

126, 138-158 WEST GRAND AVENUE

ESCONDIDO, CALIFORNIA 92025

FOR SALE

**FLOCKE &
AVOYER**

Commercial Real Estate

**BC BITTERLIN
COMPANIES**

REV 07.10.26

MAPLE STREET PLAZA

INVESTMENT TEAM

STEVE AVOYER

President

619.280.2600

savoyer@flockeavoyer.com

CA DRE No.: 00407899

GAEL COURTNEY

Executive Vice President

858.875.4666

gcourtney@flockeavoyer.com

CA DRE No.: 00952439

PAIGE ROCHELLE

Sales Associate

858.875.4684

prochelle@flockeavoyer.com

CA DRE No.: 02369938

DANNY ASPILLERA

Sales Associate

858.875.4664

daspillera@flockeavoyer.com

CA DRE No.: 02367911



Commercial Real Estate





TABLE OF CONTENTS

Executive Summary	4
Existing Suite Configuration	5
Demand Drivers	6
Location Overview	7
Competition Map	8
APN Map	10
Site Plan	11
Downtown Specific Plan	13
Zoning	14
Property Condition & Environmental	15
Lot Tie Agreement	16
Market Overview	17
Disclaimer	18

EXECUTIVE SUMMARY

126, 138-158 West Grand Ave
Escondido, CA 92025

Offering Summary

With prime frontage, strong visibility, and a location in one of North County San Diego's most culturally vibrant districts, this portfolio presents a compelling opportunity for investors and developers alike. Whether repositioned for a curated mix of tenants, redeveloped for modern retail/dining concepts, or held for long-term income, this block-front asset offers enduring value in the marketplace.

Spanning 126 W Grand Avenue and 138 through 158 W Grand Avenue, this offering includes;

- 6 storefront parcels
- Retail size ±16,555 SF *Excludes Patio SF
- Lot size ±27,690 SF

The properties feature a mix of retail and restaurant spaces in the heart of the Historic Downtown District, positioned directly across from the California Center for the Arts and surrounded by Escondido's most vibrant cultural, dining, and shopping destinations.

Anchoring the portfolio is 150 W Grand Avenue (within 154-158 W Grand), formerly home to The Grand Café — a ±5,471 SF space with an additional ±1,918 SF of outdoor patio area (front and rear), ideal for a premier dining or experiential retail concept.



Escondido, CA



\$3,150,000



±27,690 SF



±16,555 SF *Excludes Patio SF

EXISTING SUITE CONFIGURATIONS

APN 1 — 229-421-24-00

Contains:

- A 10 Stall Parking Lot
- B Restaurant $\pm 1,702$ SF & ± 146 SF Patio
- C Retail $\pm 1,220$ SF
- D Retail $\pm 1,253$ SF **

APN 2 — 229-421-19-00

Contains:

- E Part of Restaurant $\pm 2,155$ SF **

APN 3 — 229-421-18-00

Contains:

- F Part of Restaurant $\pm 2,063$ SF **

APN 4 — 229-421-17-00

Contains:

