

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

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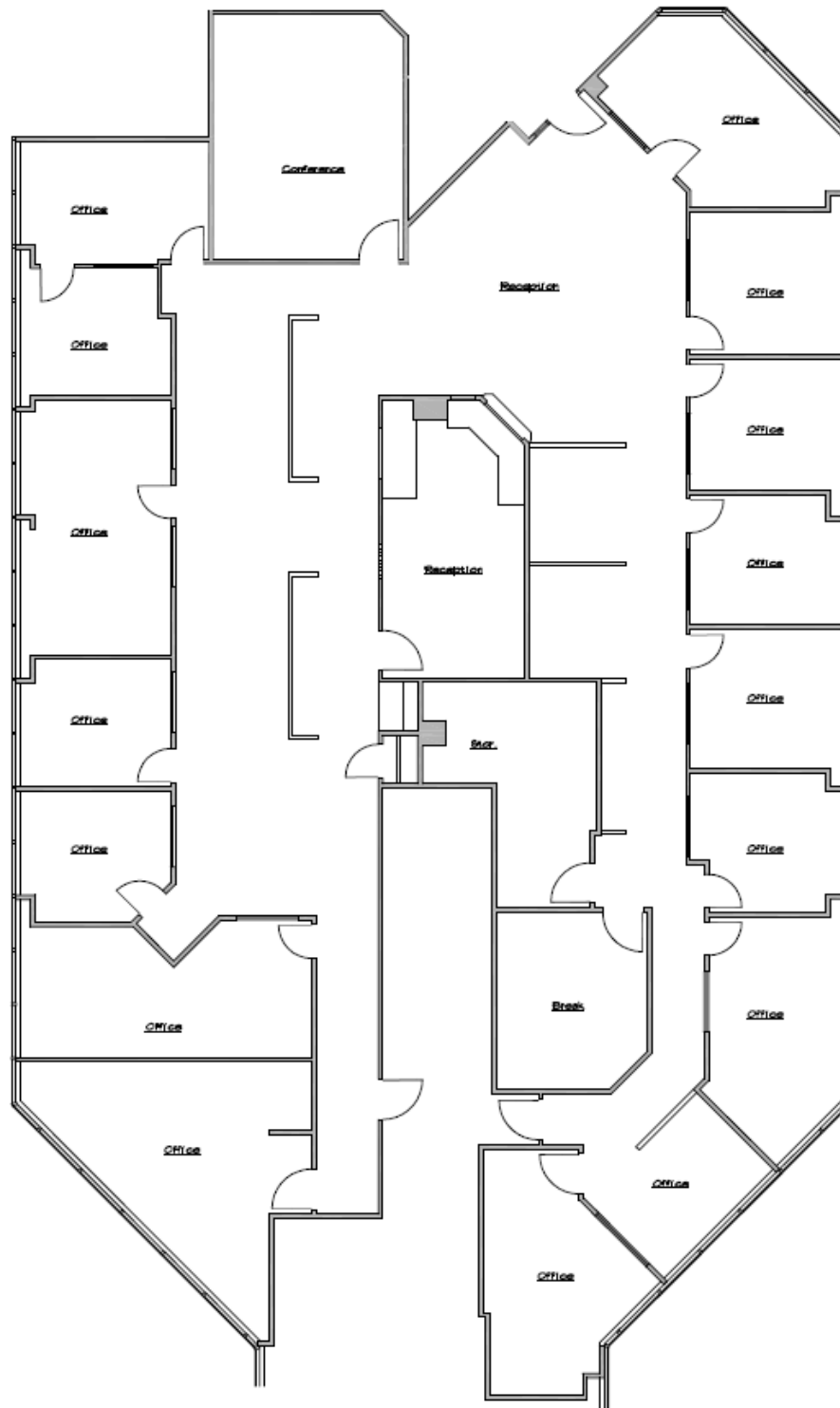
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The floor plan illustrates the first floor of a building, featuring a central 'TELLER LINE' area and several 'OPEN OFFICE' spaces. Key rooms include a 'BREAK ROOM', 'STORAGE', and a 'SERVER' room. The plan also shows a 'VAULT' and a 'SERVER' room. Entrances are marked with 'ENTRY' and 'ATTN'D'. The layout is complex with many rooms and corridors, and includes a north arrow and a scale bar.

