

500 LA TERRAZA BOULEVARD

LA TERRAZA CORPORATE PLAZA, ESCONDIDO, CA

CBRE

PREMIER CLASS A
OFFICE BUILDING



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



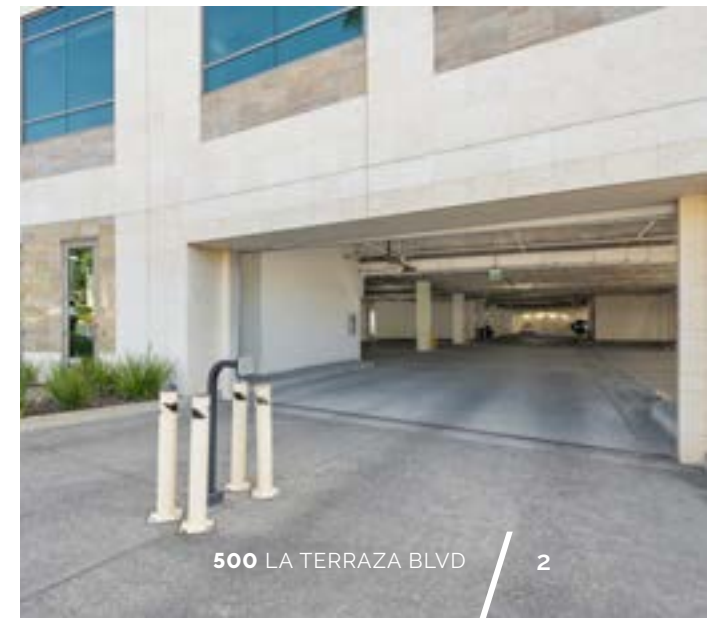
LOBBY

High quality interior marble finishes

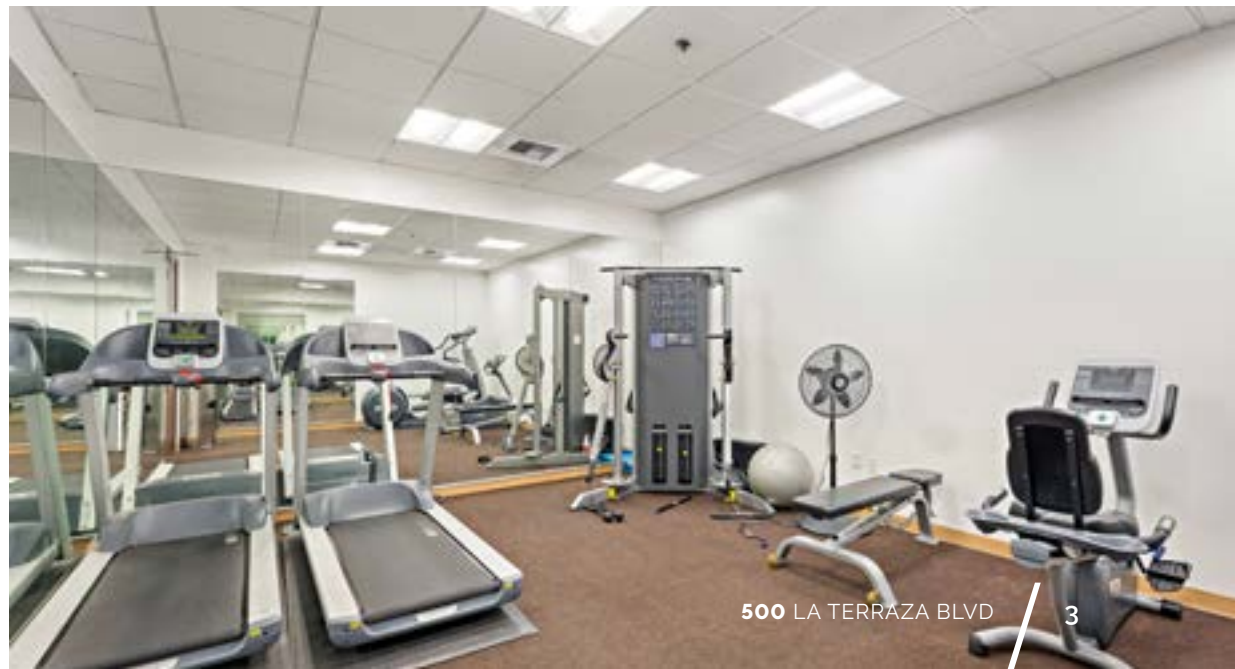


SUBMARKET

I-15 + Hwy 78 Corridor/Escondido



AERIAL + PROPERTY PHOTOS



AVAILABILITIES

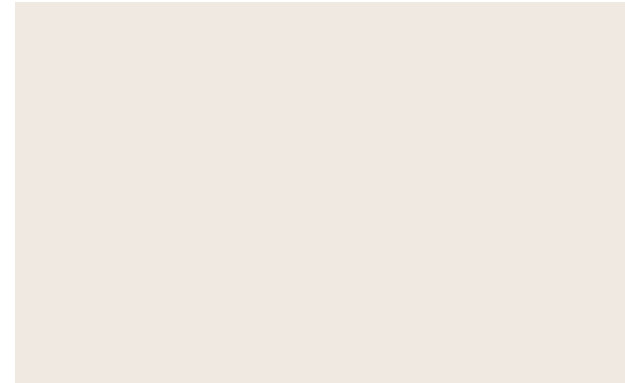
SUITE: 200

SIZE (RSF): **22,228 RSF**
**(DIVISIBLE TO
±2,500 RSF)**

LEASE RATE: **\$2.85/RSF + E**

STATUS: **VACANT**

* Potential full floor deliverable of 26,995 SF



SUITE: 350

SIZE (RSF): **7,526 RSF**
**(DIVISIBLE TO
±2,551 OR 4,987
RSF)**

LEASE RATE: **\$2.85/RSF + E**

STATUS: **VACANT**



FLOOR PLAN AS-BUILT

SUITE: 200

SIZE

22,228 RSF

(Divisible to $\pm 2,500$ SF)

