

OLD HISTORIC ESCONDIDO

MAJOR PRICE REDUCTION

SALE PRICE - \$1.7 MM

LEASE RATE - \$5,000 MONTHLY

14,000 SF



141 E. GRAND AVENUE, ESCONDIDO, 92025

CBRE

Smart&Final.

clue avenue
ESCAPE ROOMS



PET SMART

usbank

REGAL
ENTERTAINMENT
GROUP

PROPERTY INFO

14,000 SQUARE FOOT SPACE

Established in 1888, Historic Grand Ave has always been the place to be seen and to have fun in Escondido. Grand Avenue is the destination for restaurants, art galleries, museums, salons & spas, entertainment, shopping, professional services, events and more...

TRAFFIC COUNTS

E. Grand Avenue 13,500 ADT

E. 2nd Avenue 17,000 ADT



Prime access to I-15 and Highway 78



City Parking lot directly in the rear of the building.



Serves northeast San Diego County



Located in the hub of Escondido's Cruisin Grand on Friday nights from April to October



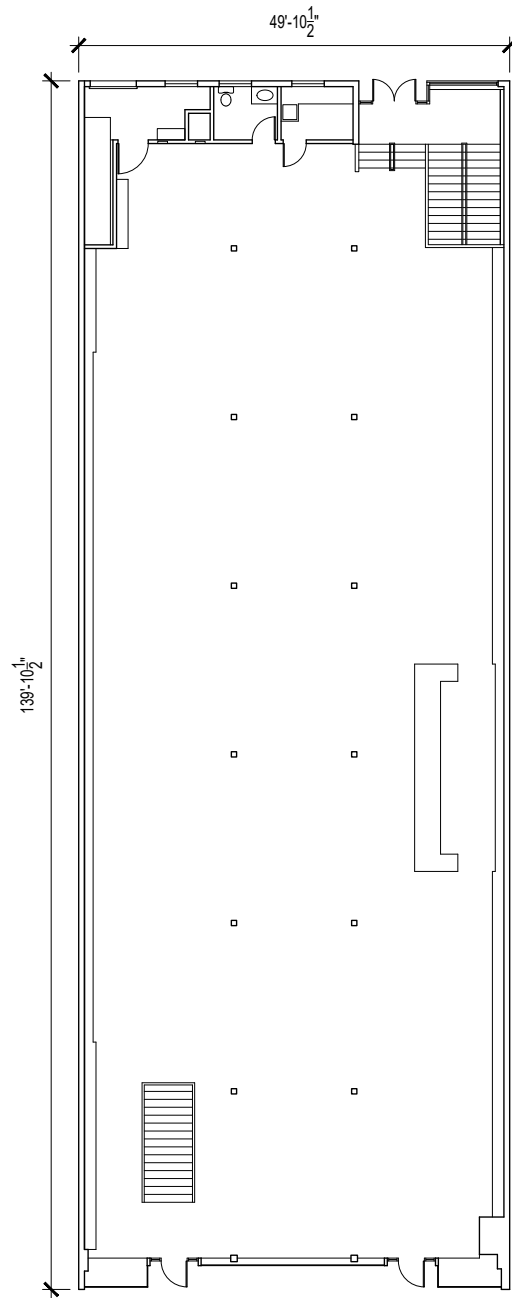
Centrally located in Historic Downtown Escondido



