

FOR LEASE



## 613 W. Valley Parkway

Escondido, CA 92025

**\$2.25 PSF MG** (plus utilities)

*(Includes Janitorial)*

- Centrally Located Class A Office
- Ample Parking Available
- Close Major Shopping Centers and Downtown Escondido
- Easy Access to Interstate 15

### AVAILABLE:

Suite 101 7,506 SF

Suite 102 5,625 SF

Suite 103 1,569 SF

(can assemble 14,700 SF)

Suite 240 6,038 SF

(can split to ~3,000 SF)

Suite 330 2,390 SF

### Demographics

2014 (Est.)	1 Mile	3 Miles	5 Miles
Total Population	21,322	142,319	210,349
Average Income	\$34,714	\$47,621	\$51,826



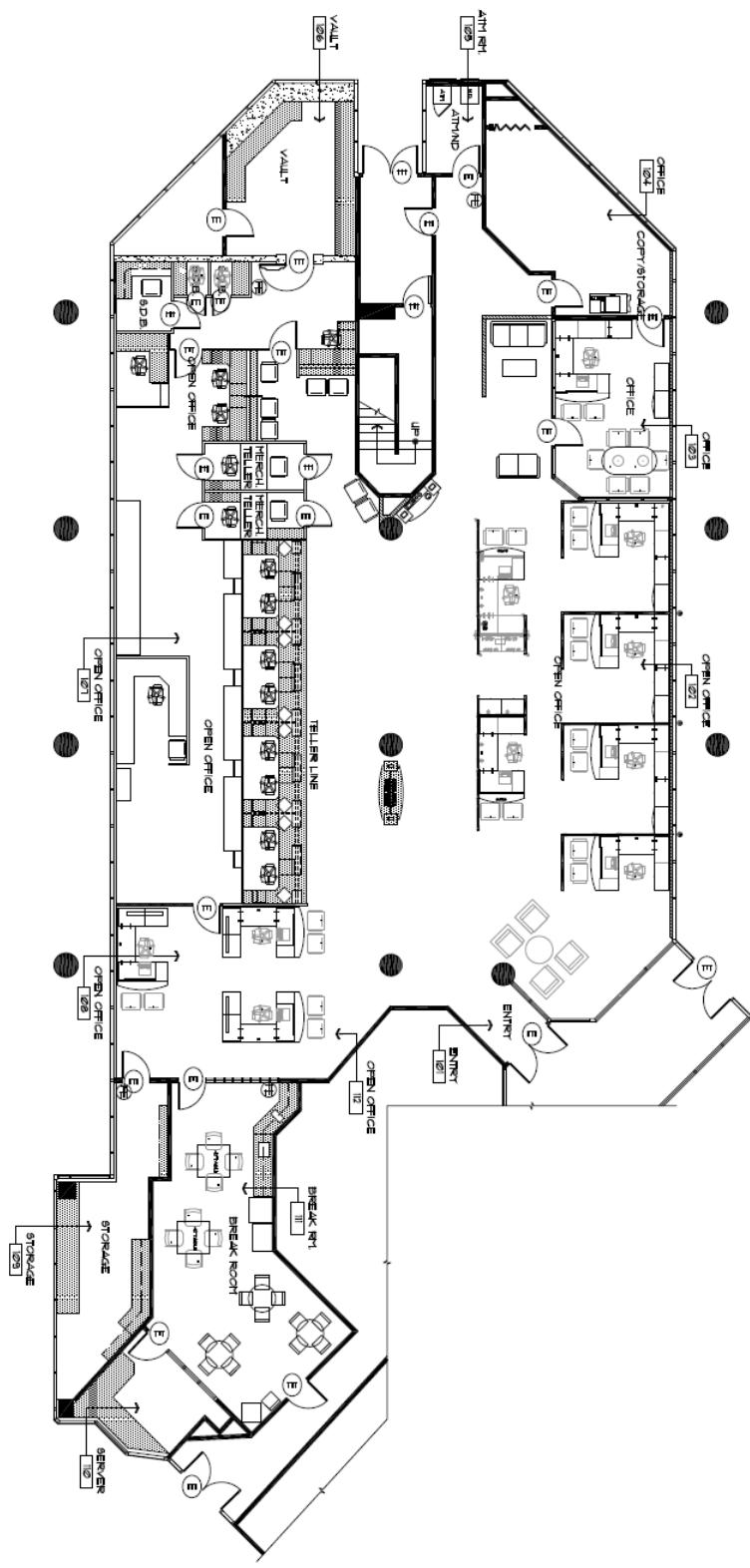
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v59

