

COUNTRY CLUB PLAZA

±1,000 SF Retail Suites & Executive Offices

1860 – 1896 El Norte Parkway, Escondido, California 92026

Rates from
\$1.49/sf NNN



- Busy Neighborhood Community Retail/Office Center
- Excellent Visibility at Signalized Intersection
- Monument Street Signage Available
- Ample Parking : 4/1,000 Square Feet
- Tenants Include: 7-Eleven, Cenote Grill, Blue Mug Coffee, Salon & Barber

For more information on this property, your current property, or your future location, please contact:

Kenneth P. Dubs, Jr. CalBRE# 01277355
kdjr@dubsandcompany.com

1850 Diamond Street, Suite 103, San Marcos, California 92078 Office (760) 591-4100 Fax (760) 591-4102



CalBRE# 01385958

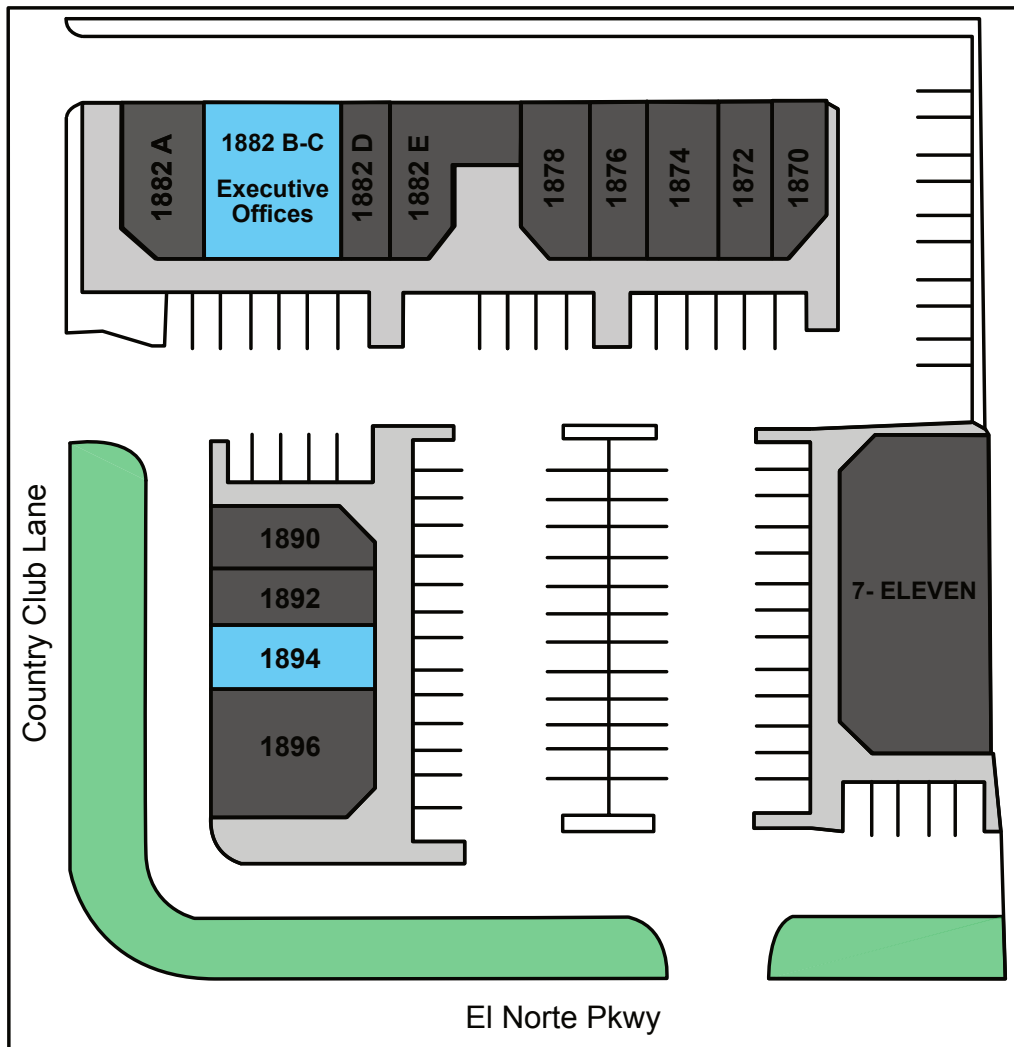
The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.