* Potential full floor deliverable of 26,995 SF

FLOOR

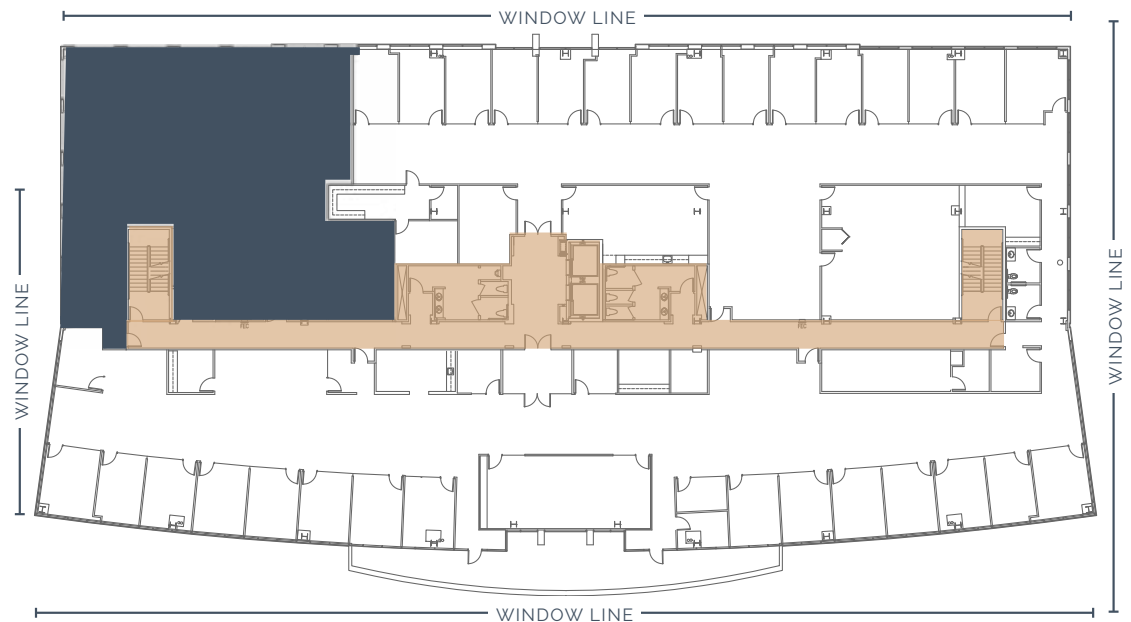
Second Floor

AVAILABILITY

Vacant

LAYOUT

Suite 200 can accommodate large and small space requirements. The suite can be divided to $\pm 2,500$ SF and can deliver contiguous space up to 22,228 SF. Existing improvements include perimeter offices with glass, conference rooms, breakroom, large open area, storage and IT room. Onsite amenities include common area conference rooms, covered/secure parking, gym and showers/lockers.



* Potential full floor deliverable of 26,995 SF

LA TERRAZA CORPORATE PLAZA - SUITE 200



FLOOR PLAN AS-BUILT

SUITE: 350

SIZE

7,526 RSF
(Divisible to $\pm 2,551$ SF or $\pm 4,987$ SF)

