

Citracado Medical Plaza

625 W CITRACADO PARKWAY
ESCONDIDO, CA



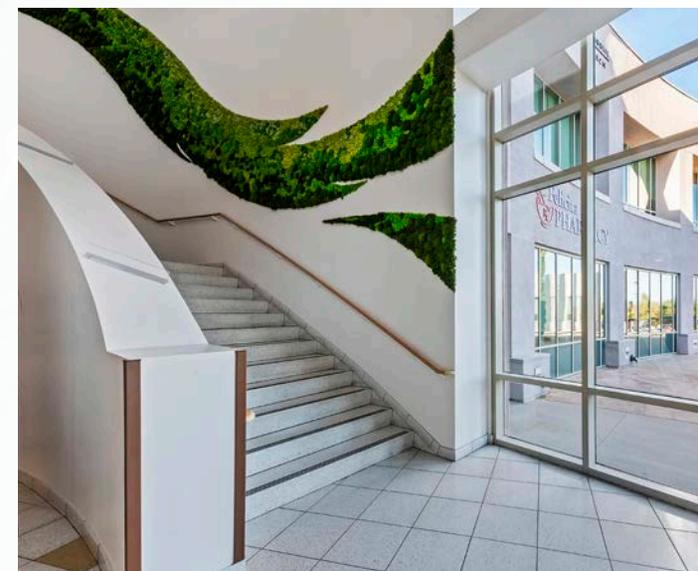
FREEWAY SIGNAGE OPPORTUNITY



2,093 - 13,559 SF MEDICAL OFFICE SPACE FOR LEASE

Property Features/Amenities

-  One of Escondido's finest class "A" medical
-  Building and monument signage available with visibility from the 15 freeway
-  Two story steel construction building built in 2007
-  Elevator served
-  Living wall in lobby area
-  Direct access to Interstate 15 and close to Highway 56 & 78
-  Extensive window lines and natural lighting upstairs and downstairs
-  Abundance of on-site parking surrounding the building at a ratio of 5:1000
-  New forthcoming renovations in common areas
-  On-site pharmacy
-  Strong Physician referral patterns
-  Other specialties within the building include: Endocrinology, Ophthalmology, Pediatrics, Pharmacy, Surgery Center, and Pediatric Dentistry
-  Suites built-out and available for immediate Occupancy



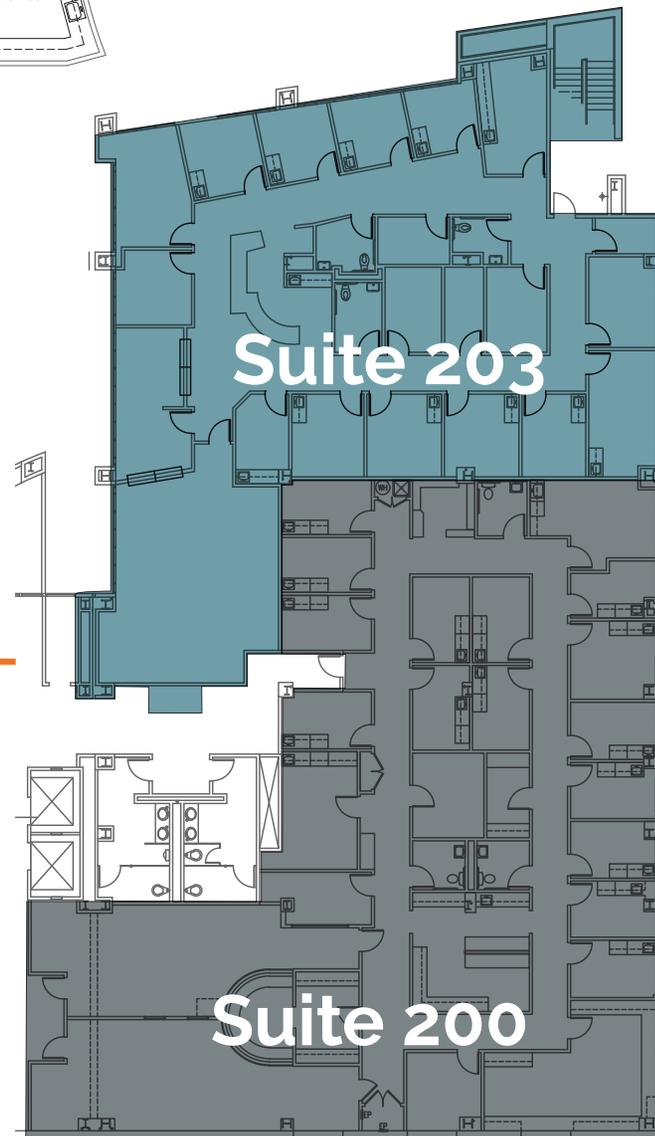
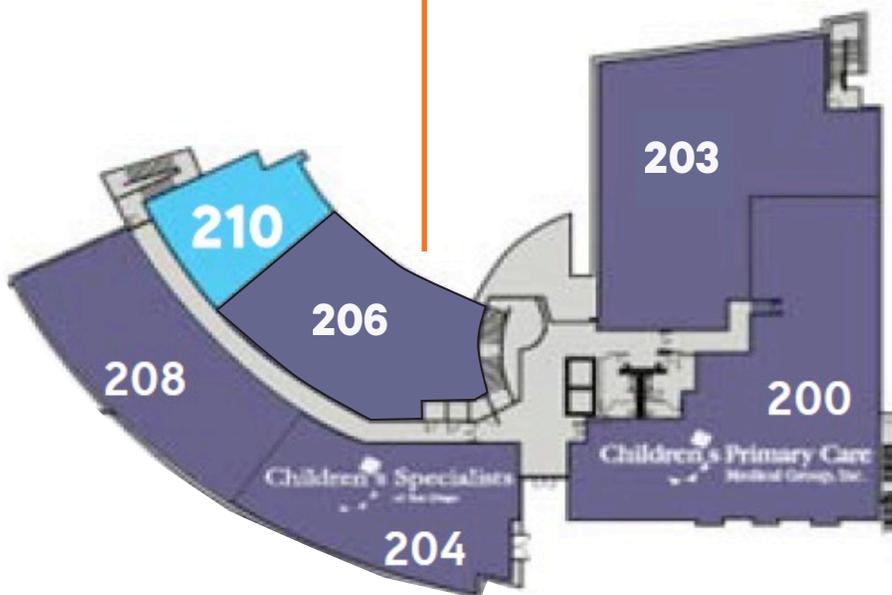
Available Suites

- Suite 200 - 6,901 SF (Available 11/1/2023)*
- Suite 203 - 5,375 SF *
- Suite 206 - 2,093 SF
- Rental rate: Negotiable

* Suites 200 & 203 can be combined for a total of 12,276 SF



Suite 206
2,093 SF
Hypothetical Plan



Suites 200 & 203 can be combined for a total of 12,276 SF

Citracado Medical Plaza

625 W CITRACADO PARKWAY
ESCONDIDO, CA

LARS EISENHAUER

Lic. 01372911

+1 760 438 8534

lars.eisenhauer@cbre.com

DAN HENRY

Lic. 02035998

+1 760 438 8569

dan.henry@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