Nick Zech #01721457  
858.232.2100  
nzech@cdccommercial.com

Matt Orth #01857155  
858.736.1337  
morth@cdccommercial.com

Don Zech #00885909  
858.486.9999  
dzech@cdccommercial.com

# Floor Plan - Suite 101



**7,506 SF**

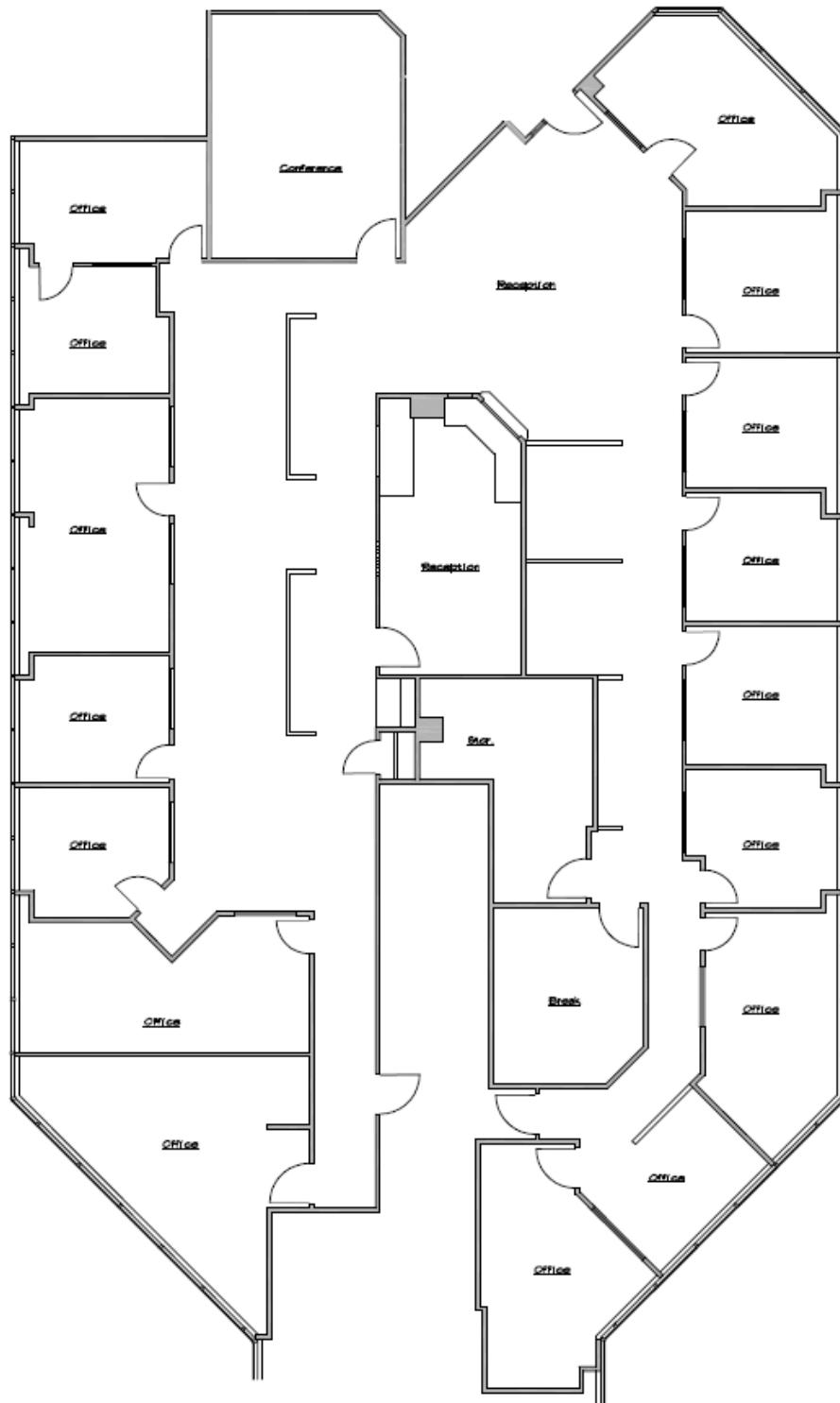
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v59

