

500 LA TERRAZA BOULEVARD

LA TERRAZA CORPORATE PLAZA, ESCONDIDO, CA

PREMIER CLASS A
OFFICE BUILDING

CBRE



ESCONDIDO'S PREMIER CLASS A OFFICE BUILDING



BUILDING SIGNAGE

Freeway visible building top signage visible from I-15 Freeway with 216,071 adt



PARKING

Above standard parking ratio of 4.22/1,000 USF, inclusive of 57 stalls in the subterranean parking garage



MONUMENT SIGNAGE

Two ground lit monument signs at the main entrance to the property



CEILING

Hard lid and drop



ARCHITECTURAL

Distinct and high performance glass facade



ON-SITE AMENITIES

Two common area conference rooms, on-site gym, shower/locker facilities and resort style restrooms



BUILDING FINISHES

Highest quality interior finishes with floor to ceiling glass



BUILDING SIZE

78,477 SF



BALCONIES

In select suites providing fresh air and panoramic views



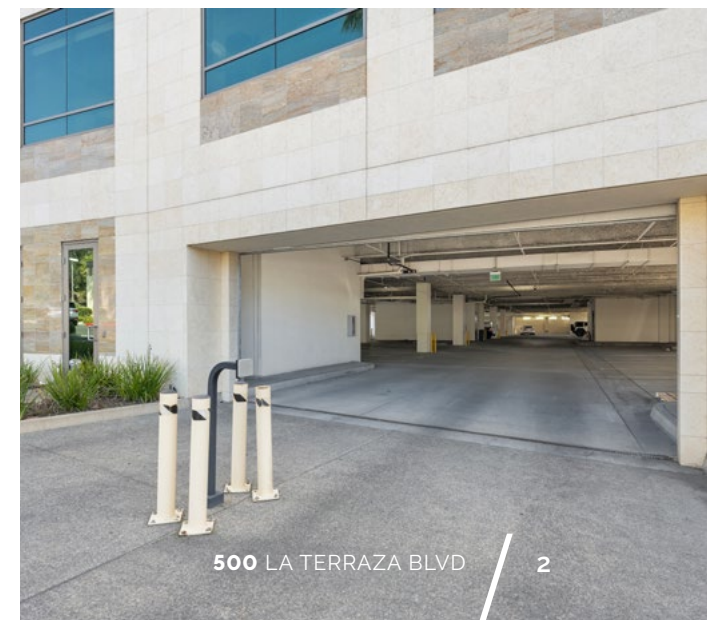
LOBBY

High quality interior marble finishes

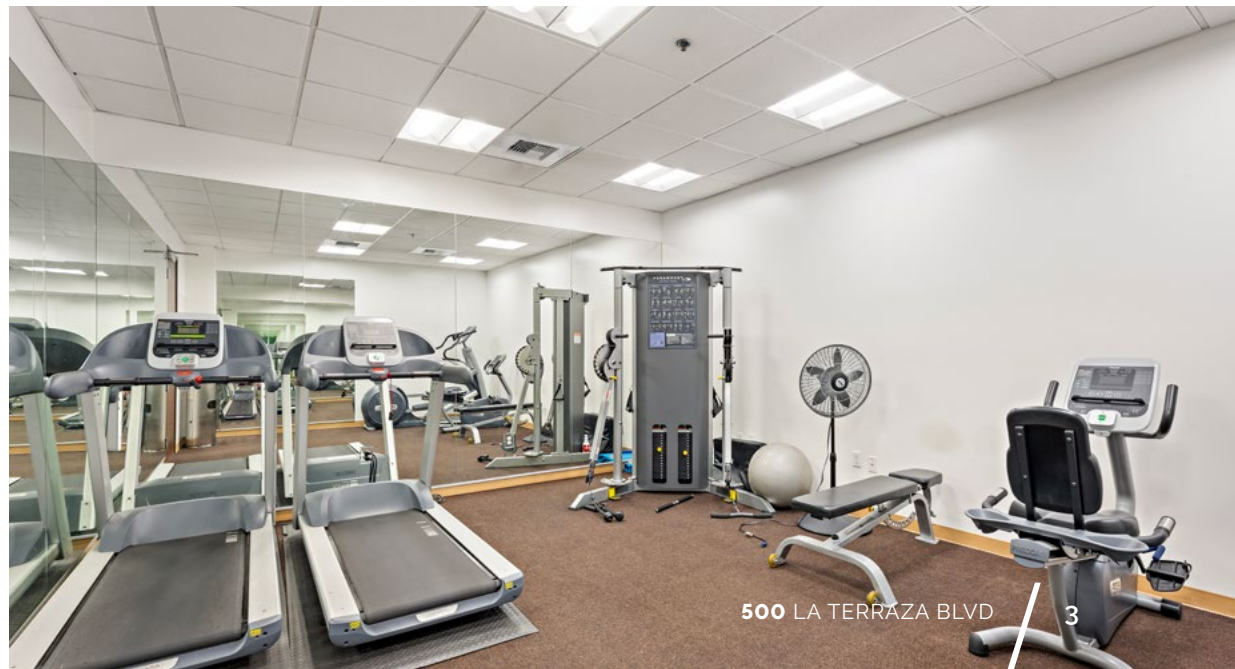


SUBMARKET

I-15 + Hwy 78 Corridor/Escondido



AERIAL + PROPERTY PHOTOS



AVAILABILITIES

SUITE: 200

SIZE (RSF): **26,995 RSF**
(DIVISIBLE TO 10,000 RSF)

LEASE RATE: **NEGOTIABLE**

STATUS: **VACANT**



SUITE: 300

SIZE (RSF): **6,980 RSF**

LEASE RATE: **NEGOTIABLE**

STATUS: **VACANT**

SUITE: 350

SIZE (RSF): **7,526 SF**

LEASE RATE: **NEGOTIABLE**

STATUS: **VACANT**

AVAILABILITY: **3/1/2025**



FLOOR PLAN AS-BUILT

SUITE: 200

SIZE

26,995 RSF
(Divisible to 10,000 SF)

FLOOR

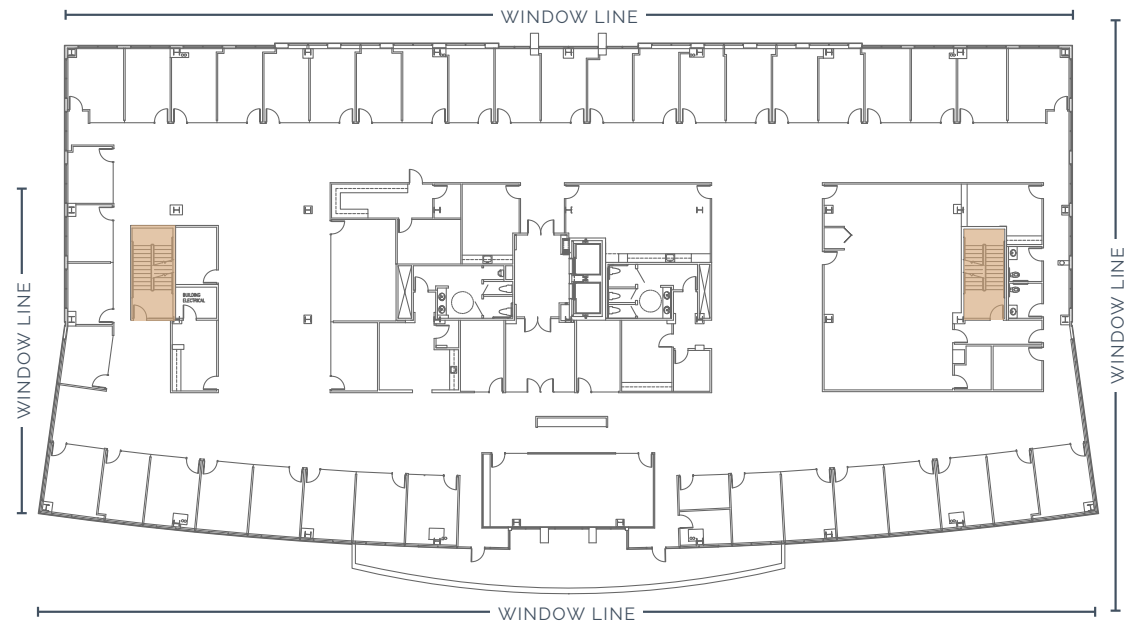
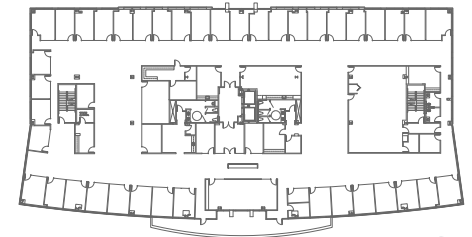
Second Floor

