

# OFFICE SUITES FOR LEASE

Colliers

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**900 & 960 CANTERBURY PLACE**  
**ESCONDIDO**

# PROPERTY HIGHLIGHTS

Situated along Escondido's major thoroughfares, 900 and 960 Canterbury Place deliver superior access to all areas of San Diego County. From tech startups to life sciences and communications, North County is the place where innovation and lifestyle collide. Here, in the five forward-thinking communities that comprise the 78 Corridor, creative leaders are gathering to continue this momentum of innovation and success.

2

minutes to  
I-15

15

minutes to  
I-5

30

minutes to  
Downtown  
San Diego



# AVAILABILITY

LOCATION	SUITE	SQUARE FOOTAGE	AVAILABLE	PRICE PSF
900 Canterbury Pl	310	± 3,950	Now	\$2.59/SF + E & J
960 Canterbury Pl	200	± 3,787	Now	\$2.59/SF + E & J
960 Canterbury Pl	210	± 2,748	Now	\$2.59/SF + E & J <i>Sublease</i>

## FEATURES



Exposure to  
180,000+  
Vehicles Per Day



Direct  
Access  
to I-15



Close to Restaurants,  
Gyms, & Dozens of  
Retail Amenities



High-Image  
Building



Excellent  
Access  
to SR-78



4.0/1,000  
Parking



## INTERIOR PHOTOS



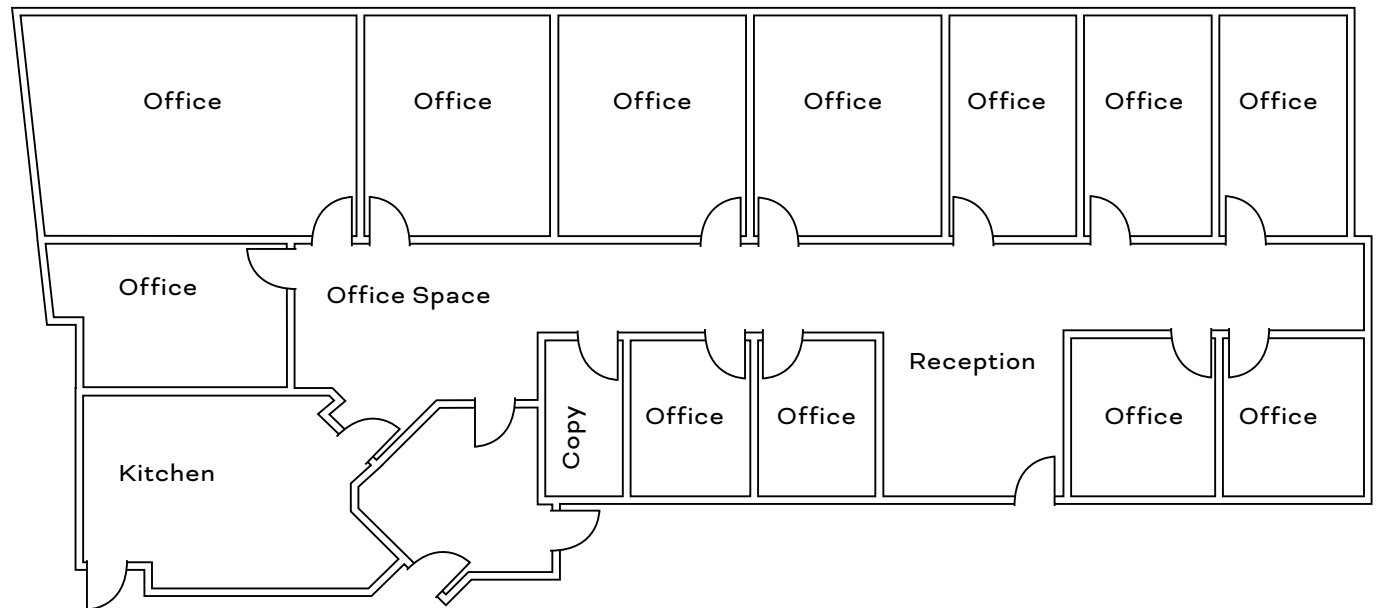


# SUITE 310

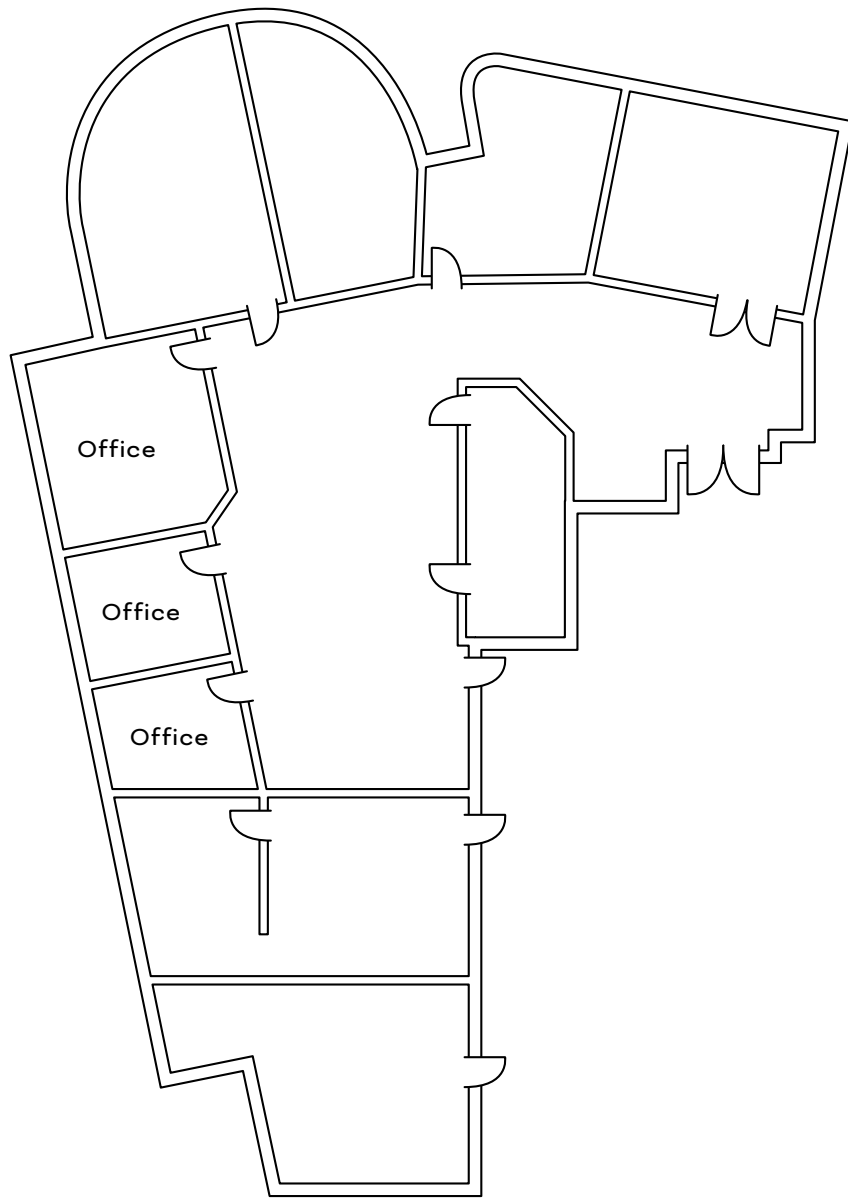
- › 900 Canterbury Place (Seastone)
- › ± 3,950 SF
- › \$2.59/SF + E & J
- › 12 Offices, 1 Large Conference Room, Copy Room, Break Room
- › Furniture Can Be Included
- › Excellent West-Facing Views