Nick Zech #01721457  
858.232.2100  
nzech@cdccommercial.com

Matt Orth #01857155  
858.736.1337  
morth@cdccommercial.com

Don Zech #00885909  
858.486.9999  
dzech@cdccommercial.com

# Floor Plan - Suite 102



**5,625 SF**

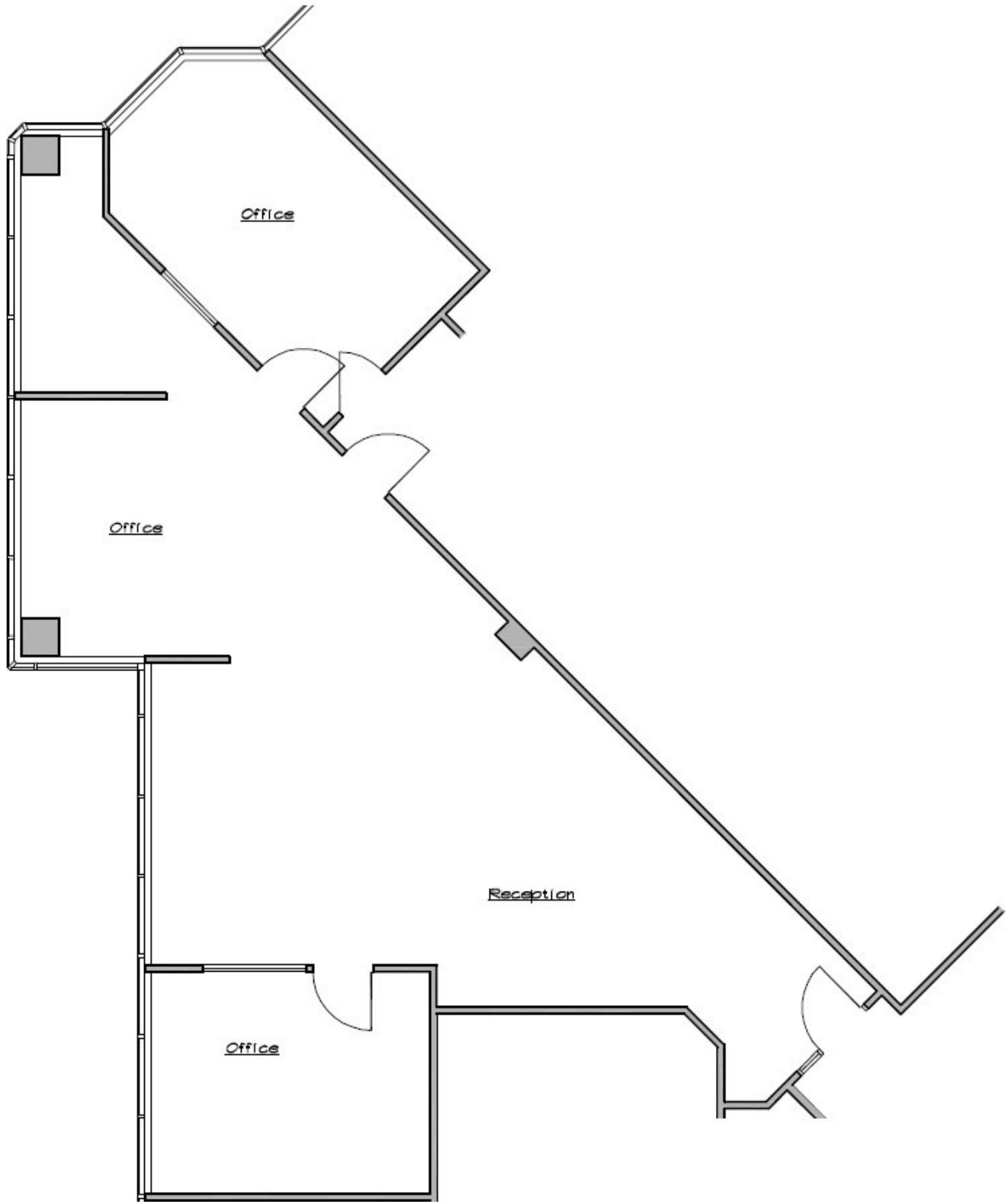
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v59

