

# INVESTMENT OPPORTUNITY

## FINISHED PAD - MOTIVATED SELLER



# 300 LA TERRAZA BLVD

*Escondido, CA*

1.6 ACRES | FREEWAY FRONTAGE



# 300 LA TERRAZA BLVD

*Escondido, CA*

## THE OFFERING

300 La Terraza Blvd is a 1.6-acre development site along Interstate 15 in Escondido, CA. The pad was completed for the development of a 36,614 square foot office building, although that development never took place. The zoning is within the La Terraza Master Plan. The opportunity is located on La Terraza Boulevard, one of the best locales in Escondido.

## INVESTMENT HIGHLIGHTS

- » Offering high image & superior identity
- » Exposure to over 226,000 cars per day from the Interstate 15
- » Located between a 24 Hour Fitness and a Springhill Suites by Marriott
- » Situated within a 13-acre corporate park
- » Panoramic views of valley and rolling hills
- » Easy freeway access & close proximity to multiple restaurants and retail services
- » Planned-Development Commercial (PD-C) Zoning - La Terraza Master Plan
- » Offering Price: \$2,500,000

# 300 LA TERRAZA BLVD

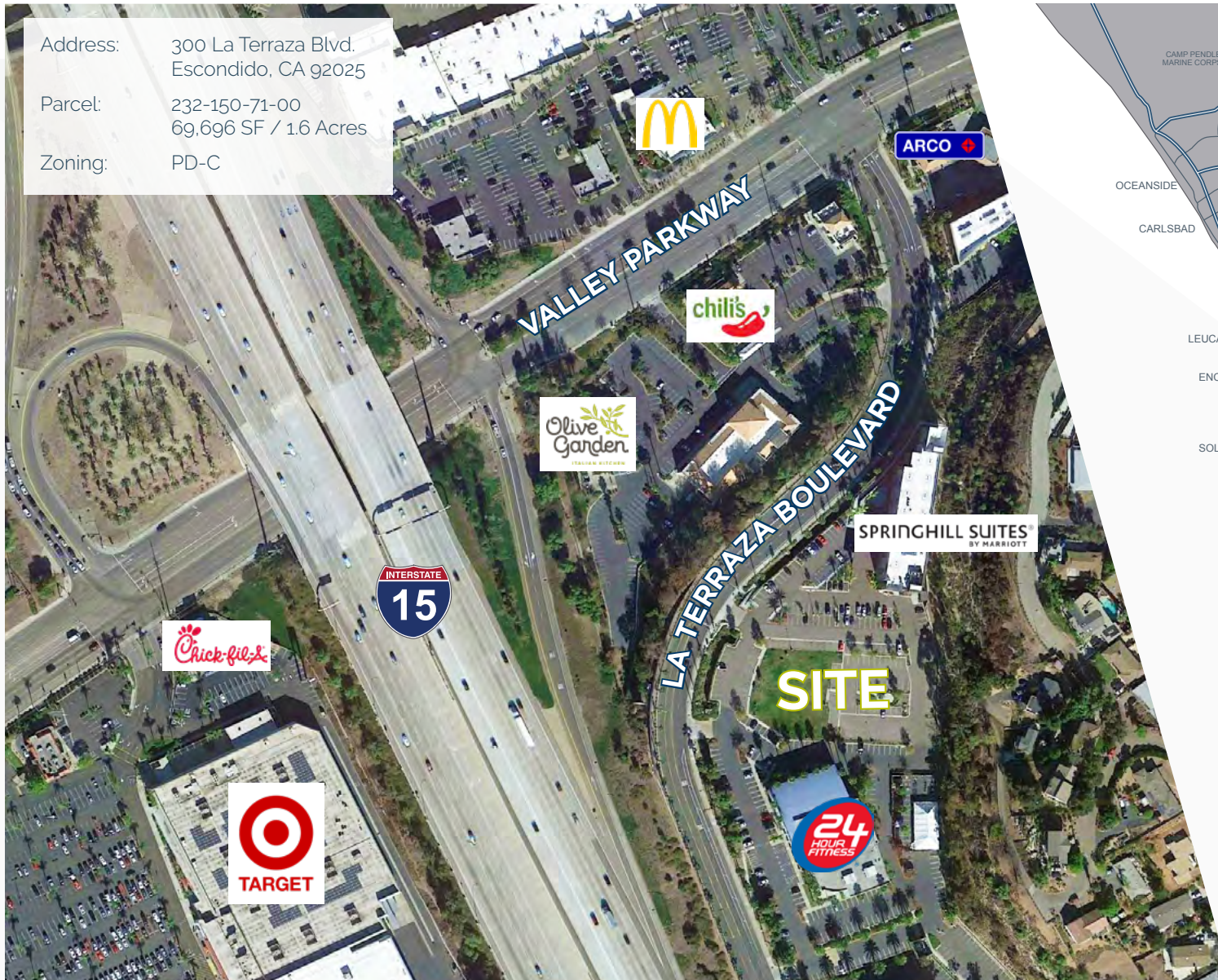
Escondido, CA

## LOCATION

Address: 300 La Terraza Blvd.  
Escondido, CA 92025

Parcel: 232-150-71-00  
69,696 SF / 1.6 Acres

Zoning: PD-C



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*Escondido, CA*

