

1250

INDUSTRIAL ESCONDIDO CA

FOR LEASE



**FOR
LEASE**

**1250 INDUSTRIAL
ESCONDIDO, CA 92029**



OFFERING SUMMARY

LEASE RATE: \$1,750.00 - 3,100.00 per month (MG)

BUILDING SIZE: 11,600 SF

LAND SIZE: 35,200 SF

AVAILABLE SPACES: 1,200 SF to 4,850 SF

ZONING: M-2

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.

PROPERTY OVERVIEW

Units from 1,200 SF to 4,850 SF Available
Spaces Built-Out to Suit
Professionally Owned and Managed Property

LOCATION OVERVIEW

Nestled in the coastal mountains of Southern California, Escondido offers a unique urban environment in the midst of rolling hills and avocado and citrus groves. Situated approximately 18-miles inland, 100-miles south of Los Angeles, and 30-miles northeast of San Diego, Escondido is an emerging economic leader at the forefront of job creation and entrepreneurship.

The City of Escondido is a vibrant and diverse community of more than 144,831 people. The City's economic base is made up largely of successful small businesses, many of which are family-owned. The centerpiece of the City's redevelopment efforts is the California Center for the Arts, Escondido which attracts more than 270,000 visitors from San Diego and surrounding regions each year.



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NelsonHill
COMMERCIAL REAL ESTATE

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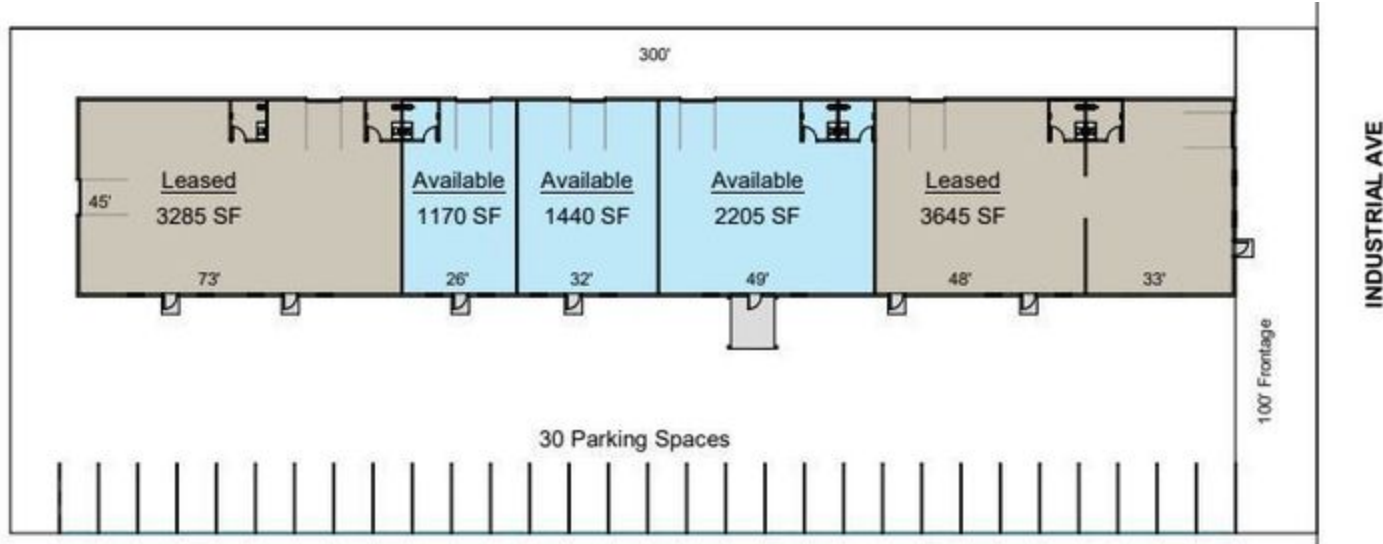
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LEASE INFORMATION

LEASE TYPE: MG

LEASE TERM: 24 months

TOTAL SPACE: 1,170 - 2,205 SF

LEASE RATE: \$1,750.00 - \$3,100.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1252	Available	2,205 SF	Modified Gross	\$3,100 per month	White box, with office build-out, private restroom and Drive-in Door
1254	Available	1,440 SF	Modified Gross	\$2,100 per month	White box, with office build-out, private restroom and Drive-in Door
1256	Available	1,170 SF	Modified Gross	\$1,750 per month	White box, with office build-out, private restroom and Drive-in Door