Nick Zech #01721457  
858.232.2100  
nzech@cdccommercial.com

Matt Orth #01857155  
858.736.1337  
morth@cdccommercial.com

Don Zech #00885909  
858.486.9999  
dzech@cdccommercial.com

# Floor Plan - Suite 103



**1,569 SF**

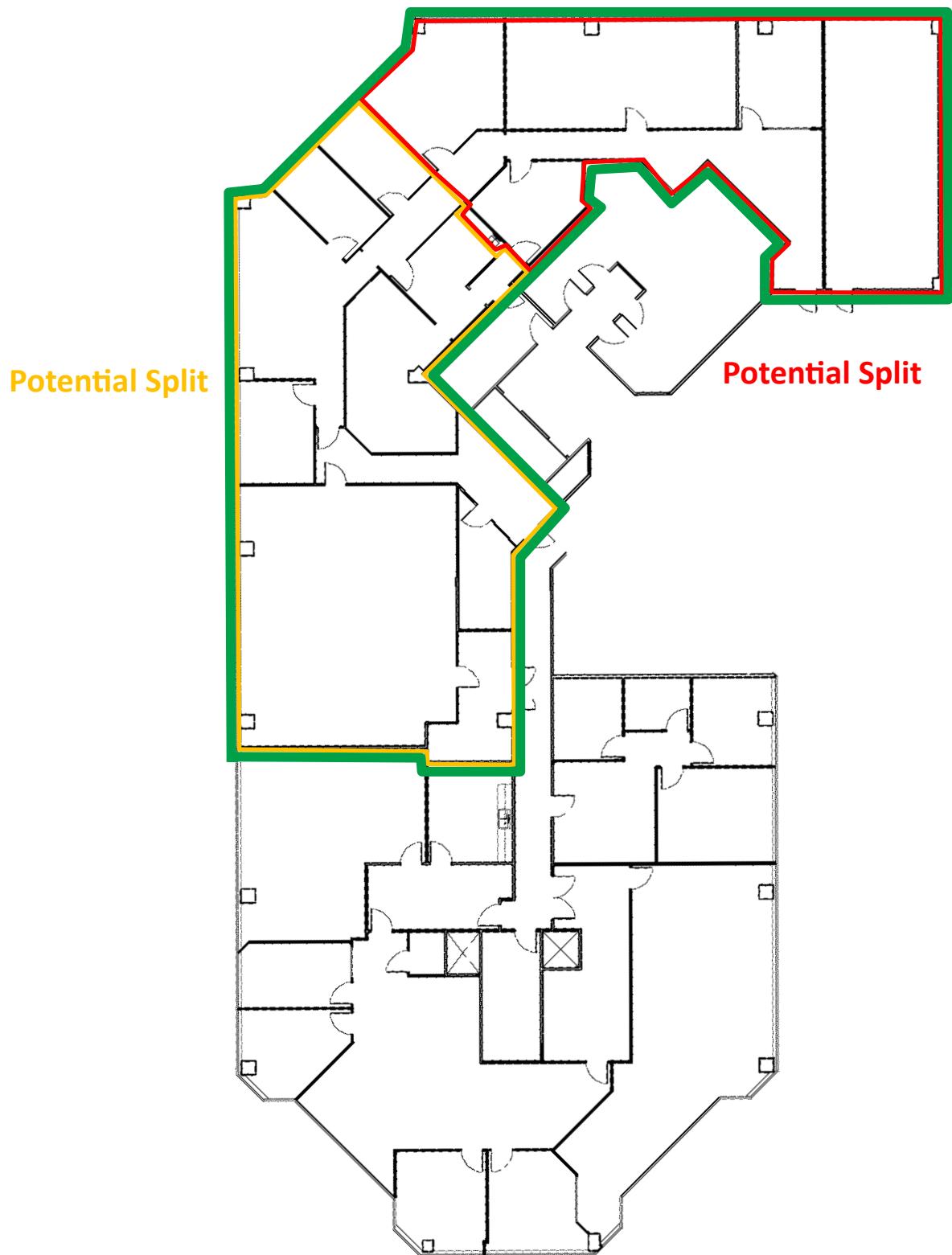
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v59

