



FOR LEASE

200 El Norte Pkwy • Escondido, CA

NICOLE ASTORGA DRE 01970401
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PROPERTY SUMMARY

Lease Rate
Available SF

Negotiable
1,000 - 1,165 SF

PROPERTY HIGHLIGHTS

- Abundant parking
- High Traffic Counts: City Centre Pkwy – 35,400VPD | El Norte Pkwy – 26,700 VPD
- Local tenants include Metro PCS, North Bar, and El Tirano Western Wear. Other nearby major retailers include Vons, CVS, LA Fitness, Starbucks, and Ross.
- Easy access to I-15 (connecting south to San Diego and north to Riverside) and Highway 78 (connecting west to I-5 and the ocean).
- Densely populated area of 27,929 people in a 1-mile radius and a total of 153,347 people in a 3-mile radius from the property
- 15 min drive from San Diego Zoo Safari Park, multiple wineries, country clubs, and many other local attractions





200 W
EL NORTE
PKWY
STE 1

220 W
EL NORTE
PKWY

ADDRESS	AVAILABLE SF	LEASE RATE
200 W El Norte Pkwy Ste 1	1,000 SF	Negotiable
220 W El Norte Pkwy	1,165 SF	Negotiable

LOCATION INFORMATION

Escondido, CA is located in the North County region of San Diego. As of the 2020 Census, the city's population is over 151,000. Escondido is home to a lively Downtown full of restaurants, breweries, cafes and galleries. Top employers include Palomar Medical Center, Escondido Union School District & the City of Escondido.





PROPERTY AERIAL



El
Norte
Parkway
Retail

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