- G Retail $\pm 3,224$ SF & ± 321 SF Patio

APN 5 — 229-421-16-00

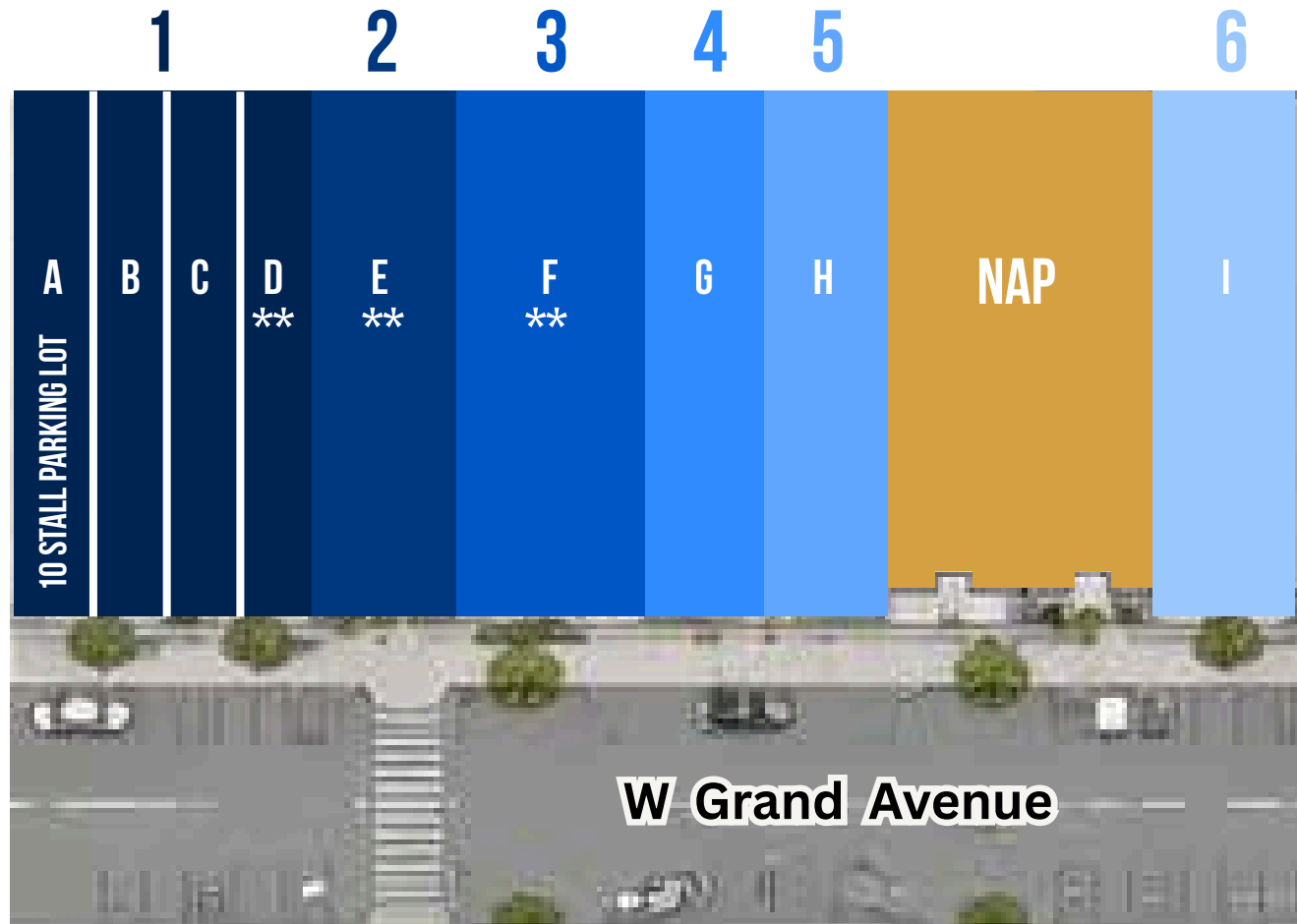
Contains:

- H Restaurant $\pm 1,295$ SF & ± 173 SF Patio

APN 6 — 229-421-25-00

Contains:

- H Restaurant $\pm 3,643$ SF & ± 268 SF Patio



** NOTE – Currently the East wall in Suite D has been removed to be included in Suites E & F (which together formed a $\pm 5,471$ SF restaurant with additional ± 505 SF front facing patio & $\pm 1,918$ SF rear facing patio)

