

Palomar Heights

East corner of Valley Blvd and E Grand Ave

101 Chamomile Glen, Escondido, CA 92025

Restaurant / Retail
FOR LEASE

Available Now

Ground Floor Cafe/Retail
±1,282 SF

Rooftop Restaurant
±4,637 SF (2 levels)



Palomar Heights will emerge as the prime location for those wanting to be close to vibrant downtown shops, restaurants, and bars.



California Center for the Arts



Stone Brewing - Bistro & Gardens



San Diego Zoo Safari Park



Palomar Heights is set to be a 420-home, 13.8-acre urban infill project in Escondido, California. This development will feature 162 townhomes, 258 market-rate apartments, and over 6,000 square feet of retail space.

Palomar Heights aims to define the character of Downtown Escondido, especially given the scarcity of new communities in the area. The project is designed to appeal to a diverse range of residents, including young professionals, growing families, and seniors. As plans for the Grand Avenue transformation progress in Escondido, Palomar Heights will emerge as the prime location for those wanting to be close to vibrant downtown shops, restaurants, and bars.



FOR MORE INFORMATION:

Pasquale Ioele
 pasquale@upgsocal.com
 Lic No 01488187

Ashley Tiefel
 ashley@upgsocal.com
 Lic No 01984741

Andrew Shemirani
 andrew@upgsocal.com
 Lic No 02038814

PALOMAR HEIGHTS

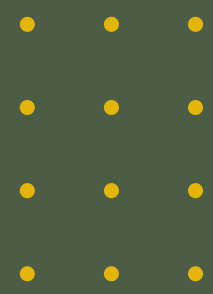
101 CHAMOMILE GLEN
 ESCONDIDO, CA 92025

Community Highlights

With a stunning year-round climate, Escondido offers a wealth of attractions and experiences to discover! We proudly host two of North County's top three attractions: the San Diego Zoo Safari Park and Stone Brewing World Bistro and Gardens, along with the remarkable California Center for the Arts, which features performing arts, a museum, and a conference center.

There's something for everyone.

Explore, Experience, and Enjoy Escondido!



Property Features

This is a rare opportunity to join a NEW development with mix of tenants in Downtown Escondido

Ground Floor Cafe/Retail: 1,282 SF
 Rooftop Restaurant 4,637 SF (2 levels)

Easily walkable to nearby retailers, restaurants, in the Downtown Escondido promenade

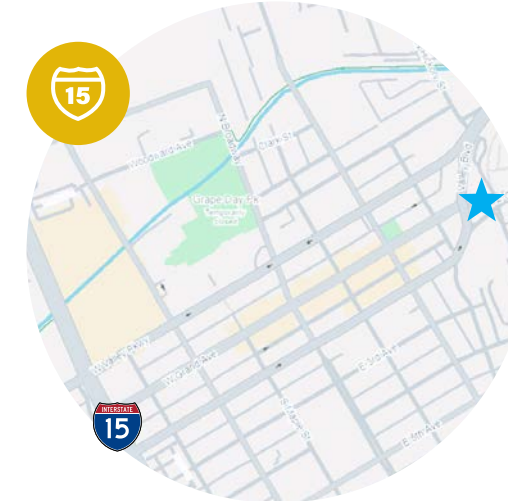
Located 30 miles northeast of downtown San Diego and 20 minutes from the coast

SEEKING:
 CAFE / RETAIL
 FULL SERVICE RESTAURANT



LOCATION

LOCATED IN A PRIME LOCATION, WITH CLOSE PROXIMITY TO OUTSTANDING RETAIL, DINING AND ENTERTAINMENT DESTINATIONS.



ACCESS

EASY FREEWAY ACCESS - 1 MILE FROM THE 1-15 FREEWAY



PARKING

STREET PARKING AVAILABLE. 5 VALET SPOTS AVAILABLE.