## PHOTO GALLERY

WEST FACING



EAST FACING



SOUTH FACING



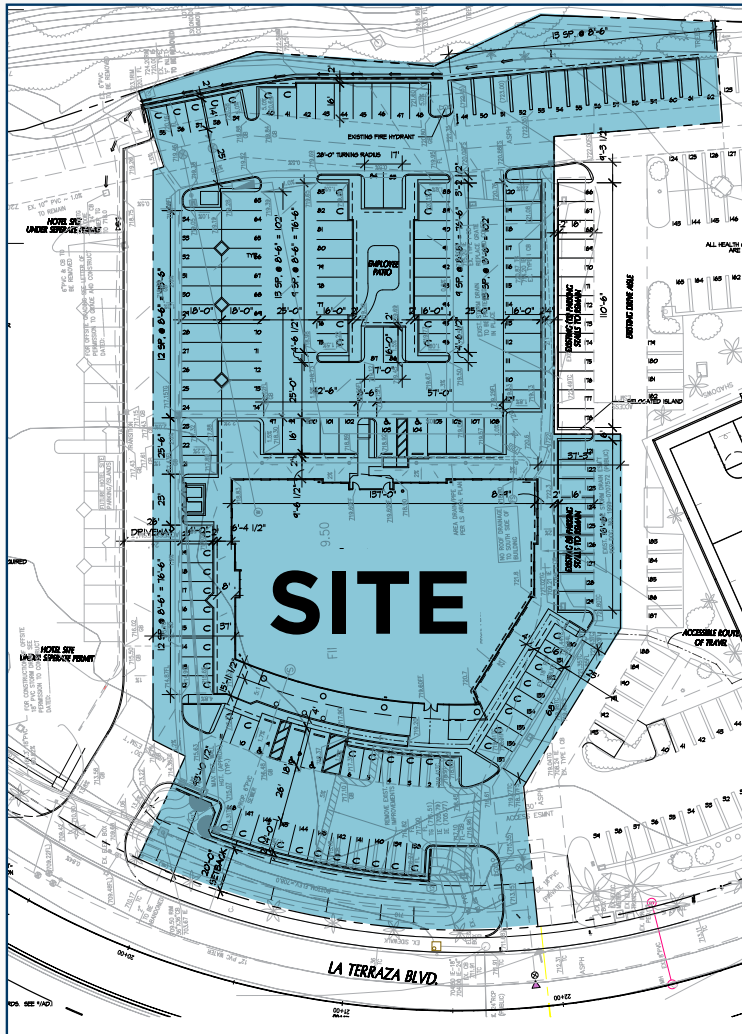
NORTH FACING



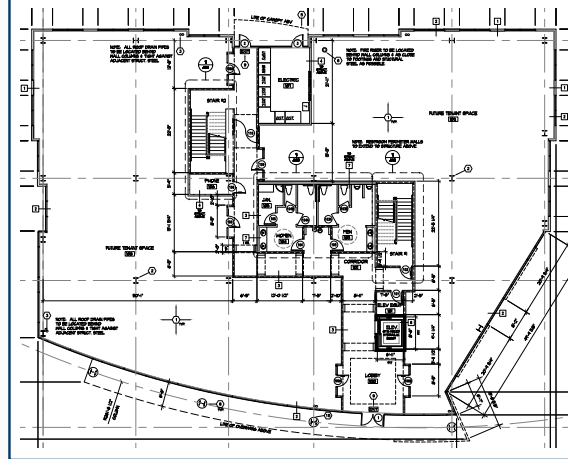
# PROPOSED 36,614 SF, 3-STORY OFFICE

300 La Terraza Blvd., Escondido, CA

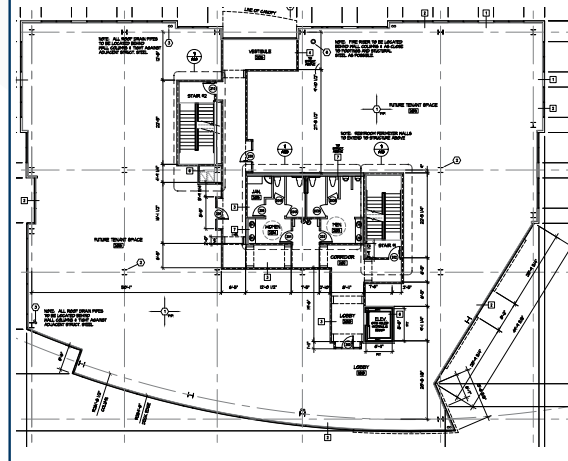
## PLANS



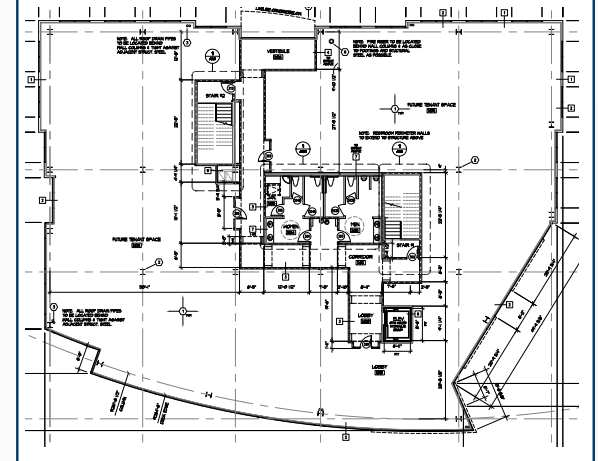
FIRST FLOOR APPROX 12,204 SF (DIV TO 2,500 SF)



SECOND FLOOR APPROX 12,205 SF (DIV TO 2,500 SF)



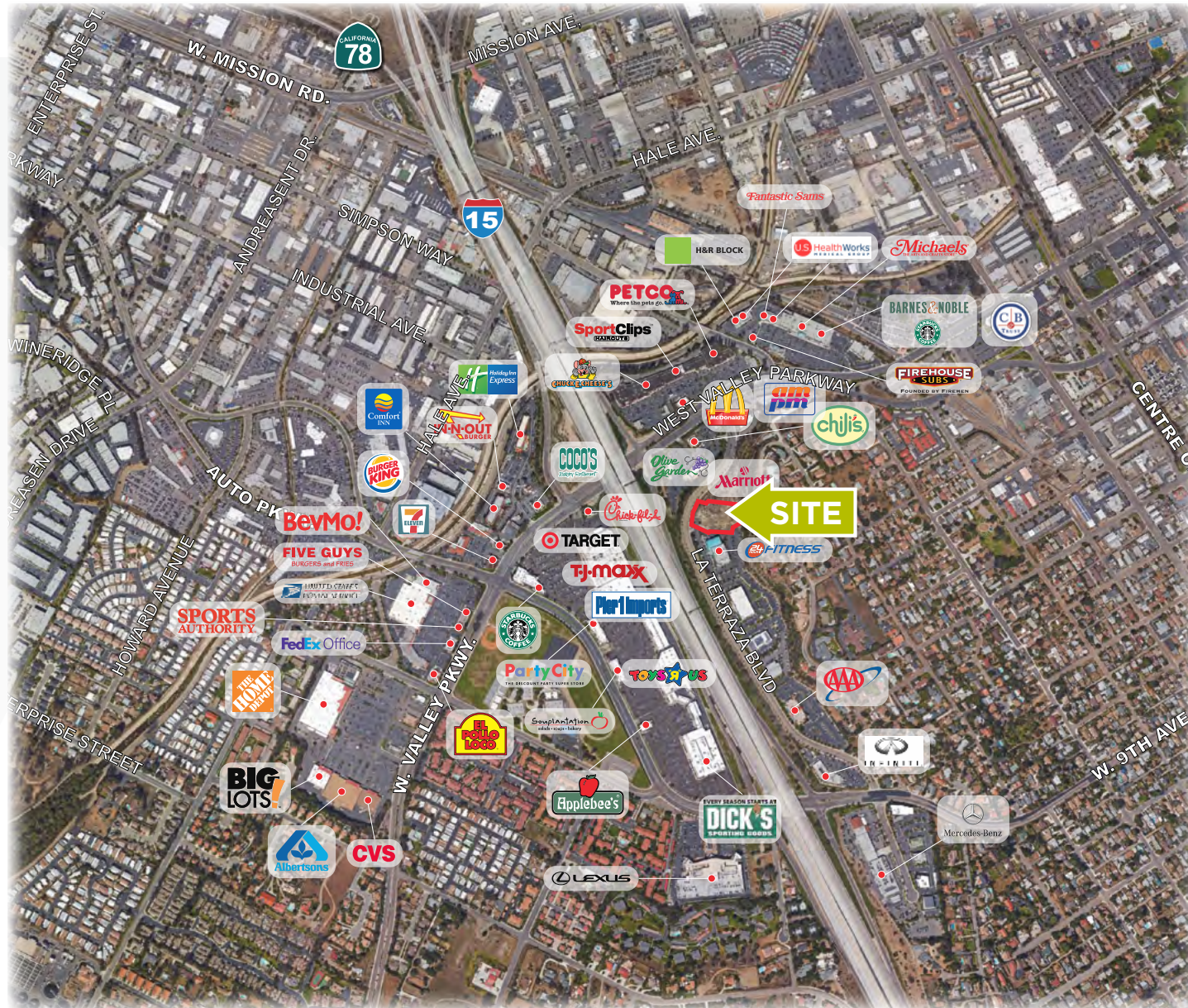
THIRD FLOOR APPROX 12,205 SF (DIV TO 2,500 SF)



# 300 LA TERRAZA BLVD

Escondido, CA

## AMENITIES



## **CONTACT**

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