TOTAL BUILDING SIZE: $\pm 16,555$ SF *EXCLUDES PATIO SF

TOTAL LOT SIZE: $\pm 27,690$ SF

DEMAND DRIVERS

- **Arts & Entertainment:** The California Center for the Arts, Escondido welcomes approximately 300,000 annual visitors, serving as a major cultural anchor that drives consistent activity and community engagement in Downtown Escondido.
- **Community:** Escondido Public Library attracts roughly 264,976 annual visitors, reinforcing the area's role as a central gathering place for residents, students, and families.
- **Population:** The surrounding trade area includes approximately 28,922 residents within 1 mile, expanding to 143,554 residents within 3 miles and more than 202,319 residents within a 5-mile radius.
- **Affluent Demographics:** Average household incomes reach approximately \$84,663 within 1 mile, increasing to \$118,812 within 3 miles and \$134,413 within 5 miles, reflecting strong purchasing power throughout the market.
- **High Traffic Exposure:** The property benefits from strong visibility along major thoroughfares including W Valley Parkway ($\pm 18,217$ ADT), S Escondido Boulevard ($\pm 17,192$ ADT), and W Grand Avenue ($\pm 11,572$ ADT), providing consistent daily consumer exposure and accessibility.



LOCATION OVERVIEW

A TRUE DOWNTOWN DESTINATION

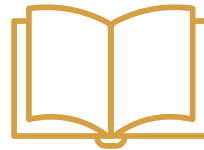
Historic Downtown Escondido offers a unique blend of character, culture, and consistent activity. The district draws both locals and visitors through a combination of cultural institutions, community events, and a growing food and beverage scene.



