

545

**CORPORATE DR
ESCONDIDO
CA**

FOR LEASE



**FOR
LEASE**

**545 CORPORATE DRIVE
ESCONDIDO, CA 92029**



OFFERING SUMMARY

LEASE RATE:	\$1.50 SF/M (MG)
MONTHLY RATE:	\$3,300
SPACE AVAILABLE:	2,200 SF
PER OFFICE RATE:	\$700/M

PROPERTY OVERVIEW

Newer modern building with nicely appointed second floor office space

PROPERTY HIGHLIGHTS

- 5 x Large Private Offices
- 1 Office has a Private Restroom with a Shower
- Large North Facing Windows
- Kitchenette with mini fridge and sink
- Easy access to the I-5 & CA-78 Expressways
- Walking Distance to the Sprinter

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



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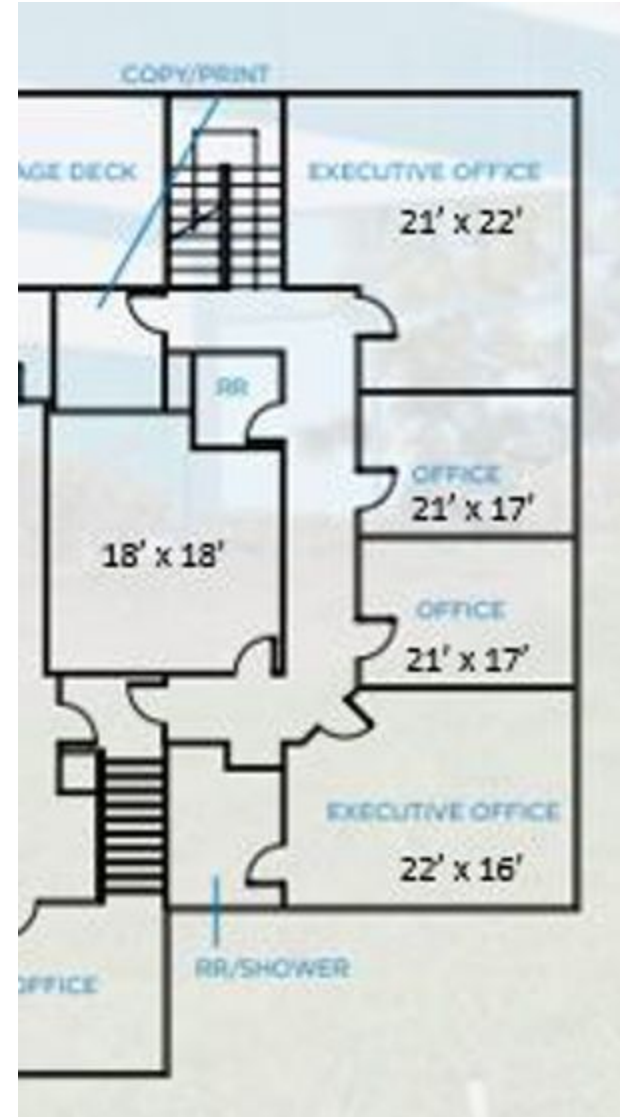
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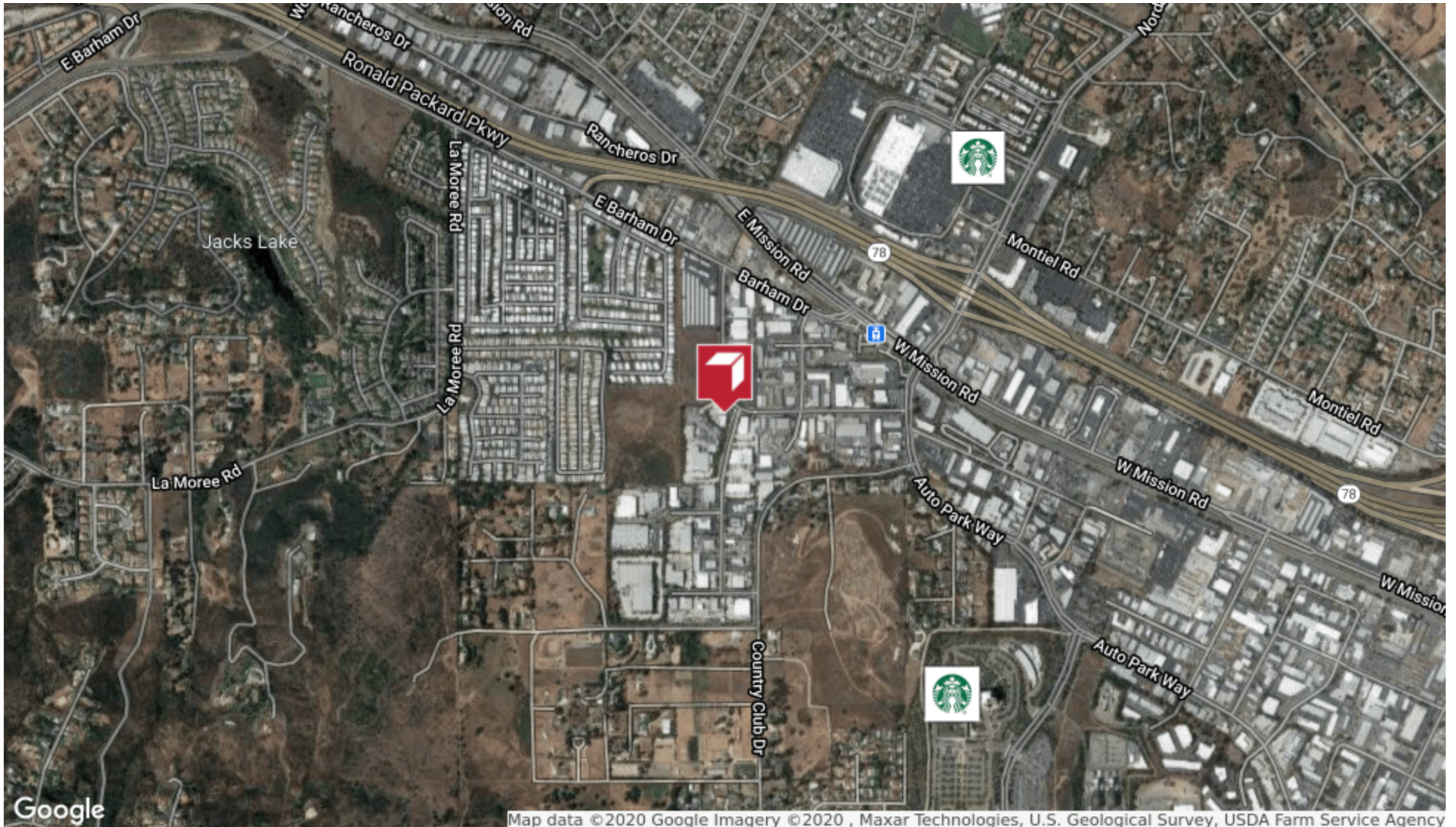
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,907	208,459	534,237
AVERAGE AGE	35.4	33.8	37.2
AVERAGE AGE (MALE)	34.9	32.5	36.1
AVERAGE AGE (FEMALE)	35.9	35.0	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,637	67,827	183,116
# OF PERSONS PER HH	2.6	3.1	2.9
AVERAGE HH INCOME	\$68,886	\$73,145	\$91,428
AVERAGE HOUSE VALUE	\$399,120	\$461,912	\$584,490

** Demographic data derived from 2010 US Census*

