



800

La Terraza Blvd.

I-15 Freeway Visible
Office Space Available for Lease



BUILDING HIGHLIGHTS



LOCATION

Prominent freeway visibility



ACCESS

Direct access to I-15 freeway



PARKING

Above standard parking: 5.00/1,000 SF



AMENITIES

Close proximity to nearby retail amenities



SIGNAGE

Building top signage available



VIEWS

Full 3rd floor opportunity with west facing views

BUILDING OVERVIEW

- ADDRESS: 800 La Terraza Blvd. Escondido, CA 92025
- TOTAL BUILDING SF: 43,500 SF
- ACREAGE: 3.68 acres
- Year Built: 1992
- STORIES: Three (3)
- ZONING: C
- ELEVATOR SERVED: Yes
- Move in ready suites (first floor suites)

800

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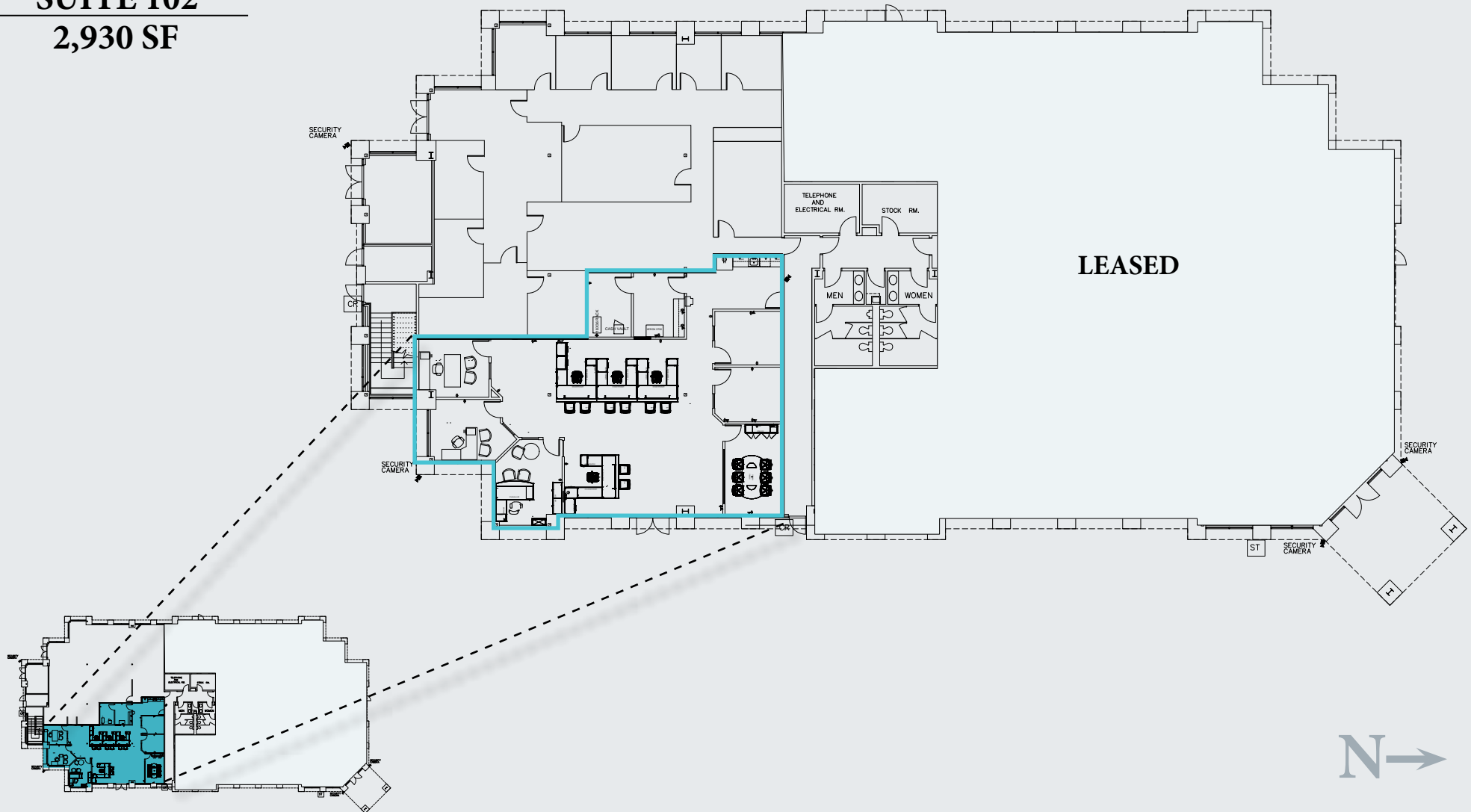
La Terraza Blvd.

Current Availability

SUITE	RSF	RATE	AVAILABLE	NOTES
102	2,930	\$2.50 + E	Now	East facing, move in ready suite. Direct access from parking area. Reception area, conference room, storage/print room, 5 private offices, bull pen, kitchen.

First Floor Availability

SUITE 102
2,930 SF





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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 1. DICK'S Sporting Goods
Applebee's Grill
Huckleberry's Breakfast & Lunch
Starbucks
Panera Bread
Chick-fil-A
Target
TJ Maxx
Five Below | 2. The Home Depot
Wells Fargo Bank
Wendy's
Big Lots
Albertsons
CVS | 3. Staples
HomeGoods
ALDI
BevMo!
California Fish Grill
FedEx | 4. West Valley Plaza
Pieology
Comfort Inn Escondido
Raising Cane's
Del Taco
In-N-Out | 5. BMW of Escondido
Mossy Nissan
Volkswagen
Mossy Volkswagen
North County Buick
Jack Powell Chrysler |
| | 6. Olive Garden
Party City
Chili's
Panya Thai Kitchen | 7. Plaza Las Palmas
McDonald's
Jiffy Lube
Petco
California Coast | 8. Gateway Center
Barnes & Noble
Michaels
Concentra Urgent Care
Cocina del Charro | 9. Civic Center Plaza
United States Postal
Shakey's Pizza
Starbucks
Regal Escondido |

A logo consisting of the number '8' followed by two '0's, all enclosed within a square border.

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