

FOR LEASE



# 613 W. Valley Parkway

Escondido, CA 92025

**\$2.05 PSF Full Service** (plus utilities)  
*(Includes Janitorial)*

- Centrally Located Class A Office
- Ample Parking Available
- Close Major Shopping Centers and Downtown Escondido
- Easy Access to Interstate 15

## AVAILABLE:

- Suite 101            7,506 SF
- Suite 102            5,625 SF
- Suite 103            1,569 SF
- (can assemble 14,700 SF)
- Suite 225            913 SF

## Demographics

2014 (Est.)	1 Mile	3 Miles	5 Miles
Total Population	21,322	142,319	210,349
Average Income	\$34,714	\$47,621	\$51,826



This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v48

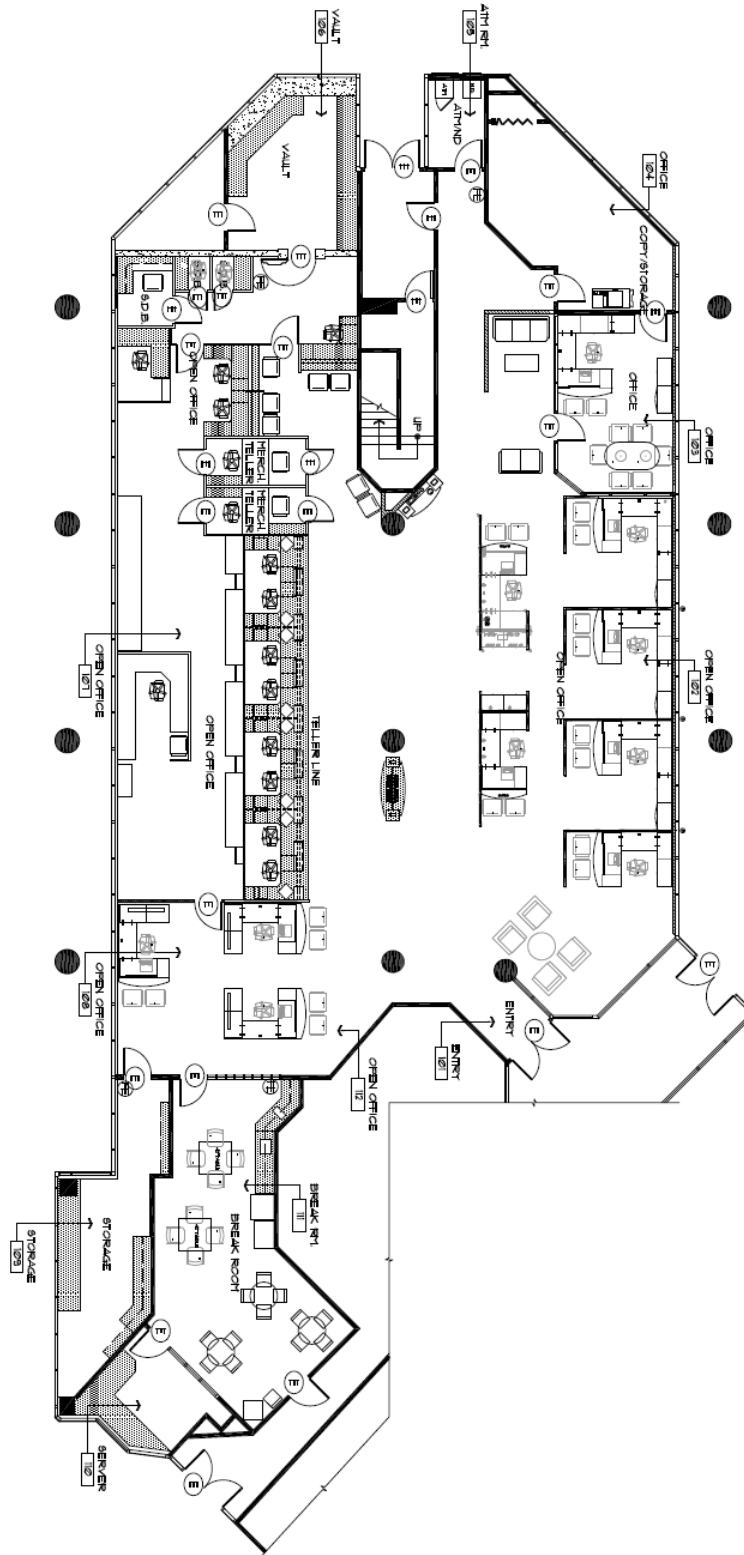
Nick Zech #01721457  
 858.232.2100  
 nzech@cdcommercial.com