AVAILABILITY

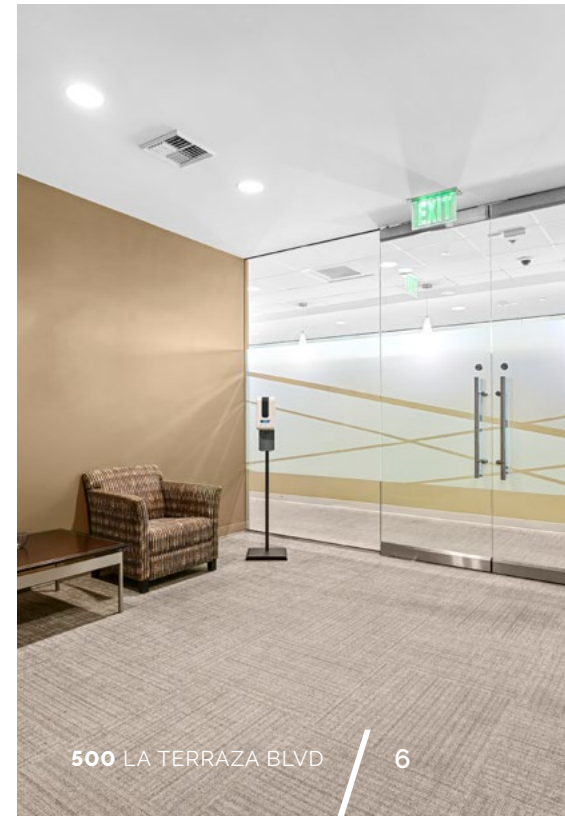
Vacant

LAYOUT

Rare full floor availability with prominent building top signage facing 216,071 adt for the i-15 freeway. Double door entry off elevator. Suite features reception area, several private window lined offices with upgraded glass with west facing view of mountains, conference room, kitchen, restrooms, private patio and open office area.



LA TERRAZA CORPORATE PLAZA - SUITE 200



FLOOR PLAN AS-BUILT

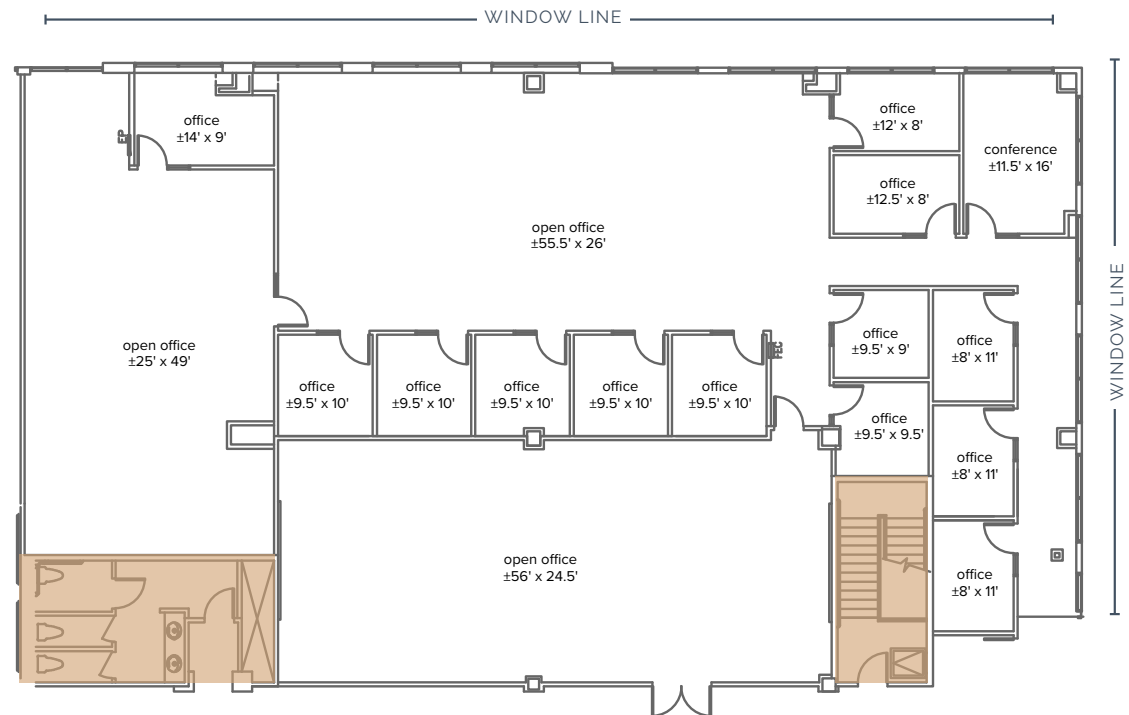
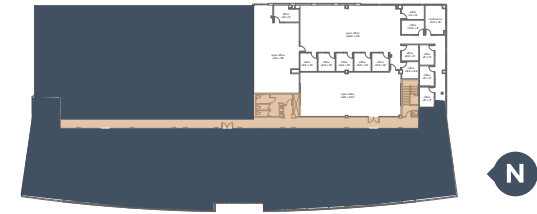
SUITE: 300

