

FOR SALE \$5,400,000 5.5% 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

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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



JAMES CRONE
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Commercial Real Estate · Property Management
Real Estate Development · Commercial Construction