Matt Orth #01857155  
 858.736.1337  
 morth@cdcommercial.com

Don Zech #00885909  
 858.486.9999  
 dzech@cdcommercial.com



# Floor Plan - Suite 101



**7,506 SF**

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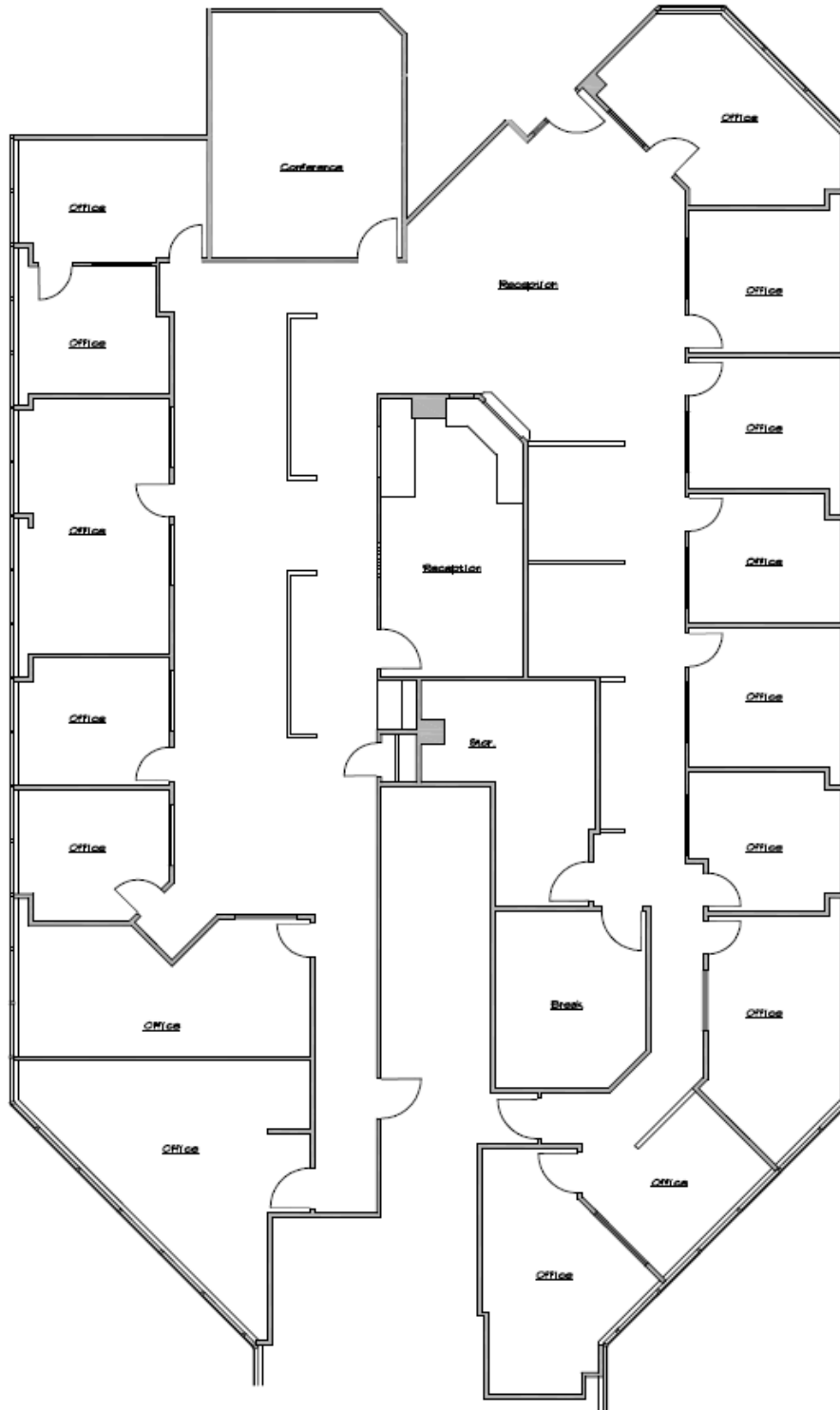
Nick Zech #01721457  
858.232.2100  
nzech@cdcommercial.com