CALIFORNIA CENTER FOR THE ARTS

± 300,000

ANNUAL VISITORS



ESCONDIDO PUBLIC LIBRARY

± 264,000

ANNUAL VISITORS



AVERAGE DAILY TRAFFIC

± 11,572

W GRAND
AVE

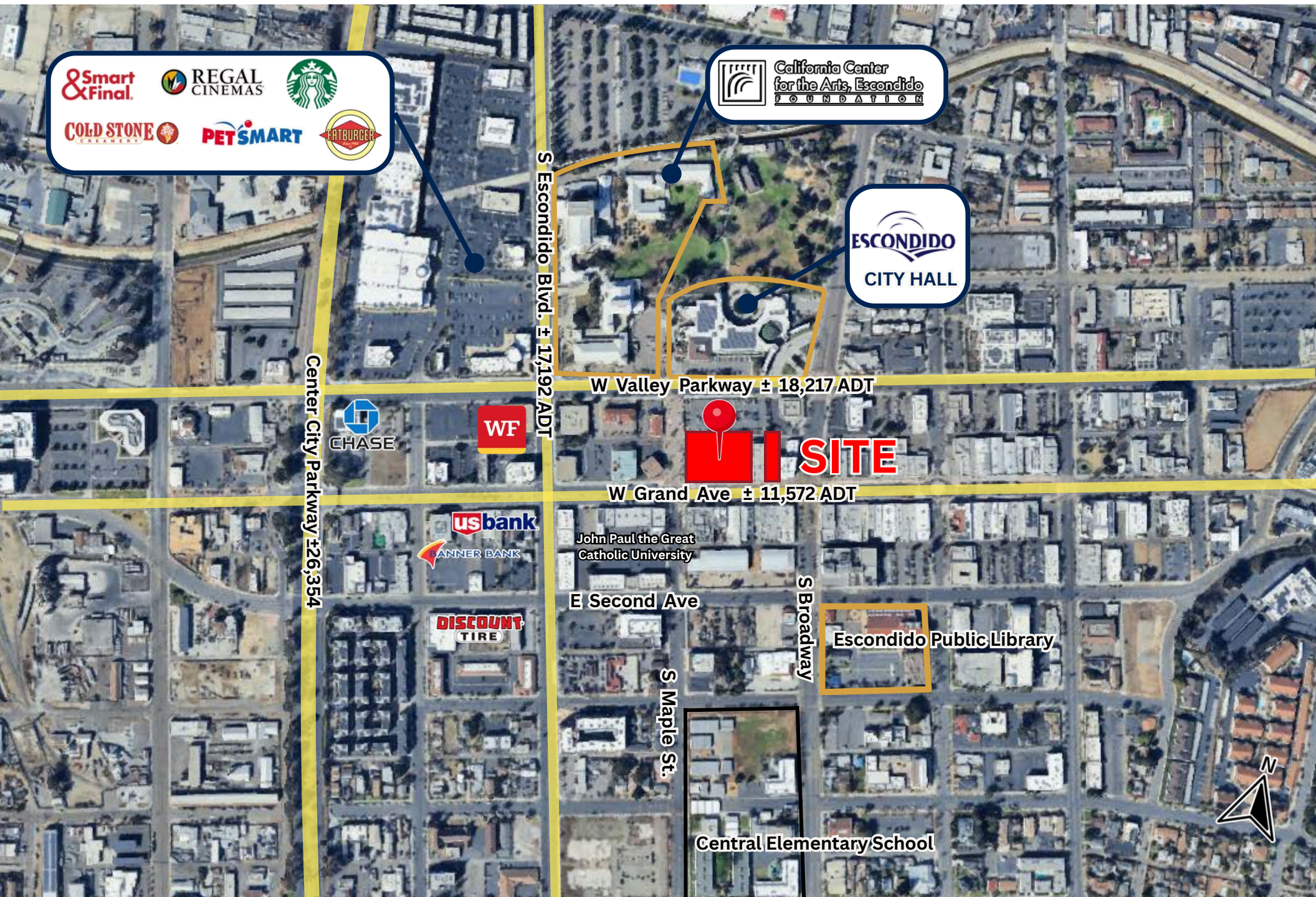