11440 W Bernardo Ct, #300, San Diego, CA 92127, Phone 760.743.8500, Fax 858.362.7987

Floor Plan - Suite 102



5,625 SF

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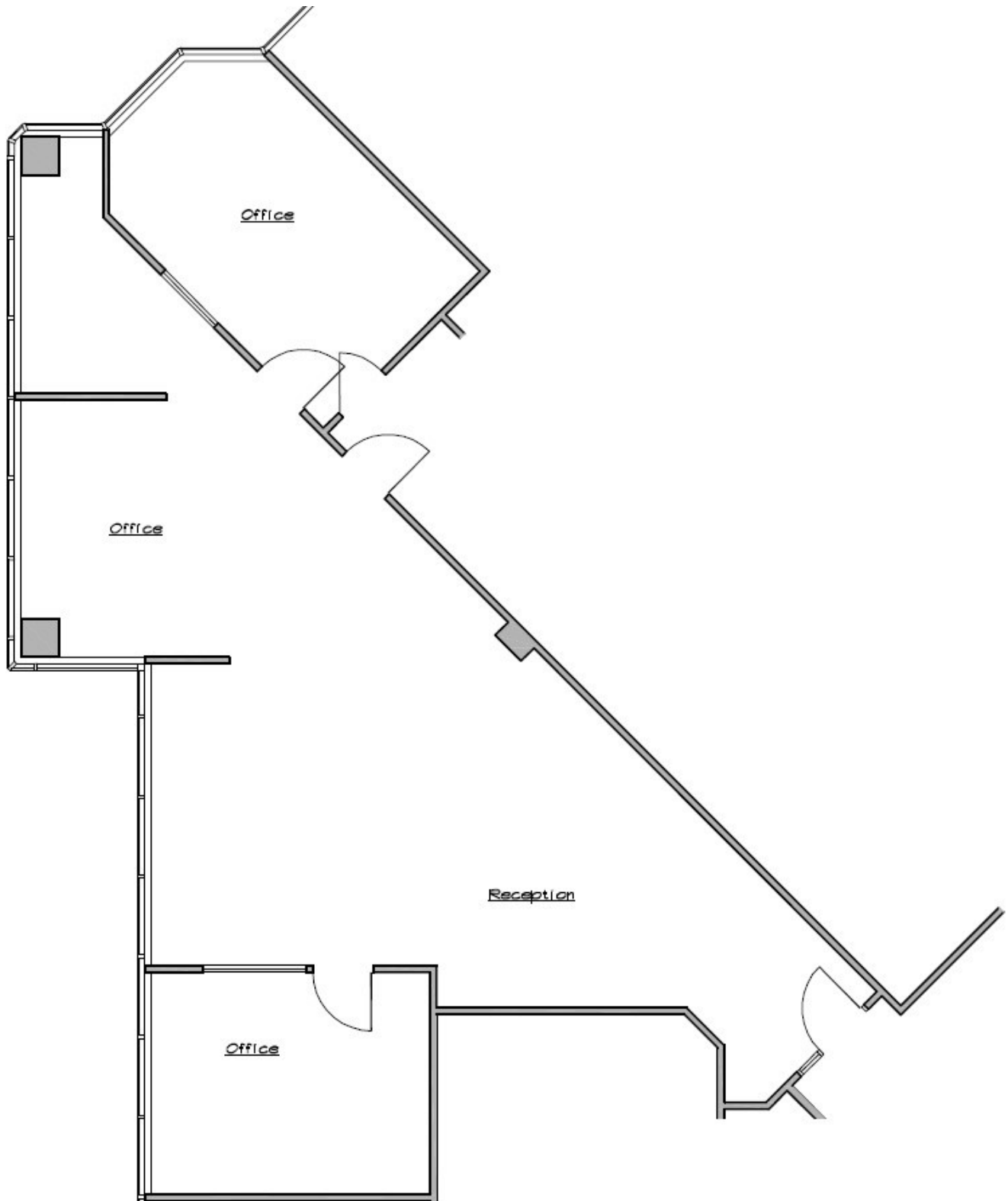
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Floor Plan - Suite 103