SIZE
6,980 RSF

FLOOR
Third Floor

AVAILABILITY
Vacant

LAYOUT
Prestigious double door entry visible off of elevator lobby, exterior and interior offices with interior glass, conference room, and large open area.



FLOOR PLAN AS-BUILT

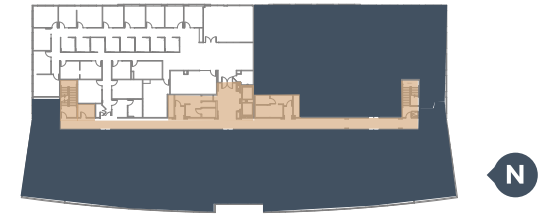
SUITE: 350

SIZE
7,526 RSF

FLOOR
Third Floor

AVAILABILITY
March 1, 2025

LAYOUT
Suite features reception, several private offices, conference room, break room and open office area.



LOCATION + AMENITIES MAP

RESTAURANT

- 1 Epic Wings N' Things
- 2 Chuck E. Cheese
- 3 Sharetea
- 4 McDonald's
- 5 Chili's Grill & Bar
- 6 Olive Garden
- 7 In-N-Out Burger
- 8 Del Taco
- 9 Raising Cane's
- 10 Chick-fil-A
- 11 Carl's Jr
- 12 Burger King
- 13 Pizza Hut
- 14 Starbucks
- 15 Pieology Pizzeria
- 16 Panera Bread
- 17 Yogurtland
- 18 Pick Up Stix
- 19 Chipotle Mexican Grill
- 20 Jamba Juice
- 21 Starbucks
- 22 California Fish Grill
- 23 Dave's Hot Chicken
- 24 Board & Brew
- 25 Subway
- 26 El Pollo Loco
- 27 Huckleberry's
- 28 Wendy's
- 29 Applebee's
- 30 Starbucks
- 31 Rock n' Jenny's Italian Subs