± 17,192

S ESCONDIDO
BLVD



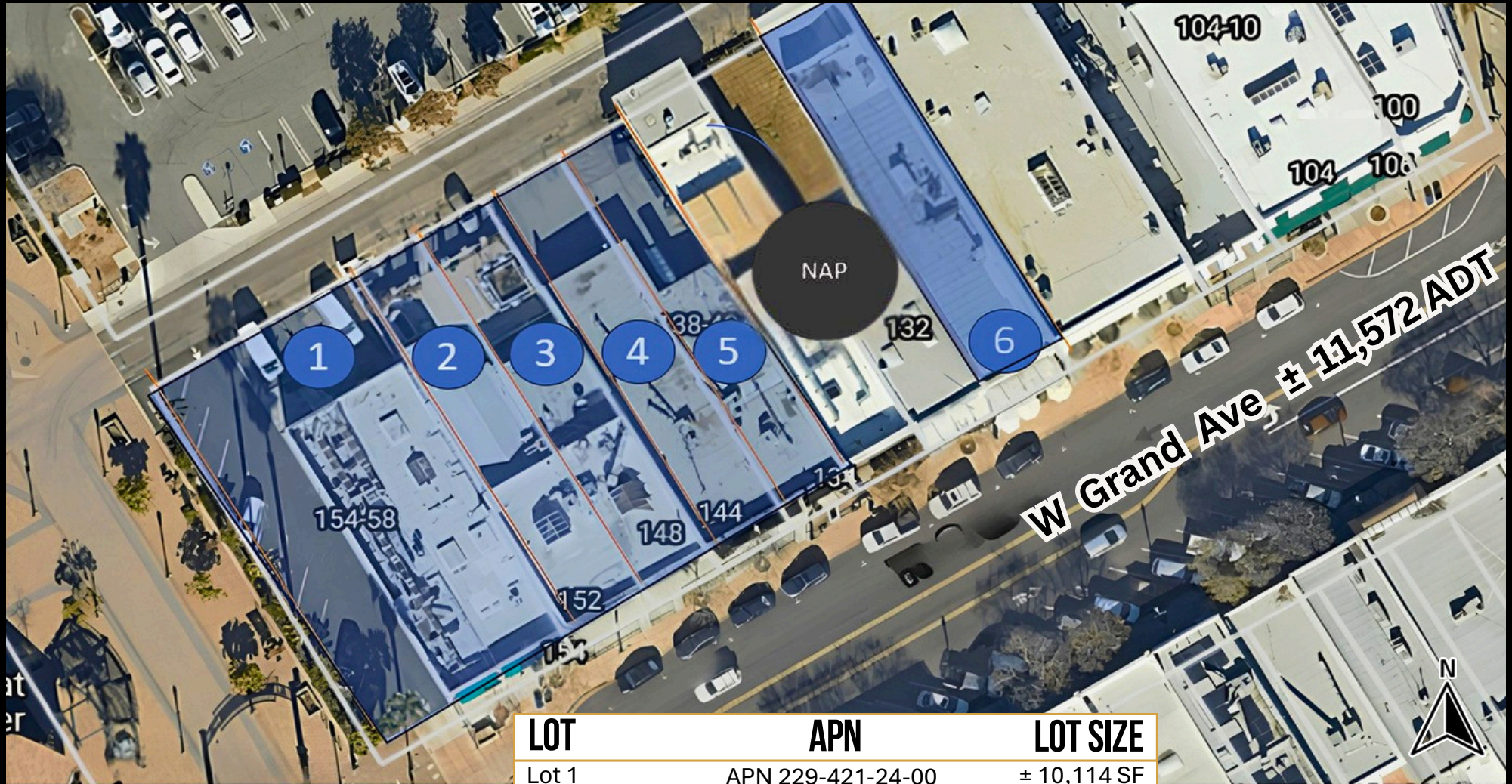
**BUILT-IN ACTIVITY CREATES A DEPENDABLE CUSTOMER BASE AND A
DYNAMIC ENVIRONMENT FOR RETAIL CONCEPTS**