Matt Orth #01857155  
858.736.1337  
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# Floor Plan - Suite 102



**5,625 SF**

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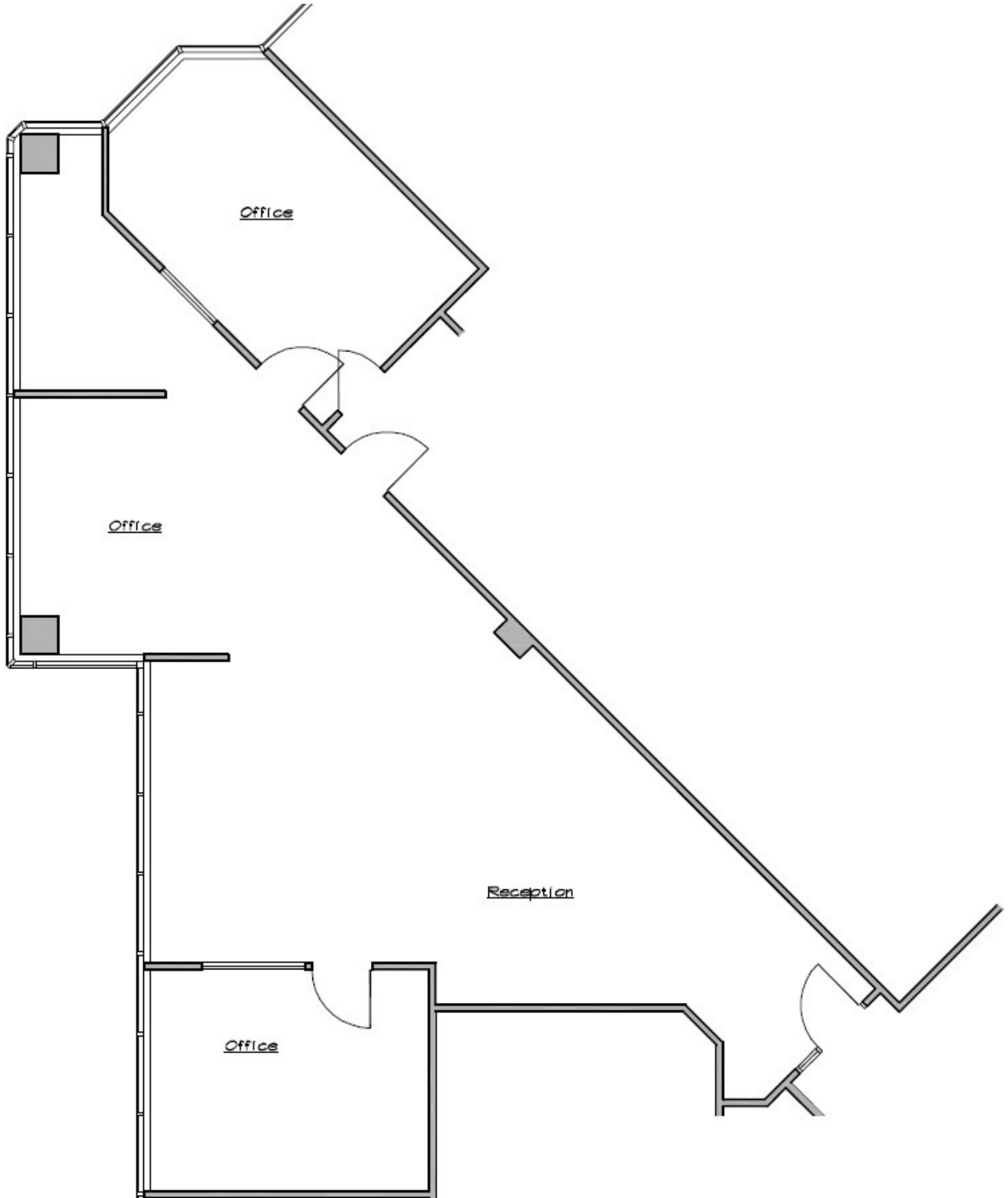
Nick Zech #01721457  
858.232.2100  
nzech@cdccommercial.com