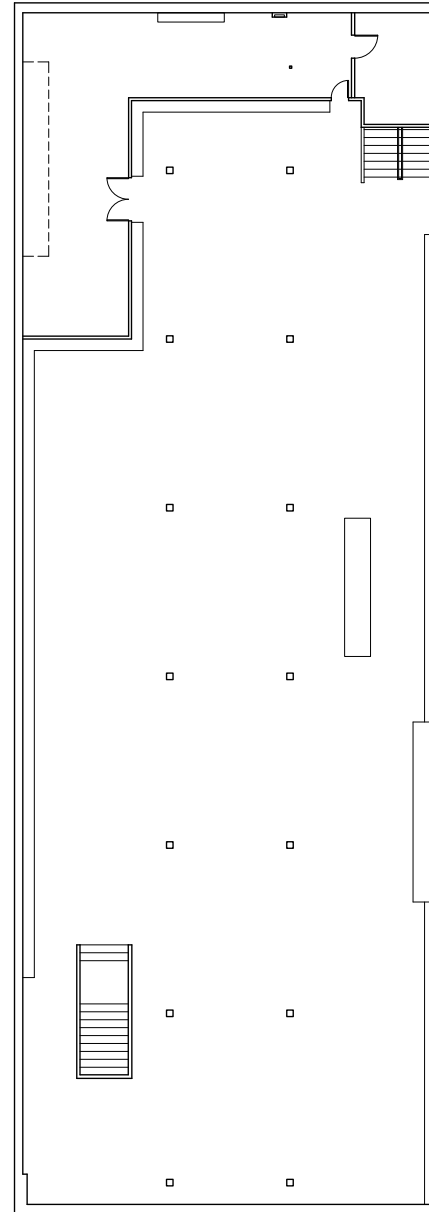
For Sale: \$1,700,000

For Lease: \$5,000/Month*

* Introductory rate



GROUND LEVEL PLAN



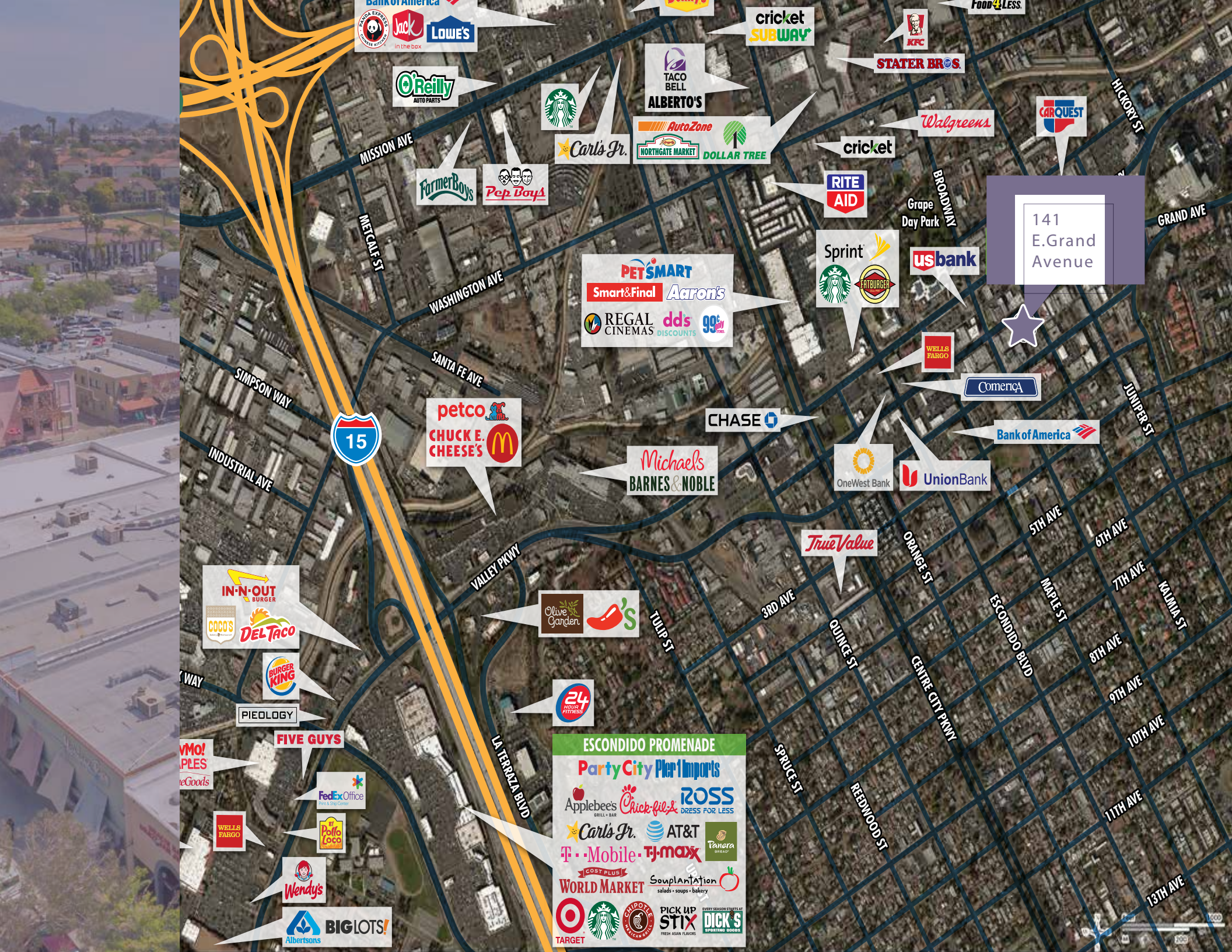
BASEMENT LEVEL PLAN

AREA CALCULATION (GROSS LEASEABLE AREA PER BOMA/ANSI Z65.5-2010)	
GROUND LEVEL	6,682 S.F.
BASEMENT	6,834 S.F.
TOTAL	13,516 S.F.



