



**FOR SALE/LEASE**

**224-228**


**E. Grand Avenue**  
ESCONDIDO, CA 92025

**PRIME RETAIL LOCATON IN THE CENTER OF  
GRAND AVE MAJOR REDEVELOPMENT PROJECT**



COMMERCIAL REAL ESTATE SERVICES

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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OPPORTUNITY ZONE

DOWNTOWN ESCONDIDO RETAIL & CREATIVE OFFICE

property highlights

Property Address: 224 & 228 East Grand Ave. Escondido, CA 92025

Cross Streets: Between Kalima & Juniper

Ingress / Egress: Street parking out front on Grand Avenue, walk thru rear entrance in alley and side lot behind

Building Size: Divided 7,000 SF & 6,500 SF (13,500 SF Combined)

Total Lot Size: Two (2) lots: 7,000 SF each (14,000 SF combined)

APNs: 229-431-20 & 229-431-21

Zoning: S-P (Specific Plan) Central/Tier 1 Downtown Revitalization Area, B.I.D. (Zone1), Downtown Retail District (DR), Economic Incentive Zone, Downtown Redevelopment Area

Parking: Street Parking Only (no on-site parking)

Selling Price: Contact Broker

Lease Rate: \$2.20/SF + NNN



property features

- 140 SF frontage
- Loading dock in the back
- Two Municipal parking lots behind the property.
- **Parcels can be sold separately**



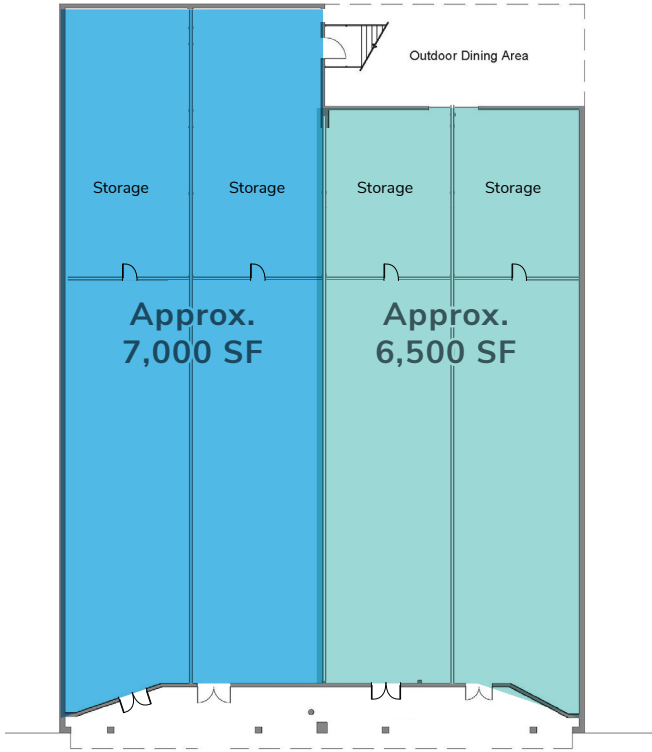
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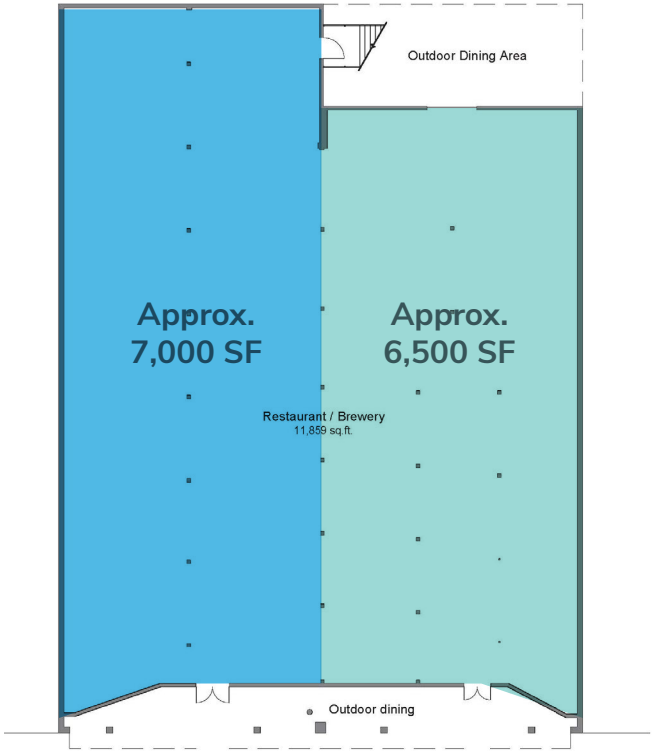
OPPORTUNITY ZONE