FITNESS

- 1 24 Hour Fitness
- 2 Planet Fitness

BANK

- 1 OneMain Financial
- 2 Wells Fargo

EDUCATION

- 1 Kumon Math & Reading Centre

MEDICAL

- 1 Concentra Urgent Care

GAS STATIONS

- 1 Arco

RETAIL

- 1 Aldi
- 2 Staples
- 3 Albertsons

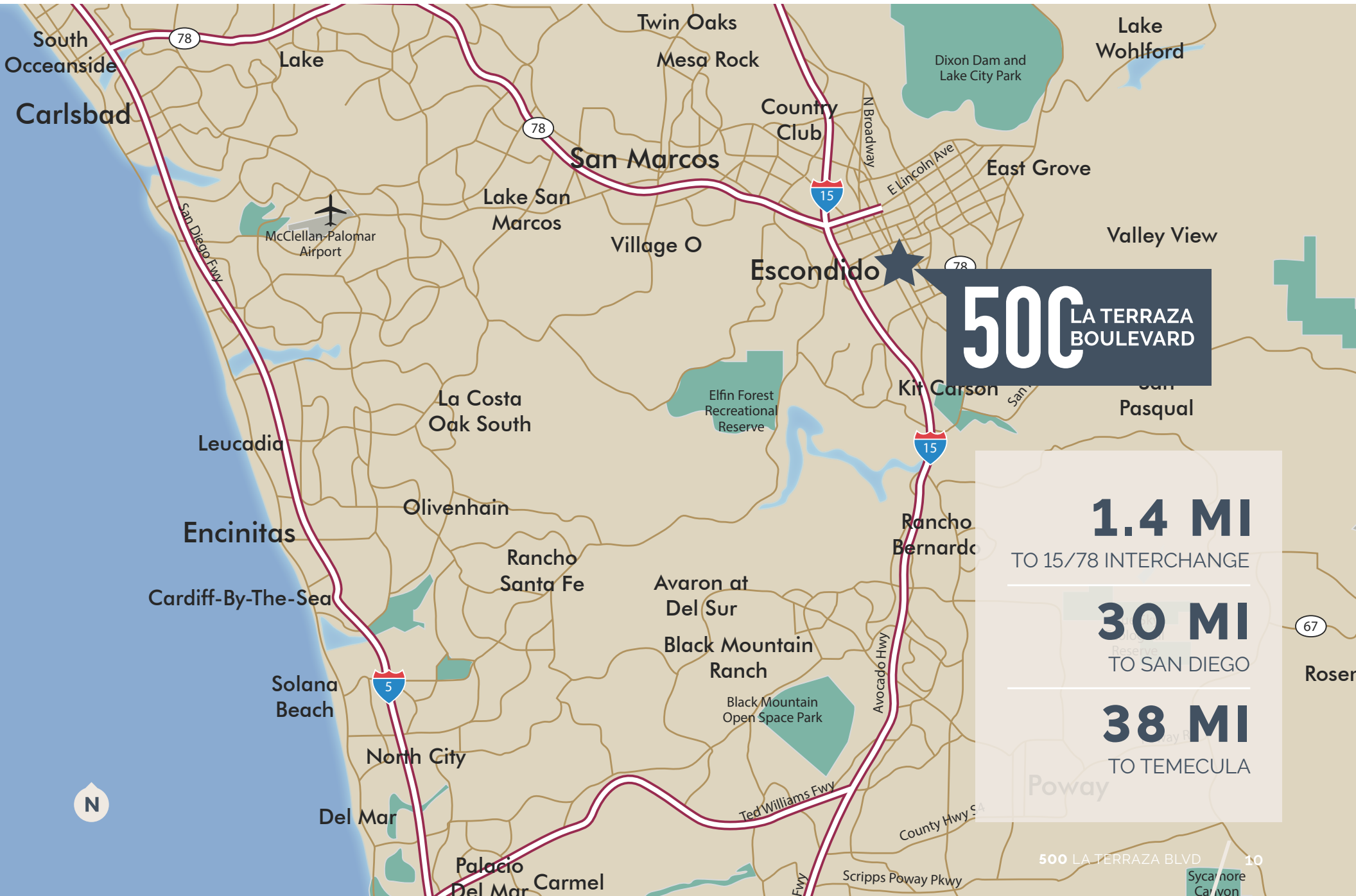
HOTELS

- 1 Holiday Inn Express
- 2 Comfort Inn
- 3 SpringHill Suites by Marriott



500 LA TERRAZA BOULEVARD

REGIONAL MAP



500 LA TERRAZA BOULEVARD

1.4 MI
TO 15/78 INTERCHANGE

30 MI
TO SAN DIEGO

38 MI
TO TEMECULA



500 LA TERRAZA BLVD 10

500 LA TERRAZA BOULEVARD

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PREMIER CLASS A
OFFICE BUILDING

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