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Leasing Opportunities

Retail / Office Suites

| Suite# | Size | Rate | NNN | Total/mo. |
|--------|------------|--------|-------|-----------|
| 1894 | 1,000 s.f. | \$1.49 | \$.55 | \$1,850 |

Executive Offices 1882 Building

| Suite# | Approx. Size | Offices | Total/mo. |
|---------|----------------|---------|-----------|
| B-20 | 8' x 11' | Single | \$250 |
| C-11/12 | 2x (10' x 12') | Double | \$850 |
| C-14 | 10' x 11' | Single | \$400 |
| C-15 | 10' x 11' | Single | \$400 |

\$50/month per executive office for utilities

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COUNTRY CLUB PLAZA

1,000 SF Retail Suite

\$1.49/sf NNN

1894 El Norte Parkway, Escondido, California 92026



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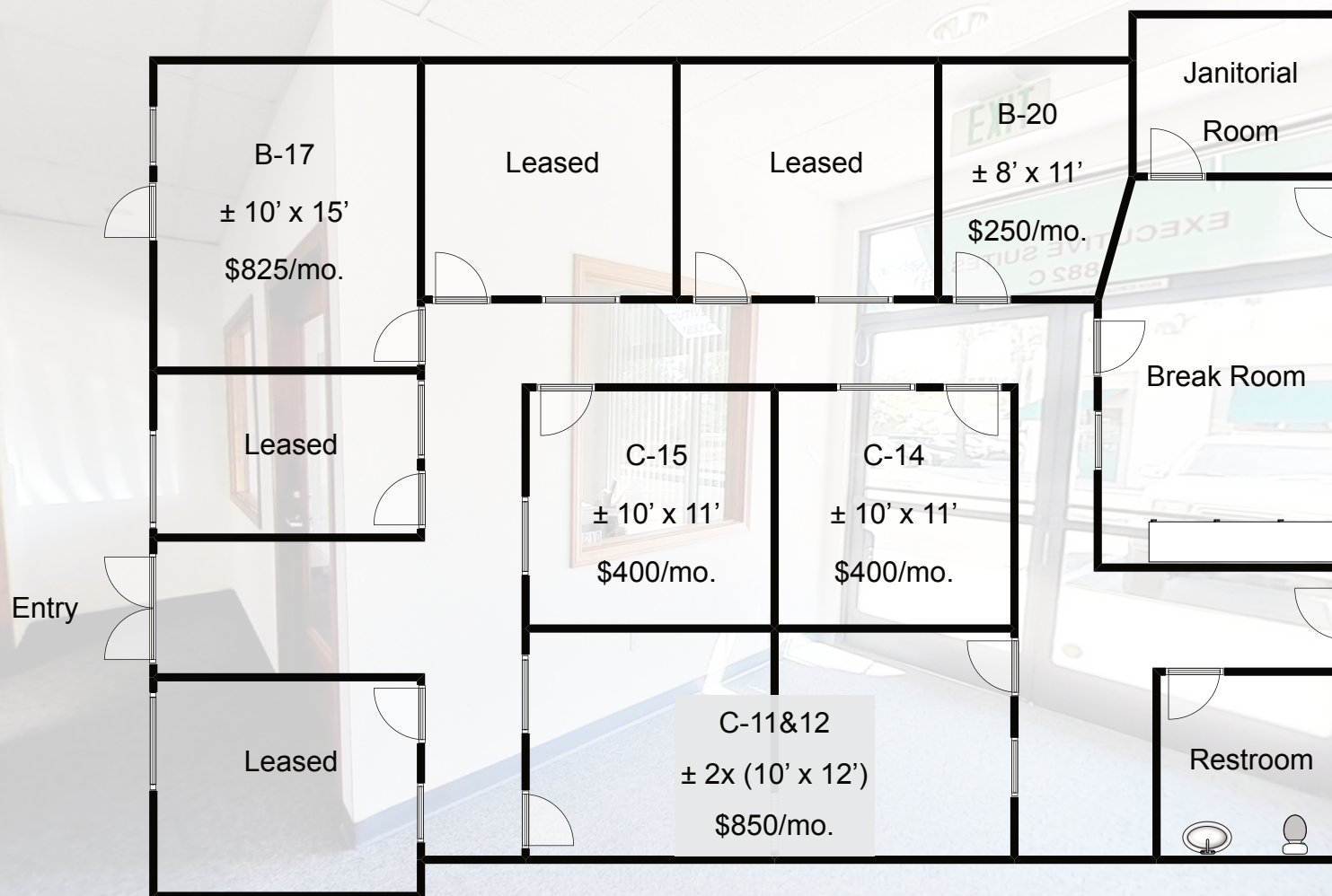
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COUNTRY CLUB PLAZA

