



2109 - 2127 E VALLEY PKWY | ESCONDIDO

36,715 SF GENERAL COMMERCIAL



E VALLEY PKWY
21,800 CPD

FOR LEASE
North County | Escondido, CA

JOE CROTTY
Senior Vice President
License No. 01369821
+1 760 930 7906
joe.crotty@colliers.com

CONOR BOYLE
Senior Vice President
License No. 01813305
+1 760 930 7967
conor.boyle@colliers.com

TYLER STEMLEY
Associate Vice President
License No. 02003867
+1 760 930 7929
tyler.stemley@colliers.com

NEW OWNERSHIP!

- New HVAC
- New Roof
- New Landscaping
- New Paint
- New Signage





PROPERTY DETAILS

- Four (4) Multi-Tenant General Commercial totaling approximately 36,715 SF
- Highly Visible and Desirable Location off the 15 Fwy and 78 Fwy
- Grade Level Loading
- Walkable to Nearby Amenities



28,100

Cars Per Day
E Valley Pkwy



Secure

Fenced Yard @ 2115 Bldg



Abundant

Parking & Accessibility



Monument

Signage & Visibility



GC

Zoning -
General Commercial

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Lease rate:

\$1.25-\$1.49 NNN

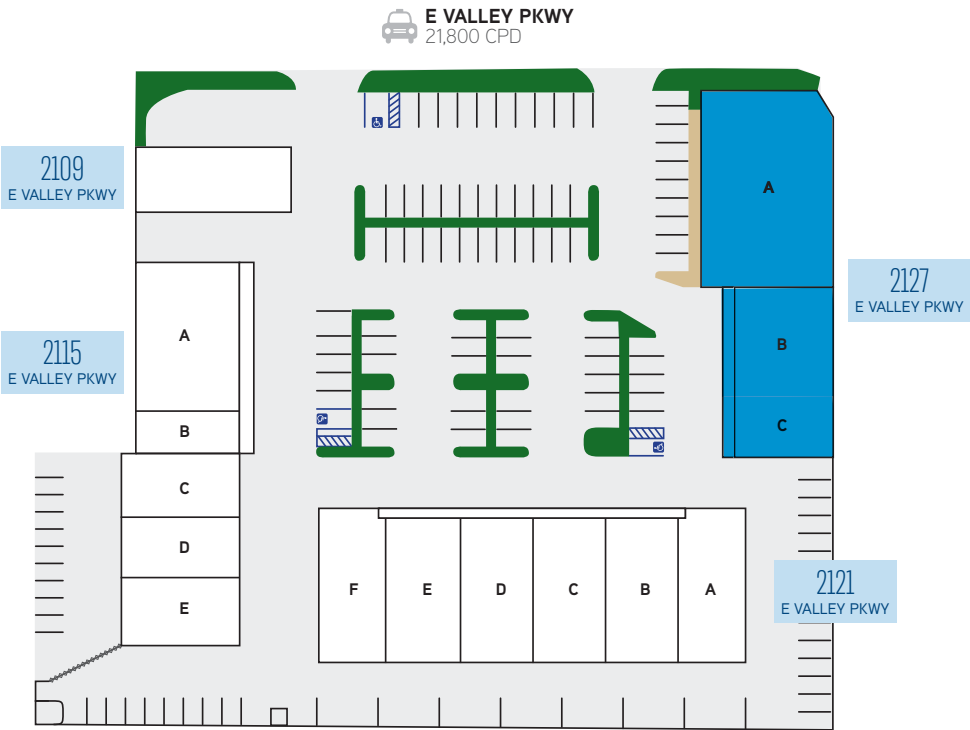
NNN = \$0.28/SF

AVAILABILITY

UNIT	Suite	RSF	RENT
2127	A	5,864 SF	\$1.49/SF NNN
2127	B	2,778 SF	\$1.35/SF NNN
2127	C	1,094 SF	\$1.40/SF NNN
2127	B/C	3,872 SF	\$1.29/SF NNN
2127	A/B/C	9,736 SF	\$1.25/SF NNN