*FLOOR PLAN*



## FLOOR PLAN



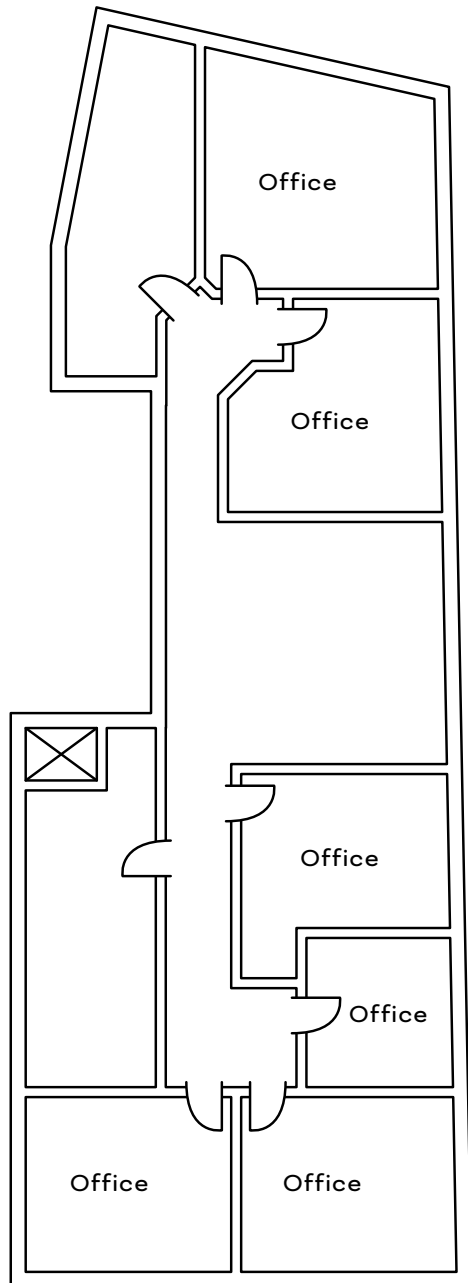
## SUITE 200

- › 960 Canterbury Place (*The Slatestone*)
- › ± 3,787 SF
- › \$2.59/SF + E & J



Click for 360 Degree Virtual Tour

## FLOORPLAN



# SUITE 210

- › 960 Canterbury Place (*The Slatestone*)
- › ± 2,748 SF
- › \$2.59/SF + E & J
- › Sublease





# DEMOGRAPHICS



Dixon Lake

According to ESRI and US Census statistics, Escondido has a total population of 151,245 as of 2021. By 2026 the population is expected to grow to 155,504 residents. The total number of households stands at 47,320; this is expected to increase to 48,432 in 2026.

The median and average household incomes in Escondido stands at \$69,459 and \$91,515, respectively. The median age in Escondido is 34.4 years old and it has a highly educated population with 26.0% of all residents over 25 years old with a college baccalaureate degree or higher.

Escondido maintains a total office inventory of 1.64 million SF. Nearly two-thirds (64.9%) of the inventory – or 1.07 million SF – is concentrated in Class C space. Class A and Class B space make up only 11.2% and 23.9% of the inventory, respectively. In Q3 2021, overall vacancy in Escondido stood at 8.6%, lower than the overall North County vacancy of 14.9%. Class A vacancy in Escondido is slightly lower at 8.5%.



\$91,515

Average Household  
Income



34.4

Median Age



\$549,844

Median Home  
Value



151,245

Total Population



5,300

Acres Natural  
Open Space

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.

Established in 1888, Escondido is one of the few remaining communities where people of all income levels can enjoy the Southern California lifestyle. It offers numerous amenities, including two lakes, parks, a sports center, golf courses, restaurants, wineries, shopping centers, and a comprehensive healthcare network.

Escondido is home to two of North County’s top tourism destinations: The world-famous [San Diego Zoo Safari Park](#) and [Stone Brewing Company](#), America’s ninth-largest craft brewery. In addition, the [California Center for the Arts](#) brings world class entertainment to the area. In recent years Escondido was named by Money Magazine as the Best Place in the West in which to retire and, at the other end of the spectrum, was named a Kid-Friendly City for our broad range of youth programs. Ladies Home Journal also ranked Escondido number eight among the Top Ten Cities for Government.