Executive Office

1882 El Norte Parkway, Escondido, California 92026



Pricing above does not include \$50/mo. for Utilities

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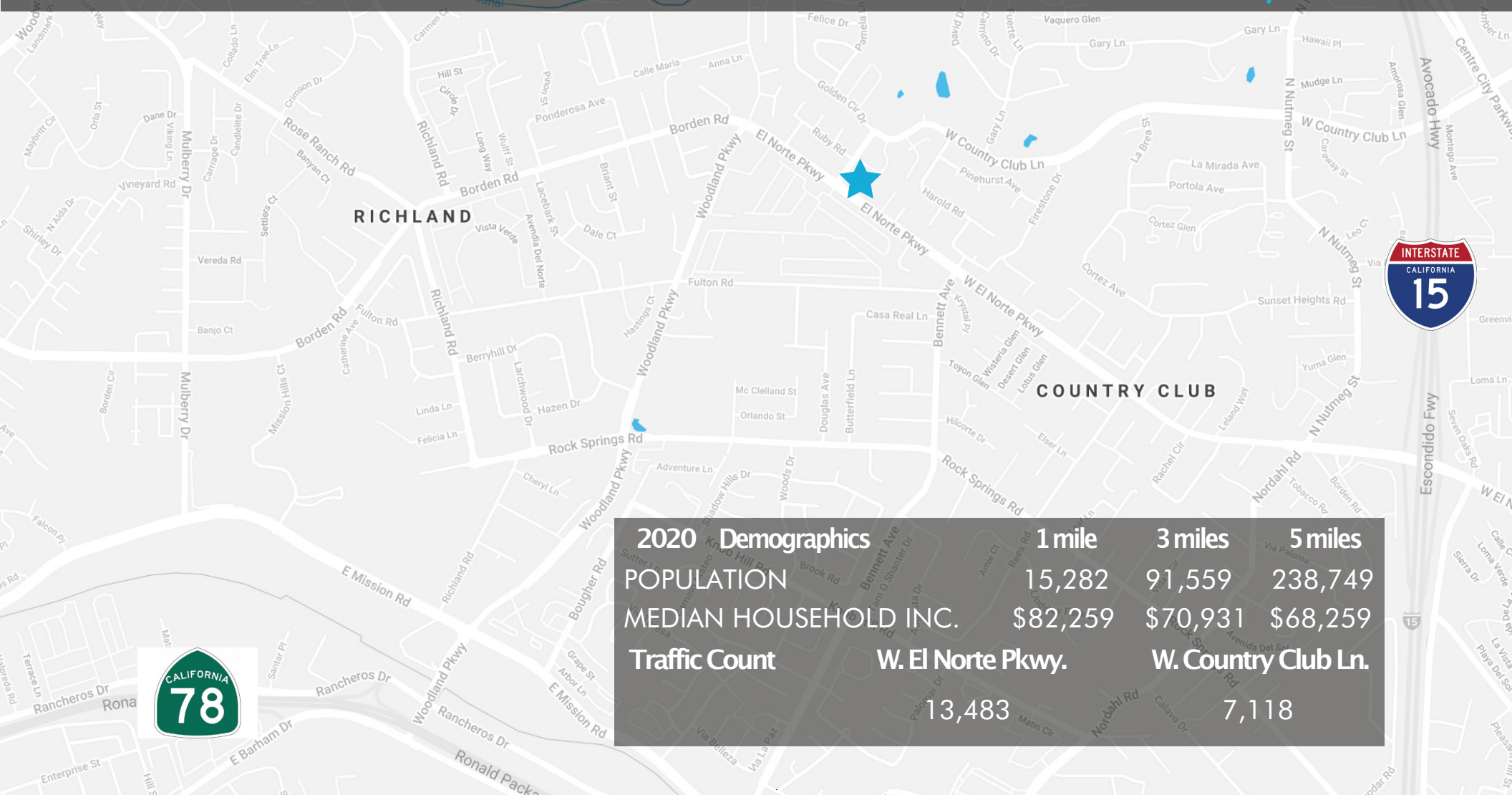
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| 2020 Demographics | 1 mile | 3 miles | 5 miles |
|-----------------------|-------------------|----------|---------------------|
| POPULATION | 15,282 | 91,559 | 238,749 |
| MEDIAN HOUSEHOLD INC. | \$82,259 | \$70,931 | \$68,259 |
| Traffic Count | W. El Norte Pkwy. | | W. Country Club Ln. |
| | 13,483 | | 7,118 |

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Indian Rock Springs