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2017 Population	31,429	148,687	204,253
2022 Population	32,827	155,023	213,415
2010 Population	29,575	139,818	191,187
2000 Population	29,327	131,439	171,773
Percent Pop Change: 2010 to 2017	0.84%	0.85%	0.92%
Percent Pop Change: 2017 to 2022	0.87%	0.84%	0.88%
HOUSEHOLDS			
2017 Households	8,594	45,911	65,401
2022 Households	8,979	47,723	68,143
2010 Households	8,128	43,64	61,835
2000 Households	8,122	42,537	57,404
Percent HH Change: 2010 to 2017	0.77%	0.70%	0.78%
Percent HH Change: 2016 to 2022	0.88%	0.78%	0.82%
Average Household Size	3.57	3.19	3.07
HOUSEHOLD INCOME			
2017 Average Household Income	\$53,804	\$72,717	\$83,317
2022 Average Household Income	\$61,196	\$81,970	\$93,636
2017 Median Household Income	\$36,217	\$51,327	\$57,246
2022 Median Household Income	\$37,195	\$54,472	\$62,066
2016 Per Capita Income	\$15,818	\$23,244	\$27,386
2017 Per Capita Income	\$17,829	\$26,013	\$30,581
HOUSING UNITS			
2017 Housing Units	9,117	48,350	68,554
Occupied Units	8,595	45,910	65,401
2017 Owner-Occupied Housing Units	1,972	21,972	36,374
2017 Renter-Occupied Housing Units	6,623	23,938	29,027
2017 Median Home Value	\$370,288	\$405,970	\$443,548
2017 Average Home Value	\$415,860	\$453,040	\$495,940



Bank of America
Jack in the box
Lowe's

O'Reilly
AUTO PARTS

Starbucks

TACO BELL
ALBERTO'S

cricket
SUBWAY

KFC
STATER BROS.

Walgreens

CARQUEST

MISSION AVE

INTELCAL ST

FarmerBoys

Pep Boys

Carl's Jr.

AutoZone
NORTGATE MARKET

DOLLAR TREE

cricket

RITE AID

Grape Day Park

usbank

141
E. Grand
Avenue

WASHINGTON AVE

SANTA FE AVE

PETSMART
Smart&Final
Aaron's
REGAL CINEMAS
dads
99c ONLY

Sprint
Starbucks
FATBURGER

WELLS FARGO

Comerica

Bank of America

SIMPSON WAY

15

INDUSTRIAL AVE

petco
CHUCK E. CHEESE'S
McDonald's

CHASE

Michael's
BARNES & NOBLE

OneWest Bank

UnionBank

VALLEY PKWY

Olive Garden
Popeye's

TULIP ST

3RD AVE

QUINCE ST

True Value

ORANGE ST

5TH AVE

6TH AVE

7TH AVE

KALMA ST

WAY

IN-N-OUT BURGER
COCO'S
DEL TACO

BURGER KING

PIEOLOGY

FIVE GUYS

FedEx Office

El Pollo Loco

WMO!
PLES
eGoods

WELLS FARGO

Wendy's

BIG LOTS!
Albertsons

LA TERRAZA BVD

24
HOUR FITNESS

ESCONDIDO PROMENADE
Party City Pier Imports
Applebee's
Chick-fil-A
ROSS
DRESS FOR LESS
Carl's Jr.
AT&T
T-Mobile
TJ-maxx
WORLD MARKET
Souplantation
PICK UP STIX
DICK'S

3RD AVE

QUINCE ST

SPRICE ST

REDWOOD ST

CENTRE CITY PKWY

ESCONDIDO BVD

5TH AVE

6TH AVE

7TH AVE

8TH AVE

9TH AVE

10TH AVE

11TH AVE

13TH AVE

HICKORY ST

GRAND AVE

JUNIPER ST

OLD HISTORIC ESCONDIDO



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