All units can be combined
or leased separately

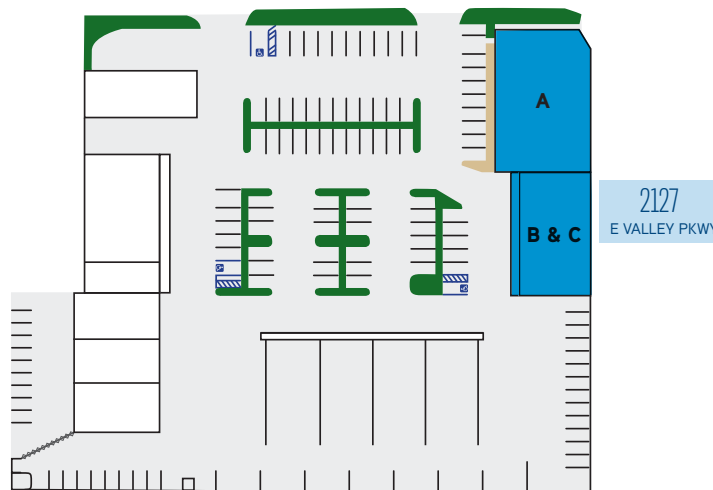
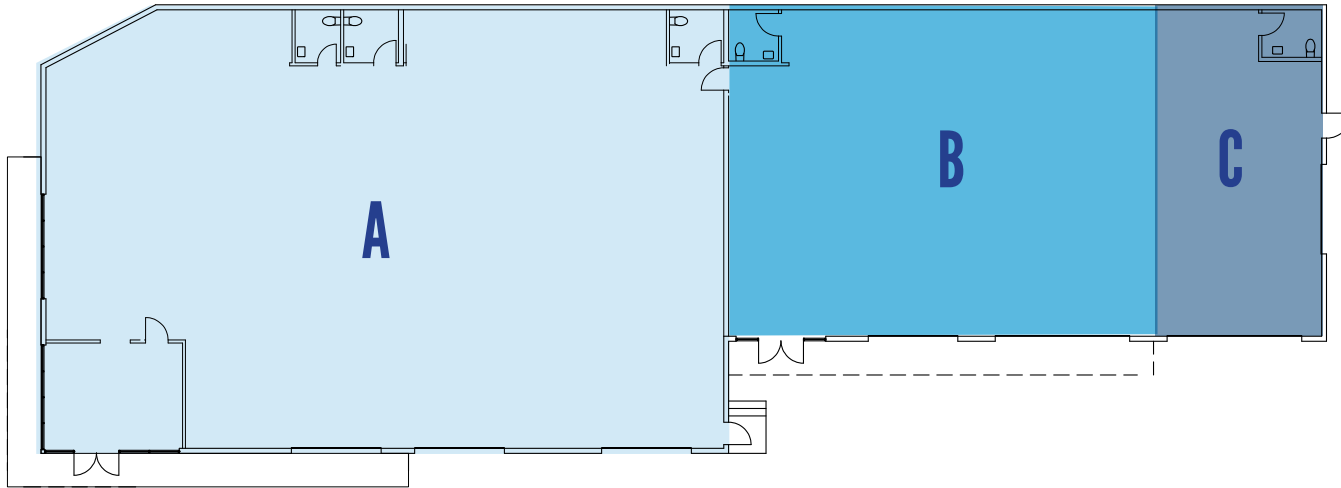
*NNN estimated to be \$0.28/SF



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FLOOR PLAN

BLDG 2127 | Suite A, B & C



Size:

Suite A
5,864 RSF

Suite B
2,778 RSF

Suite C
1,094 RSF

Suite B/C
3,872 RSF

Suite A/B/C
9,736 RSF



Lease rate:

A~ \$1.49

B~ \$1.35

C~ \$1.40

B/C~ \$1.29

A/B/C~ \$1.25

NNN = \$0.28/SF



DRIVE
TIMES

Route 78
3 mins

I-15
10 mins

I-5
25 mins

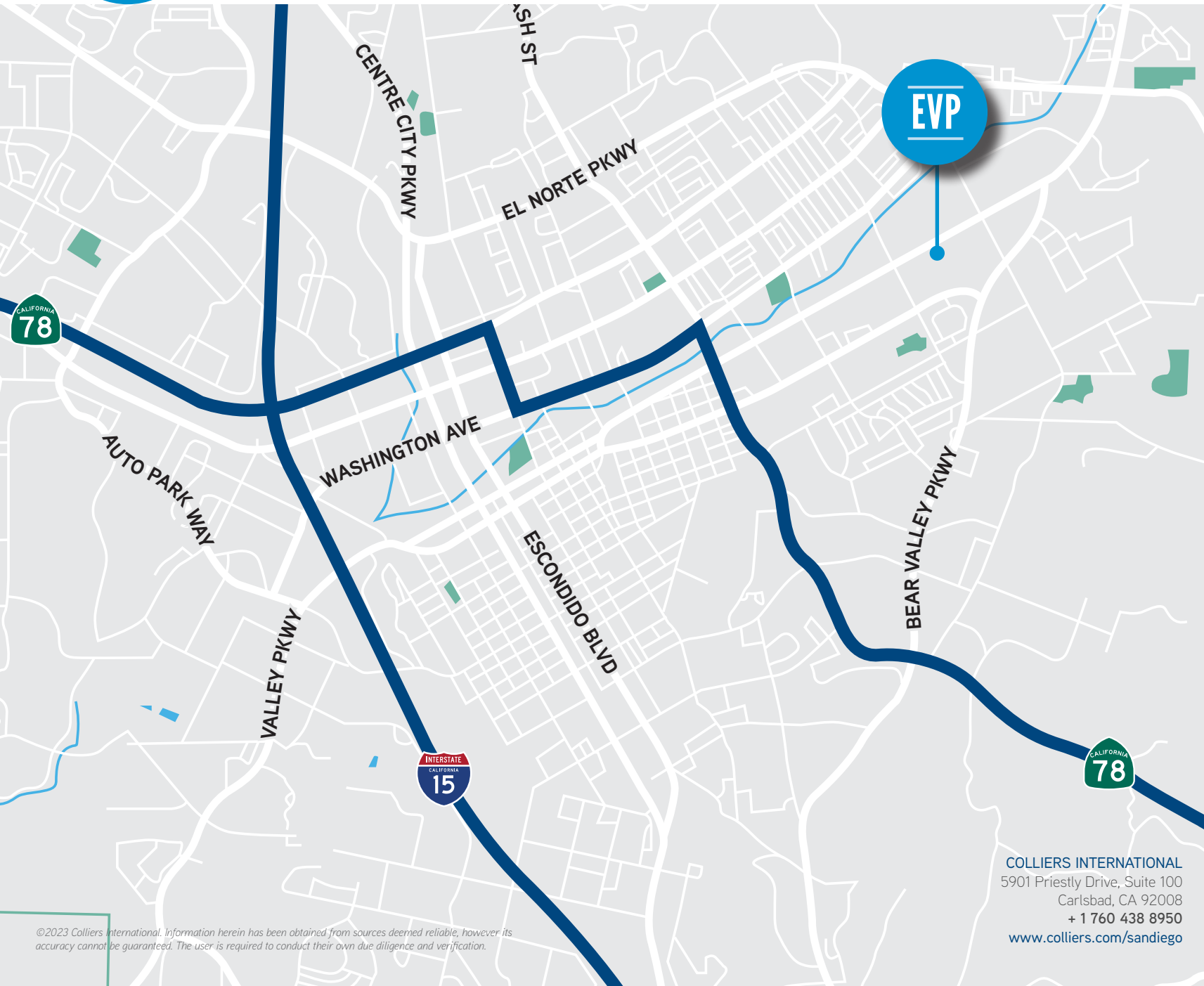
Route 76
22 mins





2109 - 2121 E VALLEY PKWY | ESCONDIDO

36,715 SF INDUSTRIAL/RETAIL/AUTOMOTIVE



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tyler.stemley@colliers.com

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
+1 760 438 8950
www.colliers.com/sandiego