1,569 SF

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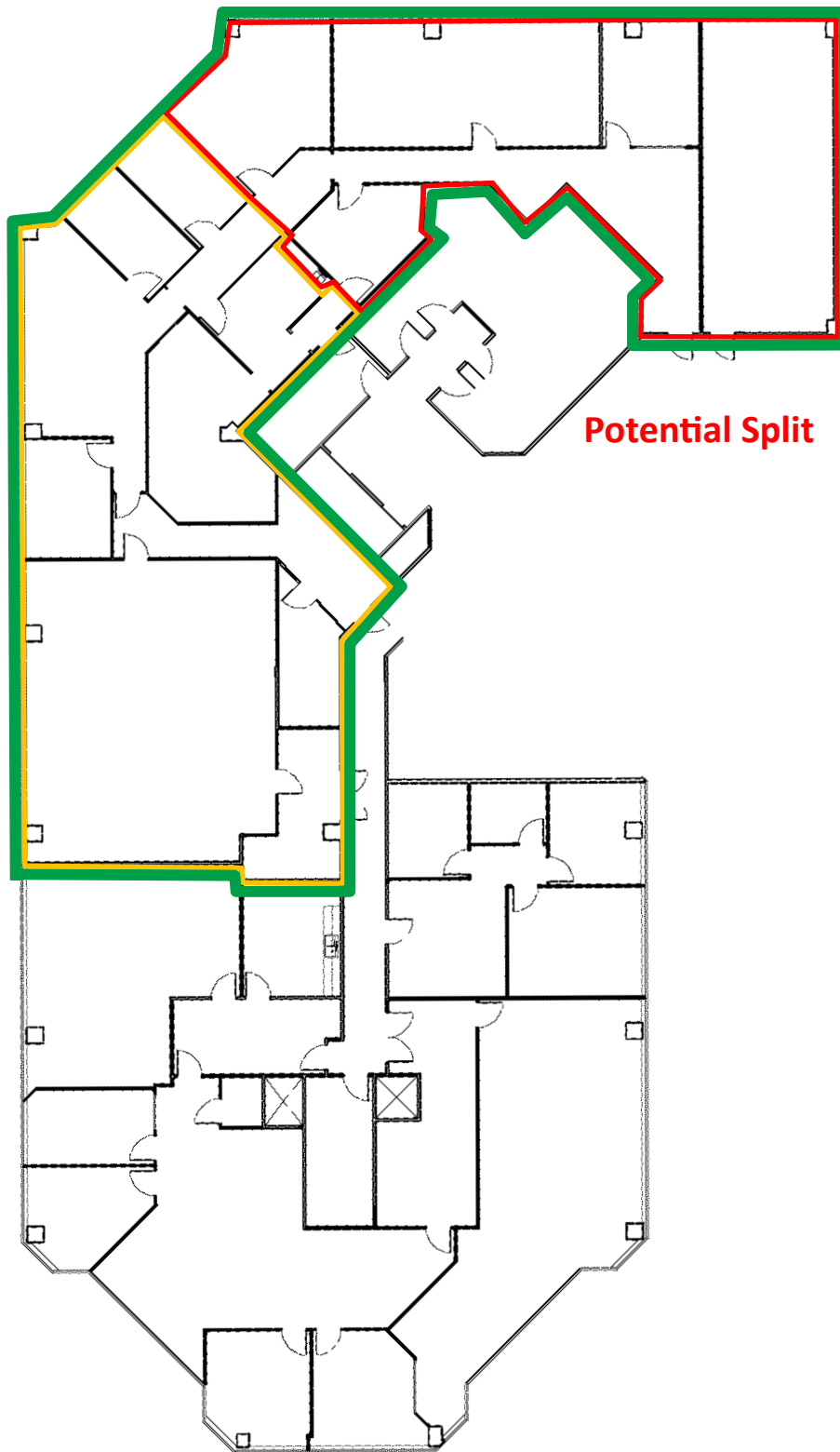
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Floor Plan - Suite 240