FLOOR

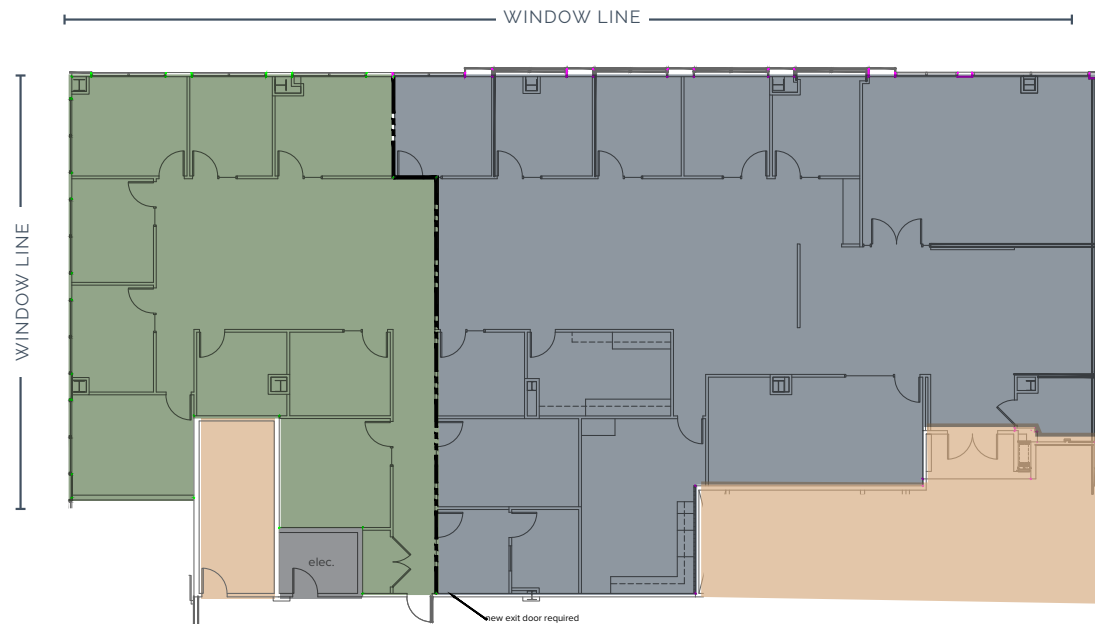
Third Floor

AVAILABILITY

Vacant

LAYOUT

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



- $\pm 2,551$ SF
- $\pm 4,987$ SF

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