# ESCONDIDO

## LIFESTYLE



San Diego Zoo Safari Park



Stone  
Brewing  
Company



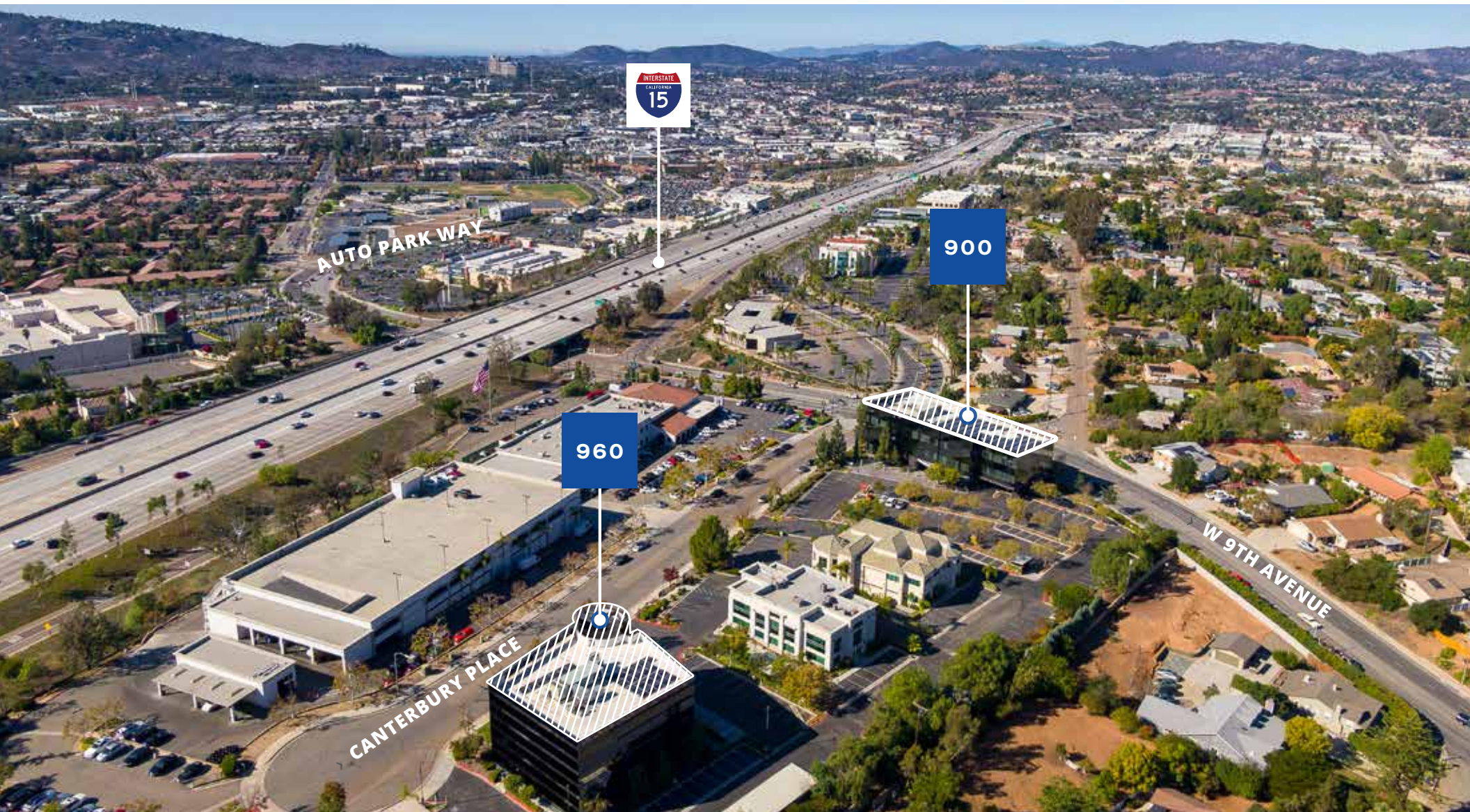
California Center for the Arts



Palomar Hospital



# LOCATION





# 900 & 960 CANTERBURY PLACE



- 1 Palomar Health   2 Escondido Auto Park   3 CVS | Albertsons | Big Lots | Home Depot | Wendy's | Sleep Train | Wells Fargo
- 4 Staples | BevMo | Mike's BBQ | El Pollo Loco | FedEx Office Print & Ship Center | Five Guys | Los Primos Mexican Food
- 5 Burger King | Pieology | 7-Eleven | Coco's Bakery | Del Taco | In-N-Out Burger | Holiday Inn
- 6 PetCo | McDonald's | Sport Clips | Surf Brothers Teriyaki | Rock n' Jenny's Subs   7 Olive Garden | Chili's Grill & Bar | Panya
- 8 Target | Carl's Jr | Chick-fil-A | Panera Bread | Starbucks | Chipotle | Jamba Juice | T.J. Maxx | Dick's Sporting Goods | Ross  
Sushiya | Souplantation | Applebee's | Which Wich | Supercuts | Yogurtland
- 9 Springhill Suites | 24 Hour Fitness | Wells Fargo | AAA



# 900 & 960 CANTERBURY PLACE

ESCONDIDO, CA 92025



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