

# Citracado Medical Plaza

625 W CITRACADO PARKWAY  
ESCONDIDO, CA



FREEWAY SIGNAGE OPPORTUNITY



803 - 12,276 SF MEDICAL OFFICE SPACE FOR LEASE

**CBRE**

# 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



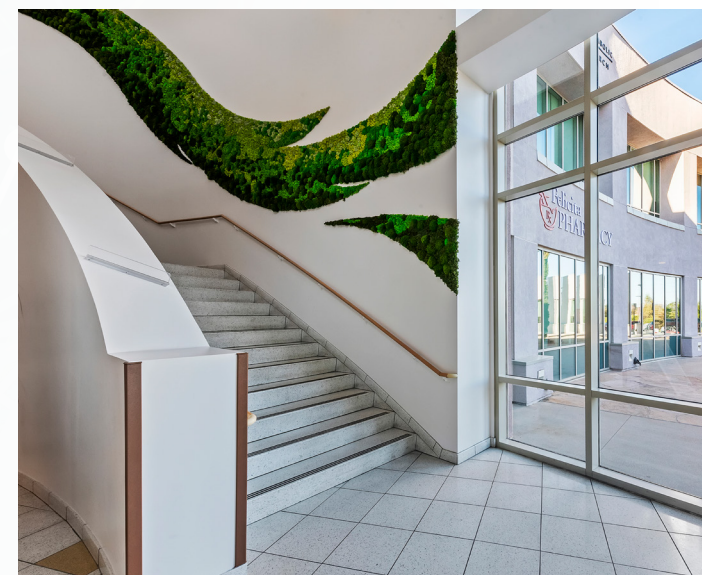
Strong Physician referral patterns



Other specialties within the building include: Endocrinology, Ophthalmology, Pediatrics, Pharmacy, Surgery Center, and Pediatric Dentistry



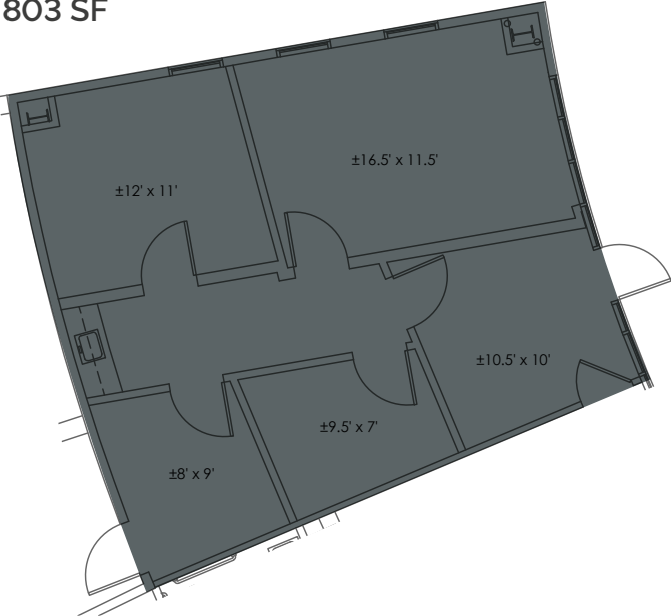
Suites built-out and available for immediate Occupancy