COMPETITION MAP



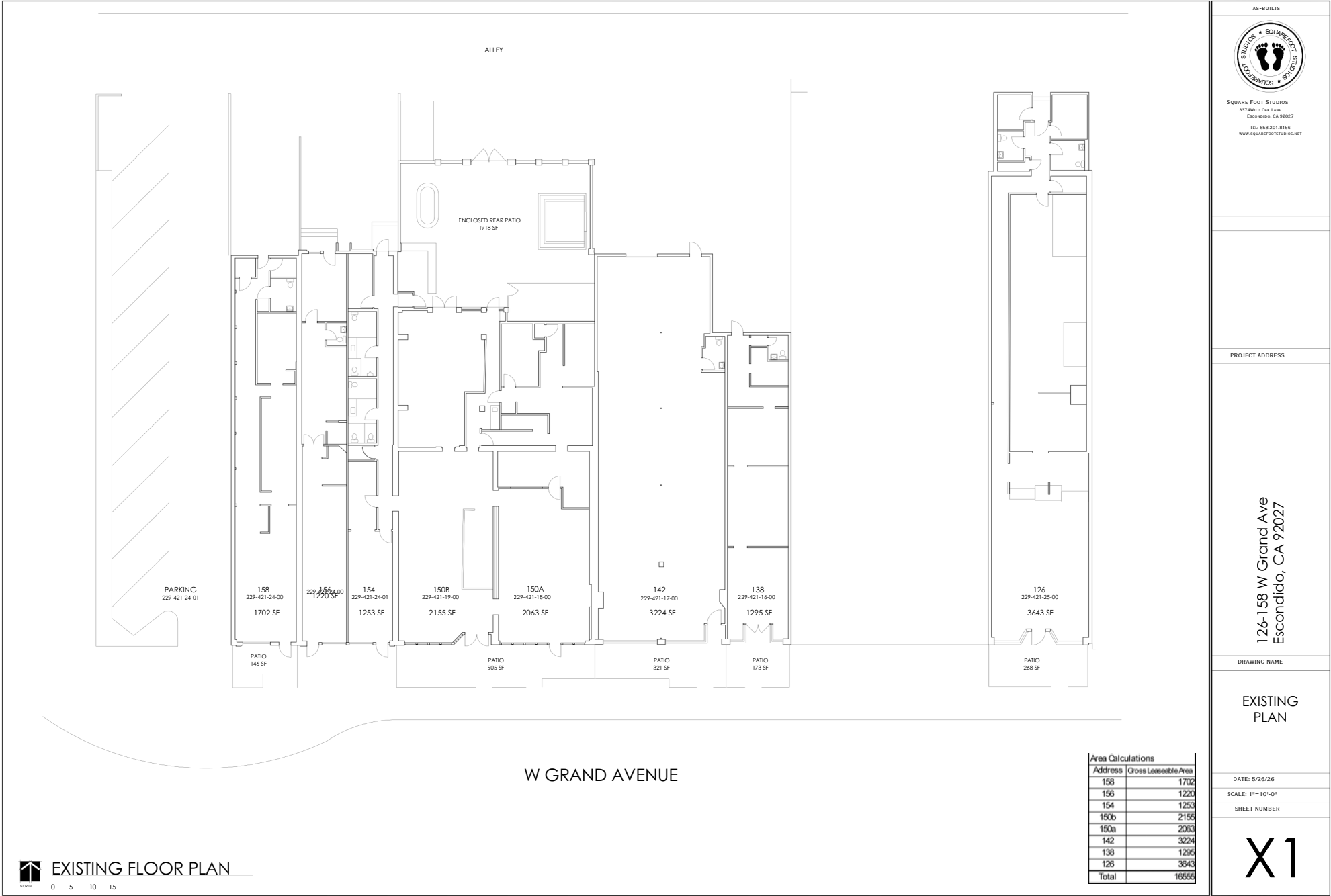


APN MAP



LOT	APN	LOT SIZE
Lot 1	APN 229-421-24-00	± 10,114 SF
Lot 2	APN 229-421-19-00	± 3,504 SF
Lot 3	APN 229-421-18-00	± 3,341 SF
Lot 4	APN 229-421-17-00	± 3,751 SF
Lot 5	APN 229-421-16-00	± 3,338 SF
Lot 6	APN 229-421-25-00	± 3,642 SF
Total Lot Size		± 27,690 SF

