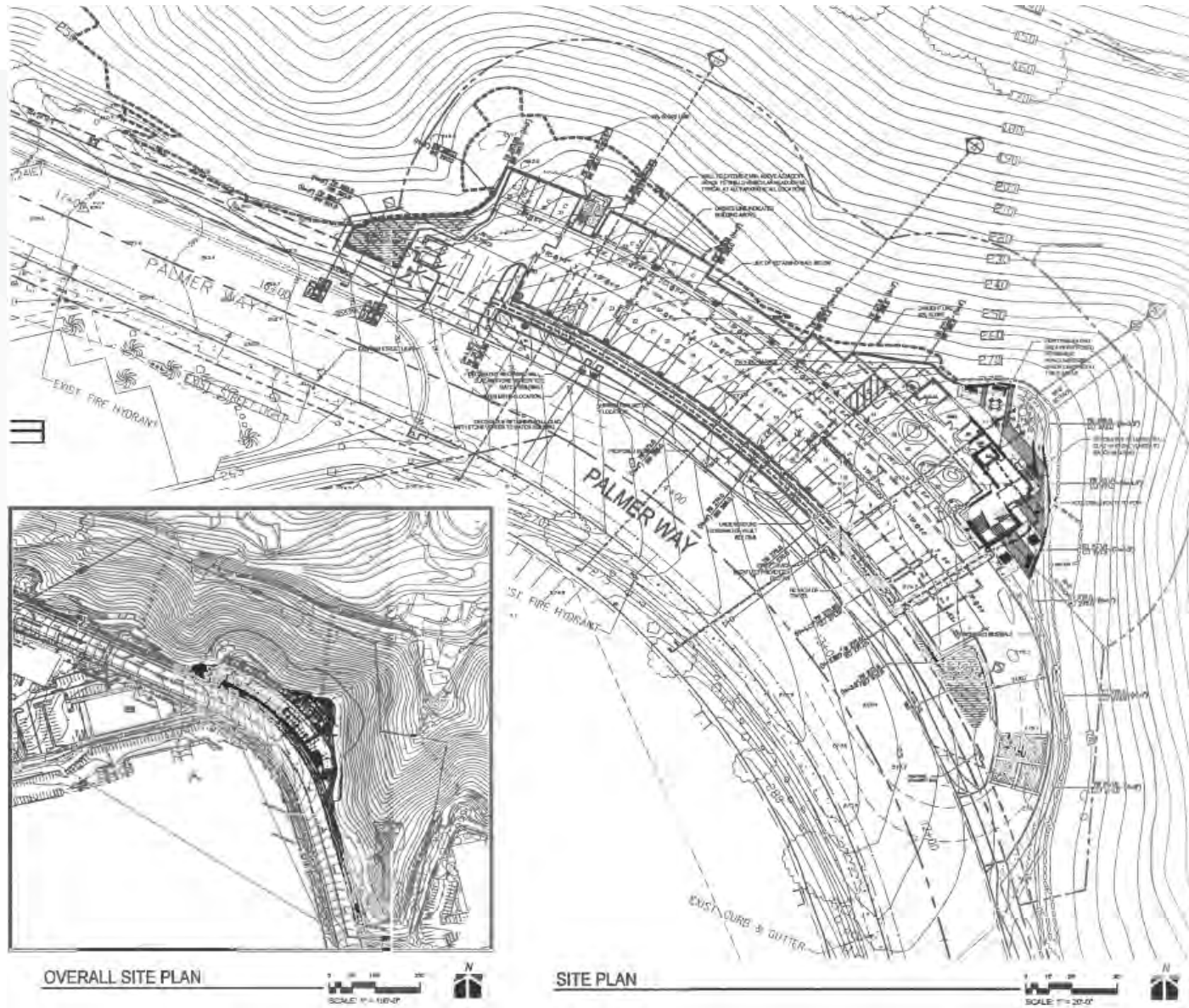
RENDERING GALLERY



VALLEY VIEW

Palmer Way, Carlsbad, CA

SITE PLAN



CONTACT

MARK AVILLA

Senior Director

Direct: +1 760.431.4223

Cell: +1 760.801.3823

mark.avilla@cushwake.com

CA License #01104562

12830 El Camino Real, Suite 100

San Diego, CA 92130

T 858.452.6500 F 760.454.3869

www.cushmanwakefield.com

www.cushwakeprivateclient.com