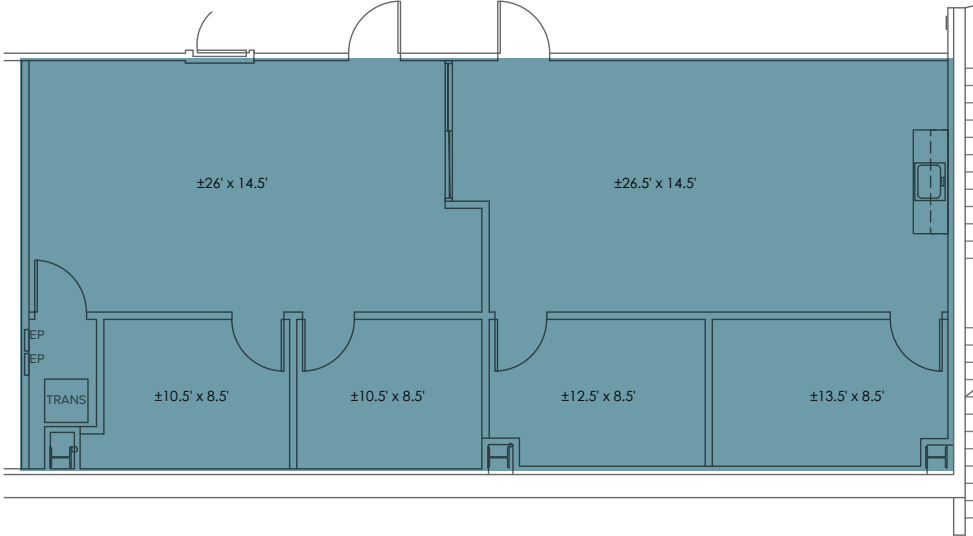
# Available Suites

- Suite 110 – 803 SF
- Suite 120 – 1,269 SF
- Rental rate: Negotiable

Suite 110  
803 SF



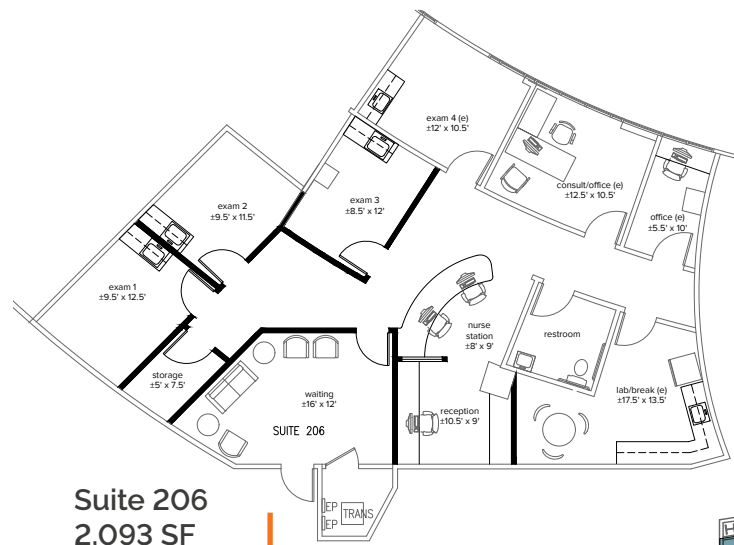
Suite 120  
1,269 SF



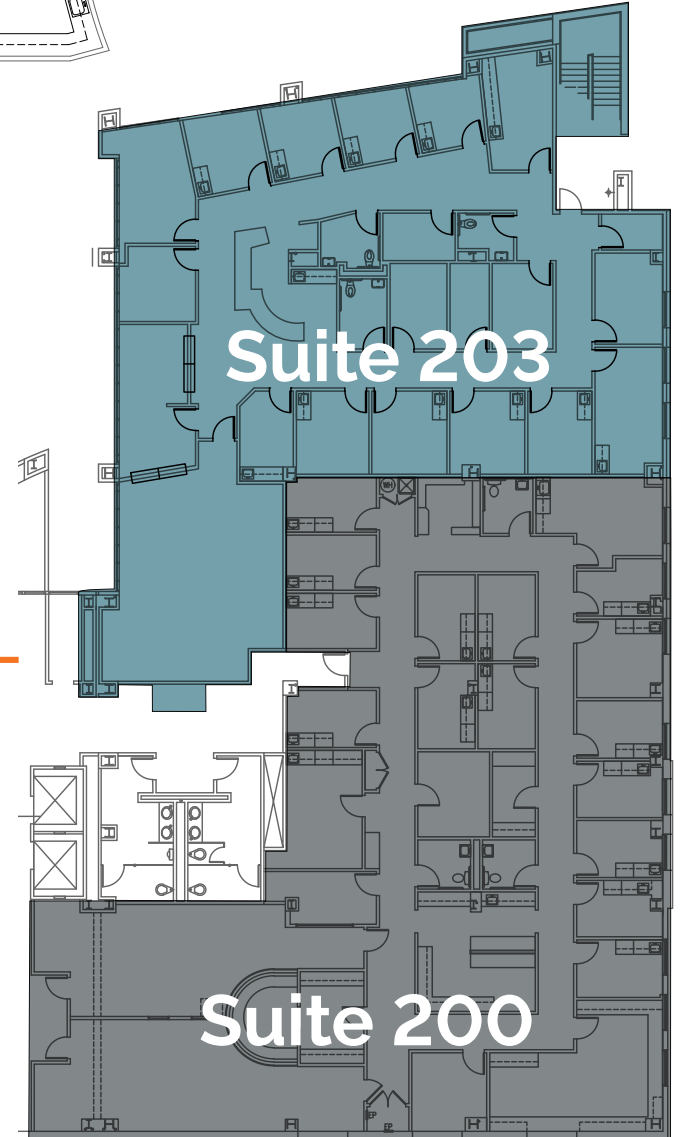
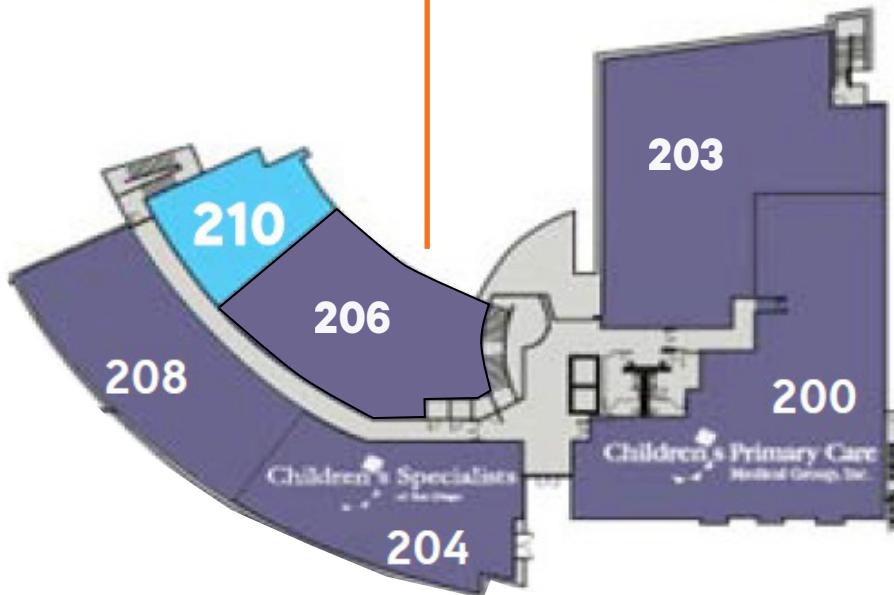
# Available Suites

- Suite 200 - 6,901 SF \*
- 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



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

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# CBRE

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