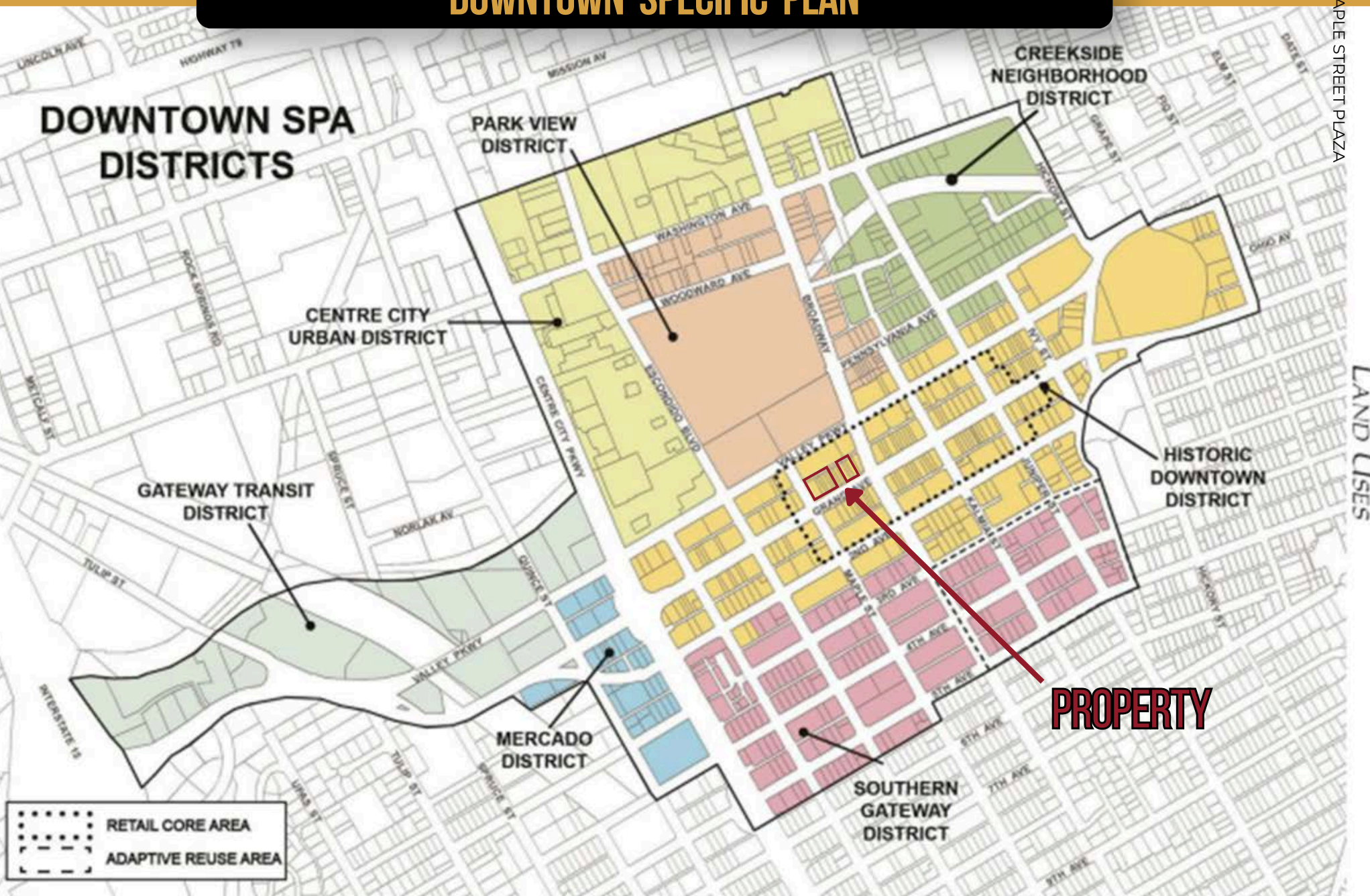
SITE PLAN





DOWNTOWN SPECIFIC PLAN

DOWNTOWN SPA DISTRICTS



ZONING



Parcel Information Lookup Tool

154 W Grand Avenue, Escondido

✓ Zoning/Land Use

Zoning

S-P: Specific Plan Area

For more information about the **Zoning code**, visit the [City's Municipal Code](#). For details about the designated *Specific Plan*, see the land use details below.

Land Use

SPA 9: Downtown Specific Plan

This parcel contains multiple land use classes. See the map for the boundaries. For more information, visit the [City's General Plan](#). For more information on *Specific Plan* areas, visit the [City's Specific Plan Page](#).



MAPLE STREET PLAZA

PROPERTY CONDITION & ENVIRONMENTAL

AS-IS DISCLOSURE

126, 138 -158 West Grand Ave
Escondido, CA 92025

PROPERTY CONDITION / ENVIRONMENTAL DISCLOSURE

The Property is offered and sold on an "AS-IS, WHERE-IS, WITH ALL FAULTS" basis. Neither the Owner nor Flocke & Avoyer Commercial Real Estate and Bitterlin Companies (collectively, "Brokers") makes any representation or warranty, express or implied, as to the physical, environmental, or regulatory condition of the Property or its suitability for any particular use. Each prospective purchaser is expected to conduct its own independent due diligence and to retain qualified environmental, engineering, and other consultants.

A Phase I Environmental Site Assessment (ASTM E1527-21) has been prepared with respect to the Property. The Phase I identifies a vapor encroachment condition, characterized as a recognized environmental condition, associated with historical site uses and off-site regulatory cases in the vicinity, and recommends a limited Phase II Environmental Site Assessment to evaluate potential vapor intrusion.