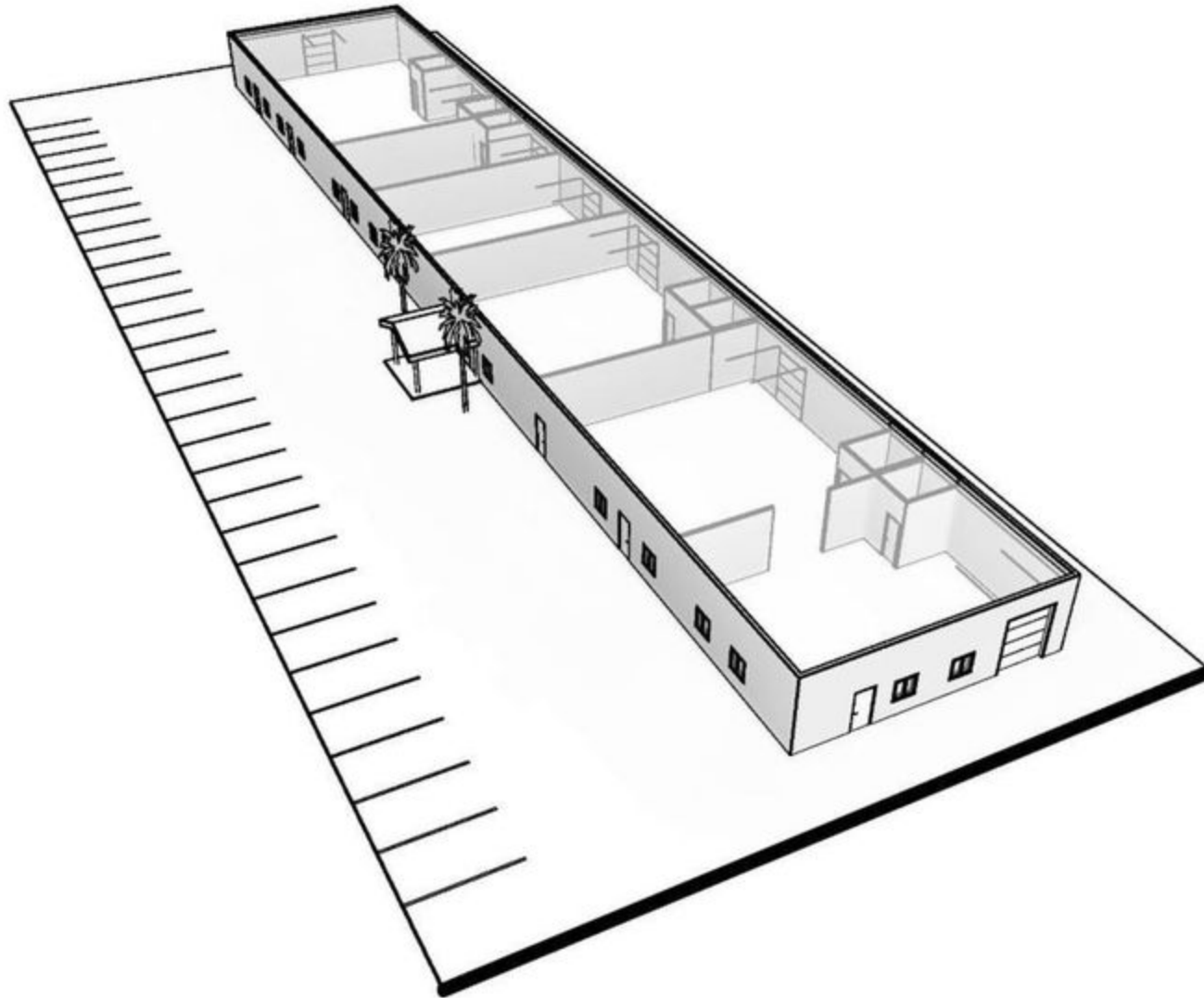
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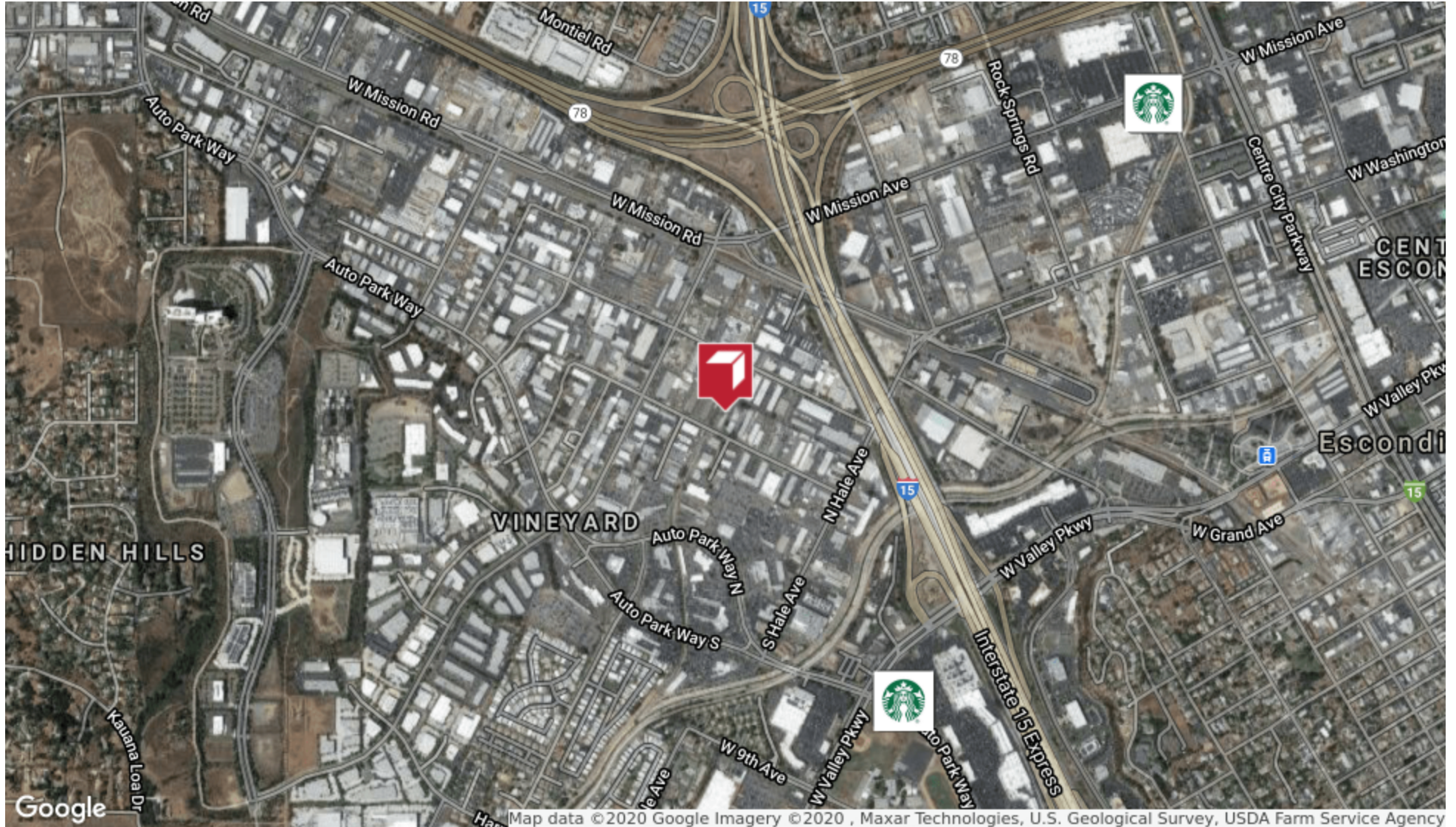
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,991	215,151	476,230
AVERAGE AGE	36.3	34.3	37.3
AVERAGE AGE (MALE)	33.2	32.8	36.2
AVERAGE AGE (FEMALE)	38.9	35.6	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,079	69,618	163,916
# OF PERSONS PER HH	2.9	3.1	2.9
AVERAGE HH INCOME	\$65,226	\$72,084	\$93,657
AVERAGE HOUSE VALUE	\$240,563	\$462,046	\$578,890

** Demographic data derived from 2010 US Census*