Nick Zech #01721457  
858.232.2100  
nzech@cdccommercial.com

Matt Orth #01857155  
858.736.1337  
morth@cdccommercial.com

Don Zech #00885909  
858.486.9999  
dzech@cdccommercial.com

# Floor Plan - Suite 240



**6,038 SF**

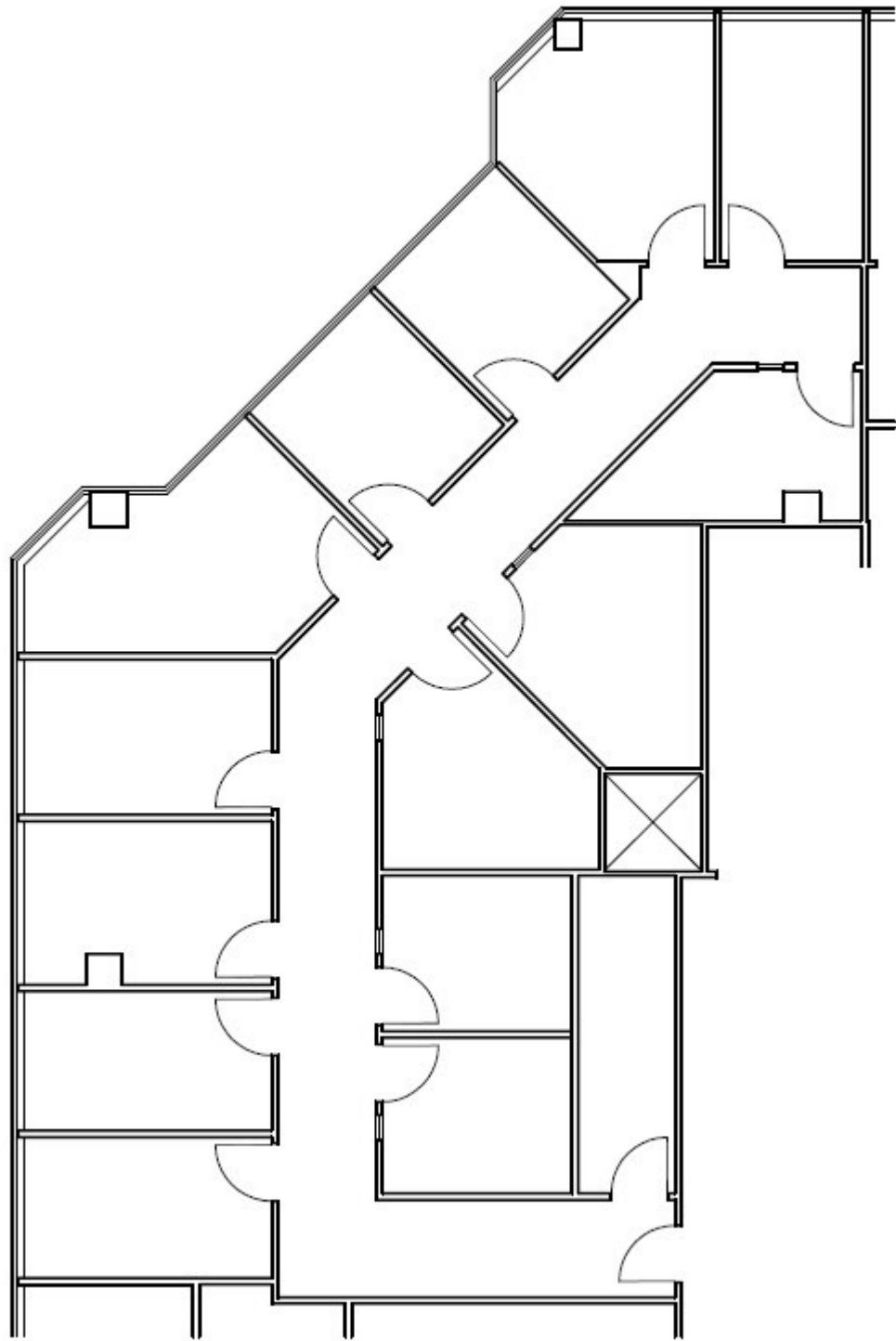
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v59