Potential Split

Potential Split



6,038 SF

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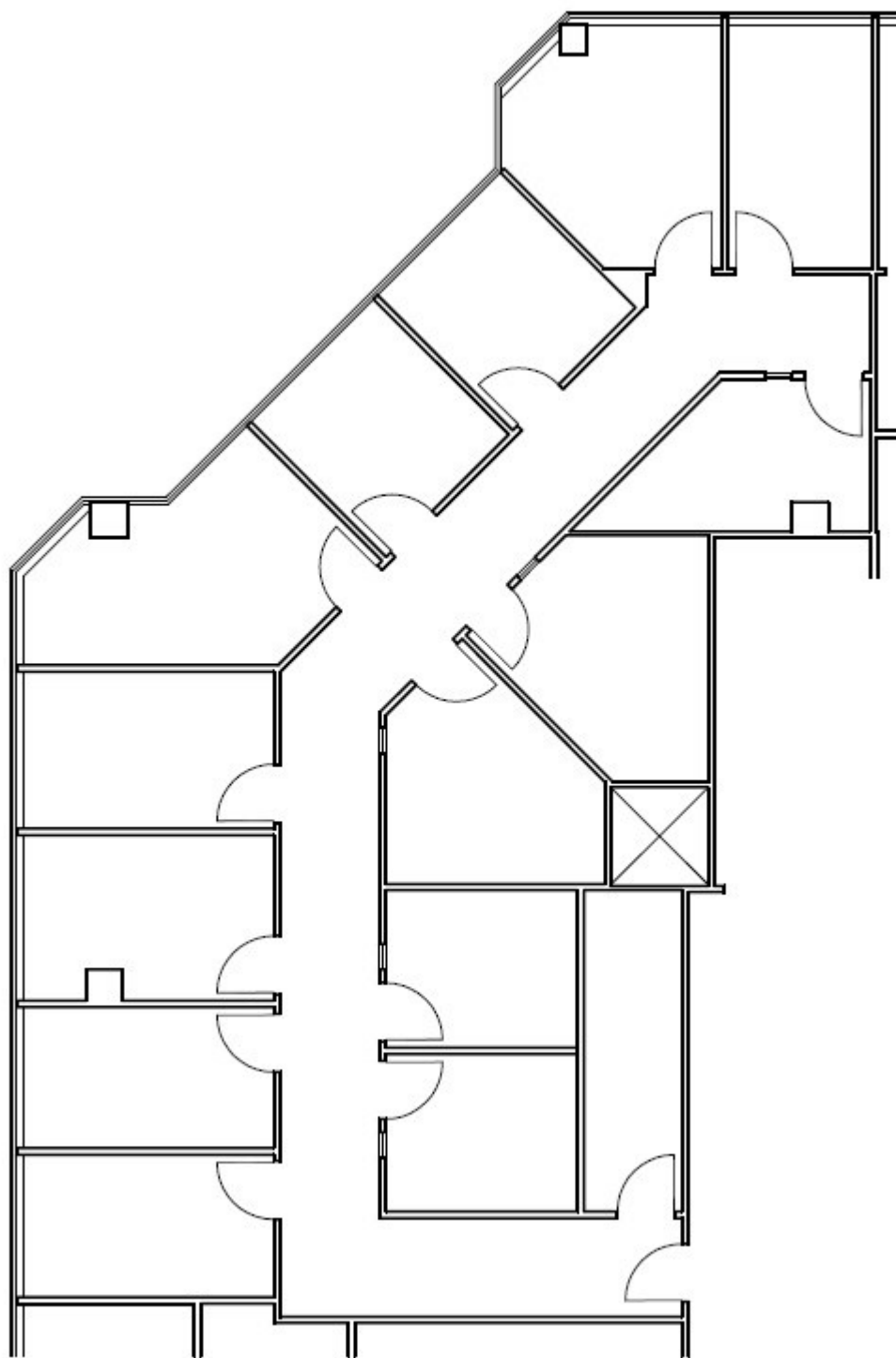
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Floor Plan - Suite 330



