

# FOR LEASE

700 W EL NORTE PARKWAY SUITE #101B  
ESCONDIDO, CA 92026

PROMOTIONAL  
RATE AVAILABLE\*

Year 1: \$2.50/SF

\*To qualified tenants committing to a 5+ year lease



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 **INFINITY**  
INVESTMENT PROPERTIES



# FOR LEASE

## ±1,600 SF MEDICAL OFFICE SPACE

**700 W El Norte Parkway** (Premiere Medical Building) is home to established medical tenants, anchored by Acuity Eye Group & Retina Institute and features a recently renovated lobby. Located on a highly visible corner lot at a signalized intersection near I-15, this space offers convenience and accessibility for both patients and providers.

### KEY FEATURES

**Building Features:** Modern infrastructure tailored for a wide variety of medical practices.

**Accessibility:** Conveniently located near the I-15 freeway, ensuring easy access for patients and staff.

**Tenant Mix:** Anchored by Acuity Eye Group & Retina Institute, this well-established medical plaza offers prime visibility and a built-in referral network for healthcare professionals.

**Proximity to Amenities:** Close to shopping centers, pharmacies, and other essential services, providing convenience for your practice and patients

# SPACE DETAILS

**Rate:** Contact Agent

- Lease Type: Gross

**Available:** Now

**Unit:** Ground-floor space

**Use:** Medical Office

**Parking:** 3.51/1,000 SF

- Gated underground parking available
- 50 Outdoor Spaces On-Site

**Size:** ± 1,600 SF



## Promotional Rate Available\*

**Year 1**  
**\$2.50/SF**

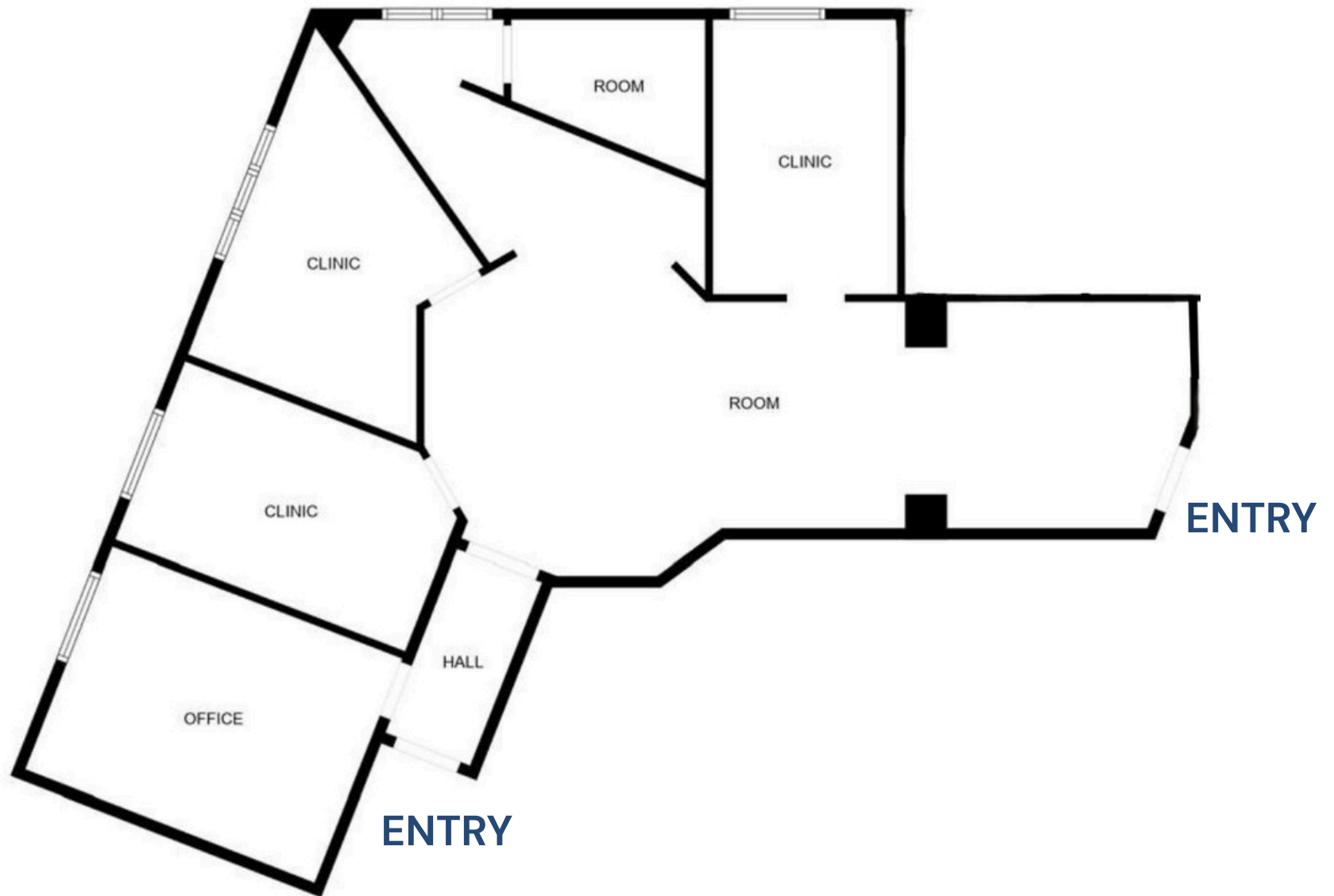
**Year 2**  
**\$2.75/SF**

**Year 3**  
**\$3.00/SF**

\*Available to qualified tenants committing to a 5+ year lease

# FLOOR PLAN

±1,600 SF







# DEMOGRAPHICS

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## 1 MILE

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POPULATION  
**20,030**

AVERAGE HH INCOME  
**\$71,765**

HOUSEHOLDS  
**7,321**

## 3 MILES

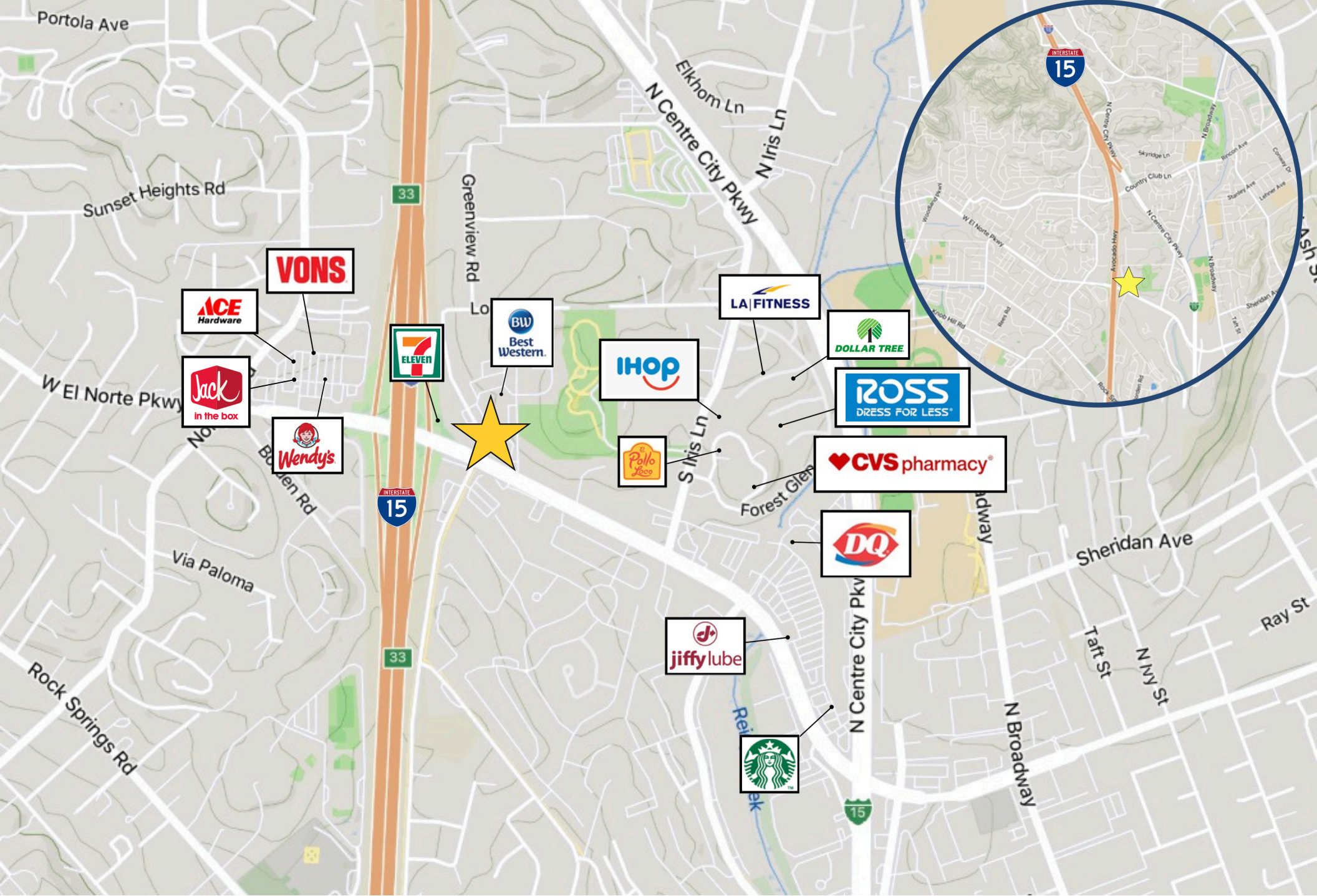
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POPULATION  
**126,335**

AVERAGE HH INCOME  
**\$71,869**

HOUSEHOLDS  
**40,418**







## **GARRETT GAMBAL**

Associate

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