Nick Zech #01721457  
858.232.2100  
nzech@cdccommercial.com

Matt Orth #01857155  
858.736.1337  
morth@cdccommercial.com

Don Zech #00885909  
858.486.9999  
dzech@cdccommercial.com

# Floor Plan - Suite 330



**2,390 SF**

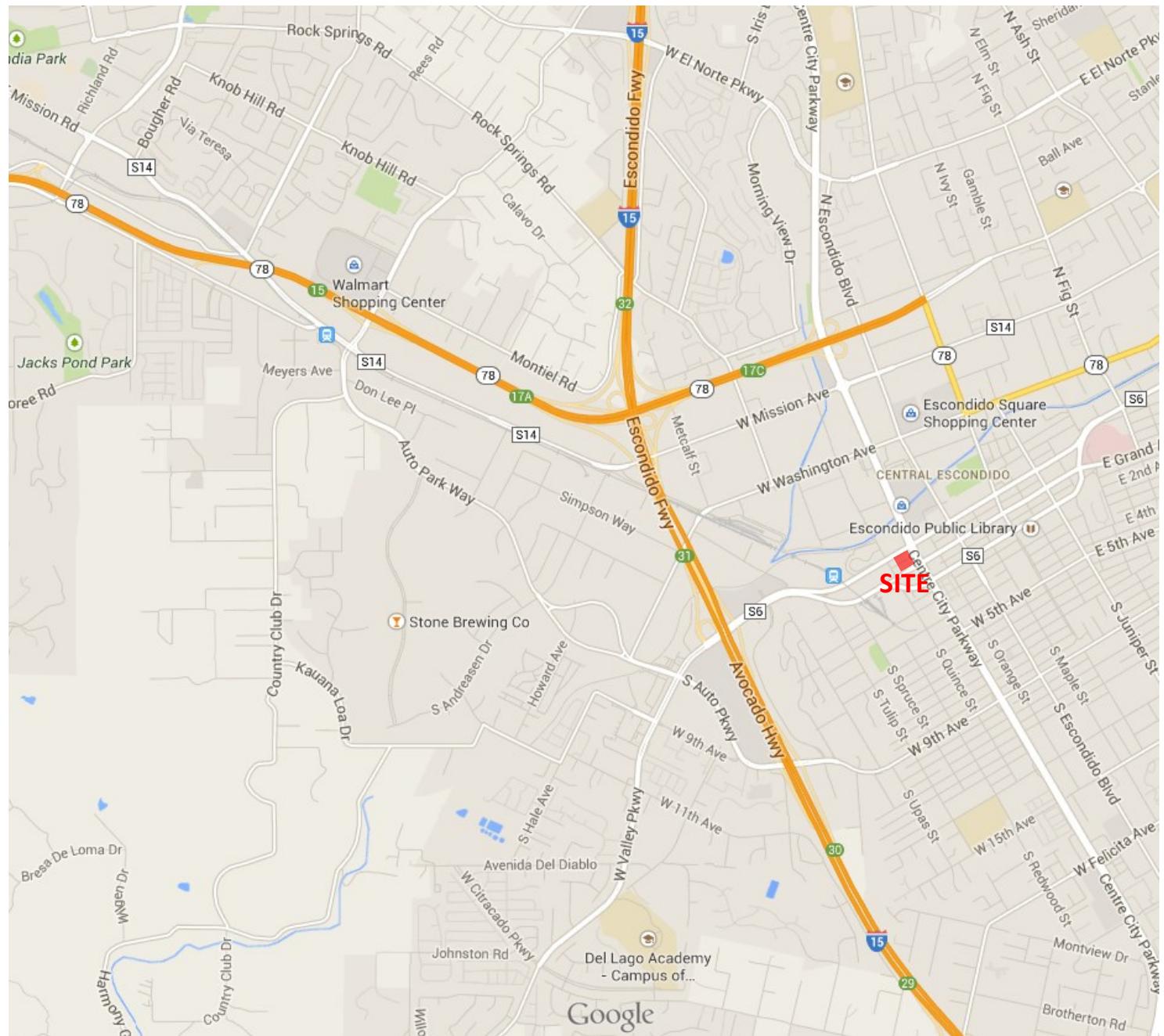
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v59

Nick Zech #01721457  
858.232.2100  
nzech@cdccommercial.com

Matt Orth #01857155  
858.736.1337  
morth@cdccommercial.com

Don Zech #00885909  
858.486.9999  
dzech@cdccommercial.com

# Map



This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v59

Nick Zech #01721457  
858.232.2100  
nzech@cdccommercial.com

Matt Orth #01857155  
858.736.1337  
morth@cdccommercial.com

Don Zech #00885909  
858.486.9999  
dzech@cdccommercial.com