Matt Orth #01857155  
858.736.1337  
morth@cdccommercial.com

Don Zech #00885909  
858.486.9999  
dzech@cdccommercial.com



# Floor Plan - Suite 103



**1,569 SF**

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Nick Zech #01721457  
858.232.2100  
nzech@cdccommercial.com

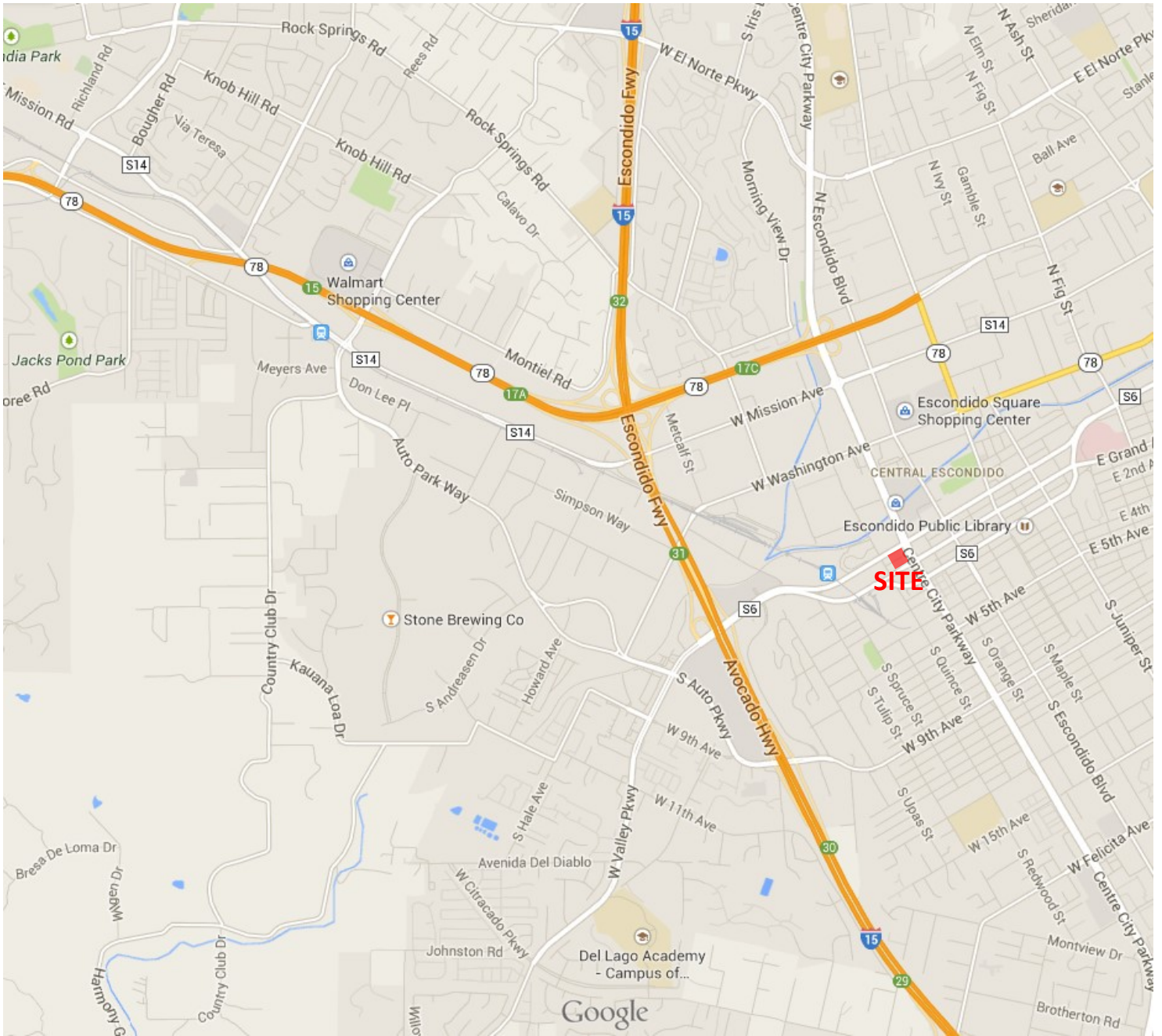
Matt Orth #01857155  
858.736.1337  
morth@cdccommercial.com

Don Zech #00885909  
858.486.9999  
dzech@cdccommercial.com





# Map



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