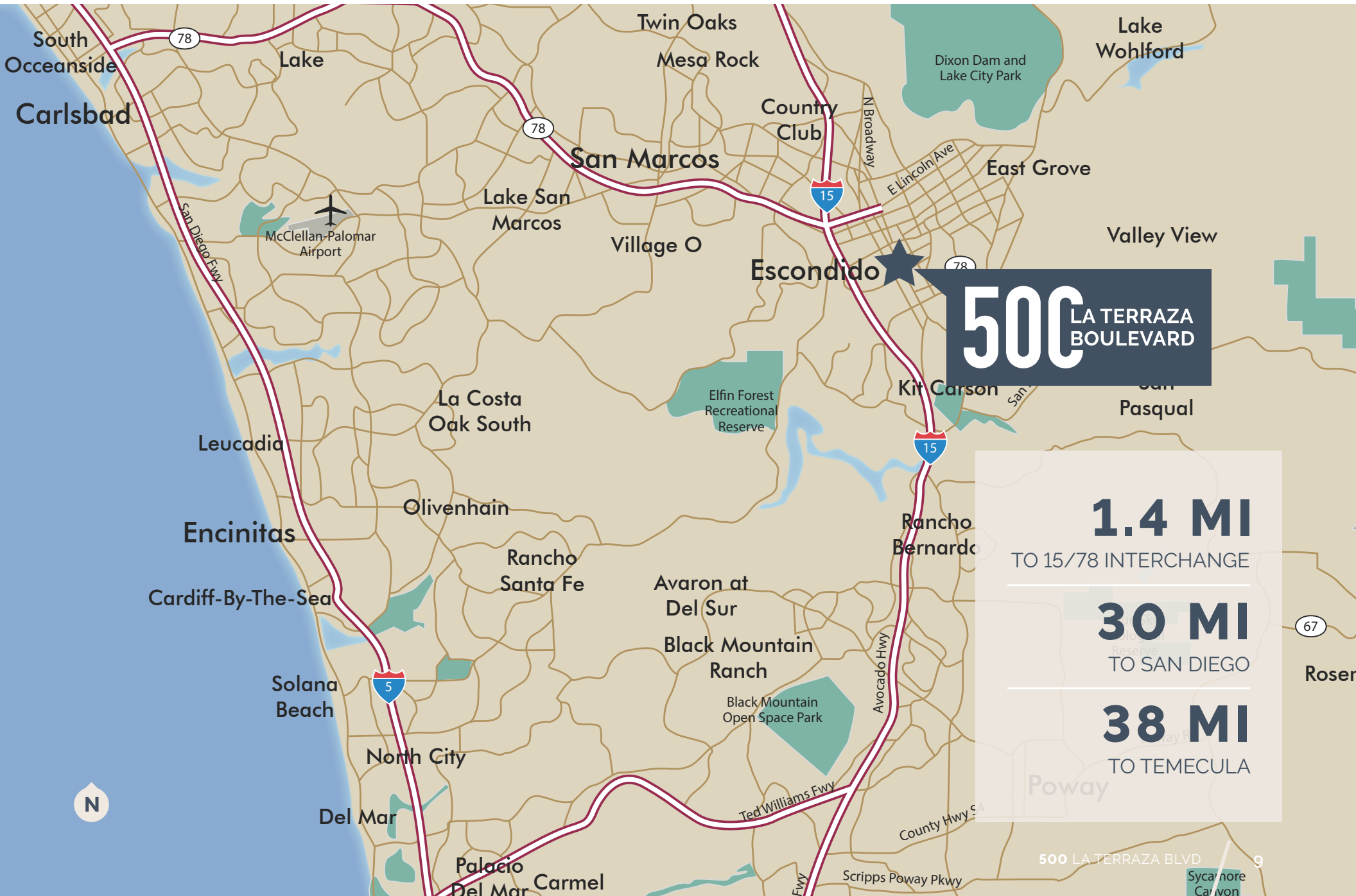
HOTELS

- 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

500 LA TERRAZA BOULEVARD

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PREMIER CLASS A
OFFICE BUILDING

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