2,390 SF

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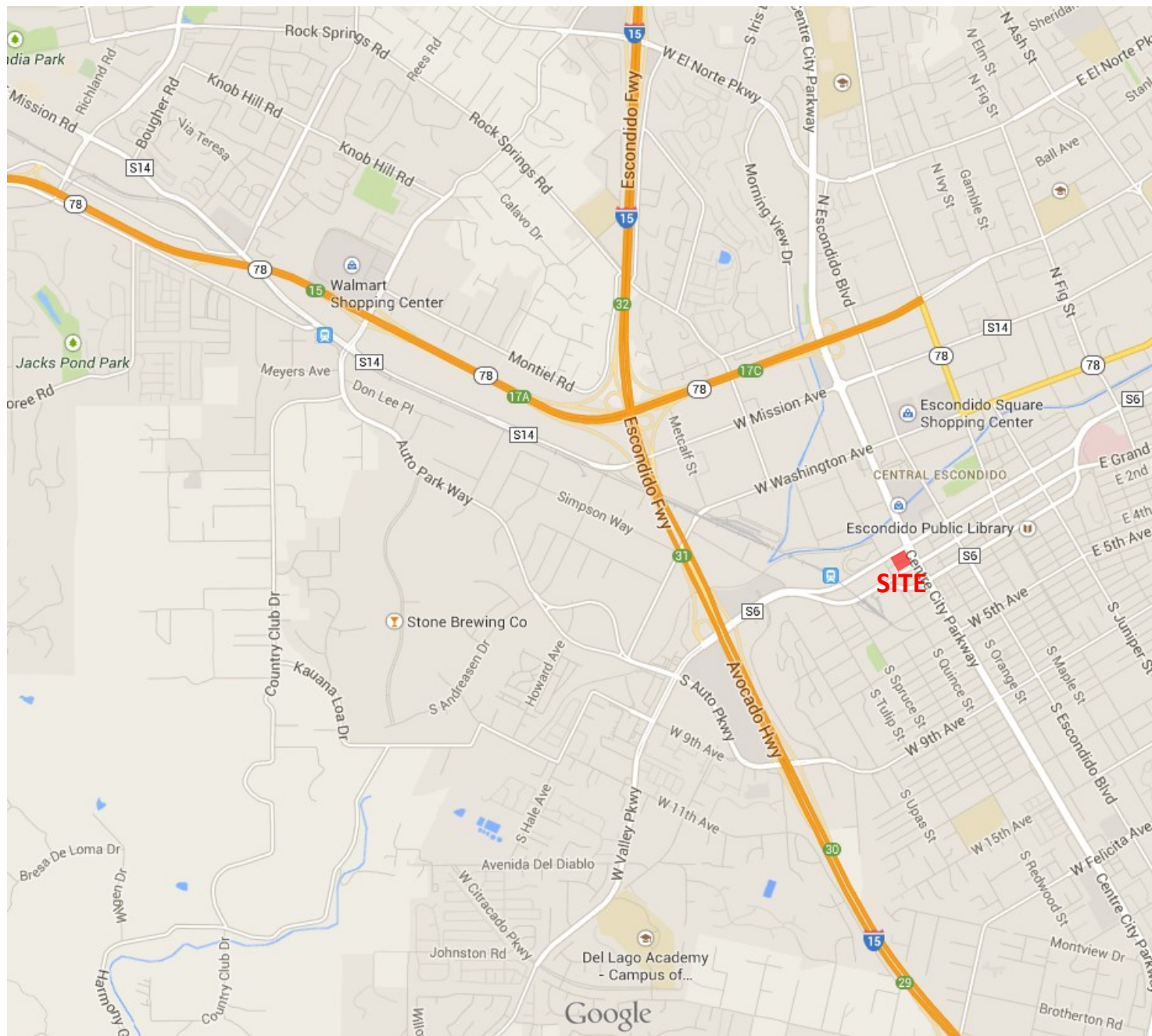
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Map



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