**DOWNTOWN ESCONDIDO RETAIL & CREATIVE OFFICE**



**CREATIVE RETAIL V1**

- Four (4) Street Front Retail Spaces
- Large Open Patio area
- Can be configured or divided into multiple size units.



**CREATIVE RETAIL V2**

- One (1) Large Restaurant/Brewery
- Two (2) Outdoor Dining Areas

OPPORTUNITY ZONE

DOWNTOWN ESCONDIDO RETAIL & CREATIVE OFFICE

The large open floored design of the subject building allows for endless opportunities. The following potential floorplans represent possible divisions and uses for the entirety of the 13,500 SF building.

OFFICE CONCEPTS

Experience the Renaissance occurring in Downtown Escondido – WORK – EAT – PLAY. Collaborative, open office floor plans with high ceilings and exposed beams. Skylights will create natural light throughout the space. Downtown look and feel with a local ambiance. Ideal for companies looking for a unique image and Identity. Create – Innovate – Collaborate – Inspire!

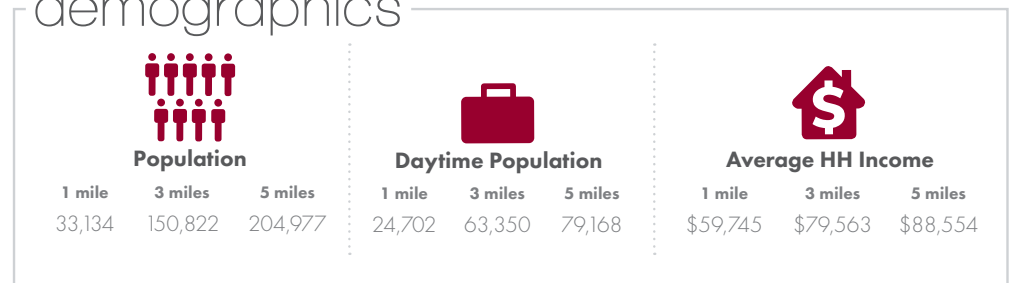


BREWERIES AND RESTAURANTS

North County San Diego is known around the world for its good food and breweries. Now known as the Brewery capital, north county cities are becoming the destination of choice for tourists, hip millennial and seasoned locals alike. The subject property is located 1/3 mile from Escondido City Hall, California Centre for the Arts, a new 16 screen cinema, and more, making this a prime location for being the next great local hot spot.