A copy of the Phase I report is available to qualified prospective purchasers upon written request and execution of a confidentiality agreement. Owner and Brokers make no representation or warranty as to the accuracy or completeness of the report, and each purchaser shall rely solely on its own independent investigation and the advice of its own environmental consultants and legal counsel, including as to the scope, cost, and results of any Phase II or further environmental assessment.

LOT TIE AGREEMENT

PARCEL SALE REQUIREMENT

126, 138 -158 West Grand Ave
Escondido, CA 92025

LOT TIE AGREEMENT / PARCEL SALE REQUIREMENT

Prospective purchasers are advised that a portion of the Property is subject to a recorded Lot Tie Agreement with the City of Escondido. This Lot Tie Agreement is a recorded covenant, running with the land, in which the owner agrees with the City that the three APNs identified below be treated and used as a single parcel — meaning they cannot be split, sold, or financed separately unless and until the City formally releases the tie

The APNs subject to the Lot Tie Agreement are:

- 229-421-24-00
- 229-421-19-00
- 229-421-18-00

The remaining APNs included in this offering are not currently identified as being subject to the recorded Lot Tie Agreement:

- 229-421-17-00
- 229-421-16-00
- 229-421-25-00

Although only certain APNs are subject to the recorded Lot Tie Agreement, the Property is being offered as a single portfolio sale, and Seller does not intend to sell individual parcels separately.

Buyer shall be responsible for independently reviewing title, the recorded Lot Tie Agreement, zoning, parcel configuration, legal descriptions, and all applicable governmental requirements during its due diligence period. Buyer shall rely solely on its own investigation and the advice of its legal, title, land use, and other consultants regarding the effect of the Lot Tie Agreement and any restrictions on the separate sale, division, financing, redevelopment, or use of the parcels.

MARKET OVERVIEW

ESCONDIDO, CALIFORNIA

ESCONDIDO is one of North County's largest and most established cities, with a population approaching 150,000 residents and a strong regional employment base. The city benefits from direct access to Interstate 15 and State Route 78, providing connectivity to Downtown San Diego, coastal North County, and Inland Southern California.

Escondido offers a diverse economic foundation supported by healthcare, education, professional services, manufacturing, and retail trade. The city is also home to popular regional attractions including the California Center for the Arts, San Diego Safari Park, Stone Brewing, and multiple golf and recreation destinations that draw significant annual visitation.



POPULATION



60K People
Over 30% of the population is <25 years old. The median age is 40.1. (SANDAG)



\$108,000 Median household income
The highest in East San Diego County. (SANDAG)



71% of homes
Owner occupied with about 2/3 single-family. (DOF)

ASSESSED VALUATION

6.85% 1-year increase in citywide gross assessed value from 2022-2023 to 2023-2024. (SD COUNTY ASSESSOR'S OFFICE)

HOUSING



1,160
New housing units under construction



\$850K
Average single-family home sale price for 2024



5.6%
Increase from average sale price in the last year

DISCLAIMER

This Offering has been prepared by Flocke and Avoyer Commercial Real Estate ("FA") for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire.

All projections have been developed by FA, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and FA, therefore, are subject to variation. No representation is made by FA or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property.

Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, FA, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient.

This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and FA each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. FA is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i)

to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein are not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

MAPLE STREET PLAZA

126, 138 -158 West Grand Ave
Escondido, CA 92025

Investment Team



STEVE AVOYER

President

619.280.2600

savoyer@flockeavoyer.com

CA DRE No.: 00407899



GAEL COURTNEY

Executive Vice President

858.875.4666

gcourtney@flockeavoyer.com

CA DRE No.: 00952439



PAIGE ROCHELLE

Sales Associate

858.875.4684

prochelle@flockeavoyer.com

CA DRE No.: 02369938



DANNY ASPILLERA

Sales Associate

858.875.4664

daspillera@flockeavoyer.com

CA DRE No.: 02367911