demographics

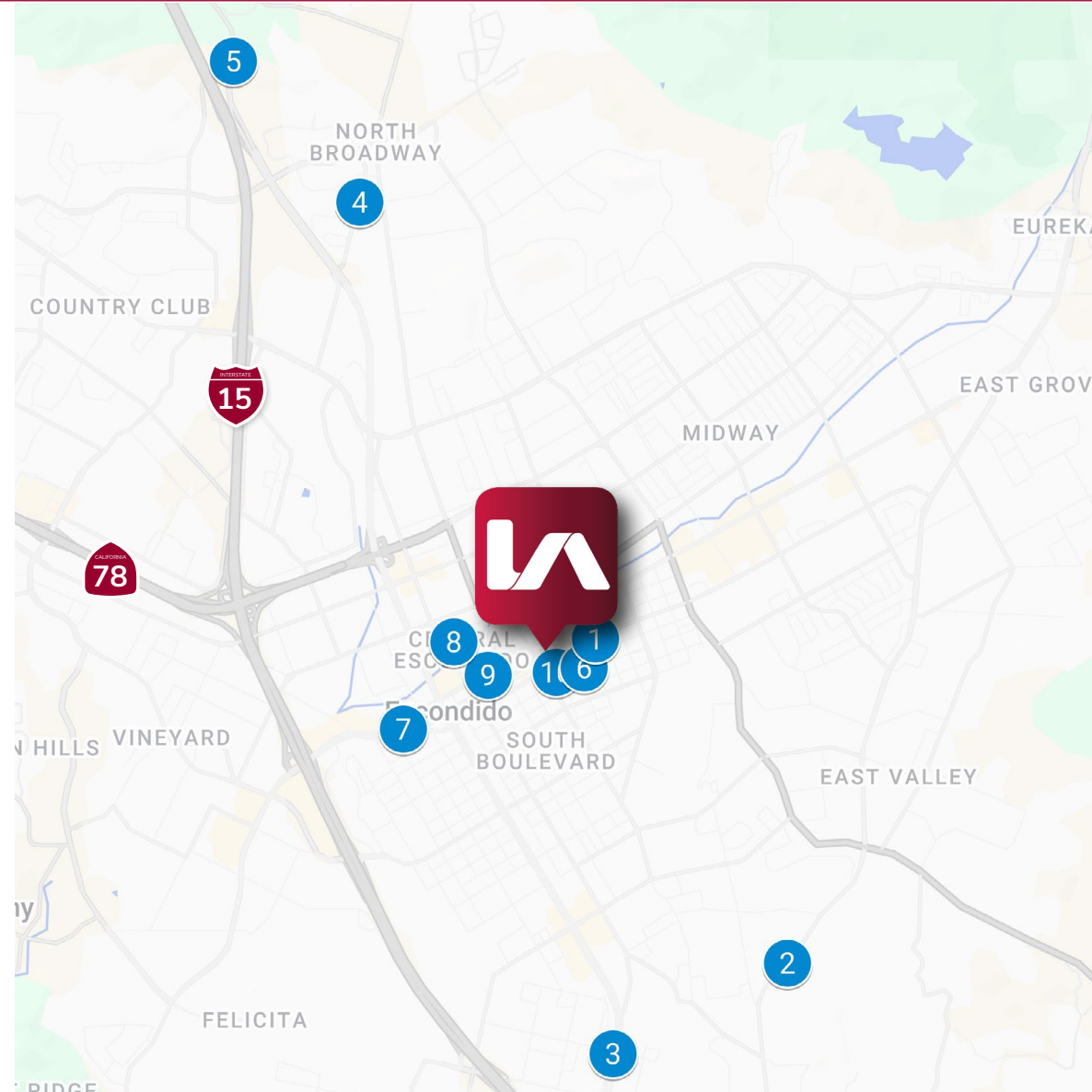


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NEARBY DEVELOPMENTS

- 1 PALOMAR HEIGHTS- 625 E GRAND AVE  
**510 UNITS**
- 2 661 BEAR VALLEY PARKWAY  
**55 SINGLE FAMILY HOMES**
- 3 DEL PRADO DEVELOPMENT - CENTRE CITY PKWY - **113 TOWNHOMES**
- 4 NORTH IRIS CONDOS - NORTH IRIS LANE  
**102 UNITS**
- 5 NUTMEG HOMES - CENTRE CITY PKWY  
**134 TOWNHOMES**
- 6 HICKORY ST CONVERSION - 240 HICKORY ST  
**21 UNITS**
- 7 CONDOMINIUMS UNDER CONSTRUCTION  
**126 UNIT**
- 8 **5-6 STORY CONDOMINUMS PROPOSED**
- 9 TOUCHSTONE DEVELOPMENT  
**106 RESIDENTIAL + GROUND FLOOR RETAIL**
- 10 TOUCHSTONE DEVELOPMENT  
**95 CONDO UNITS**



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# LOCATION MAP



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