ON-SITE

510 HOMESITES (TOWNHOMES, APARTMENTS AND SENIOR APARTMENTS)



EAT, SHOP, ENTERTAIN

A FEW SHORT BLOCKS AWAY FROM DOWNTOWN ESCONDIDO



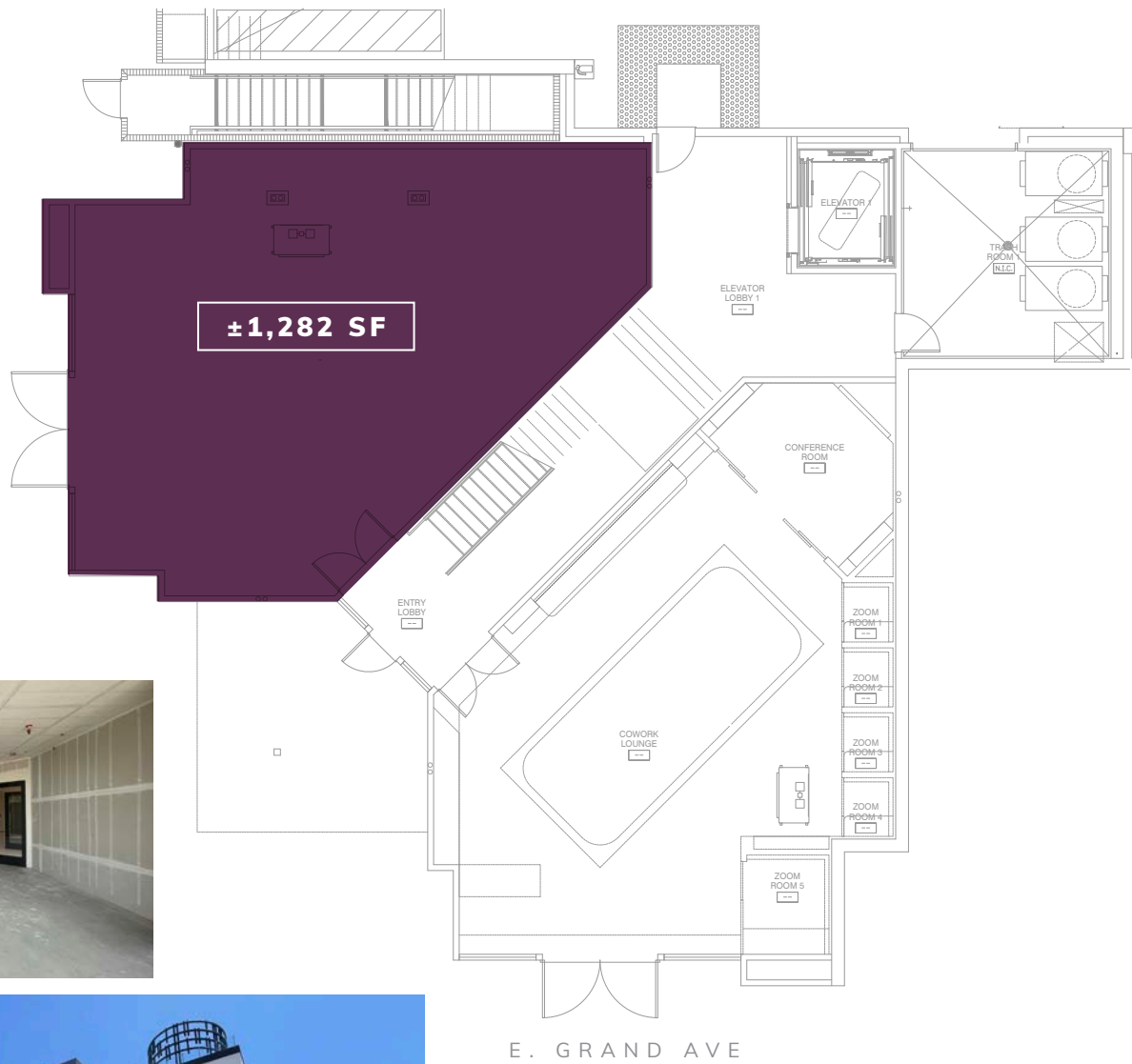
BEACH

16 MILES TO CARLSBAD BEACH

LOCATION:

CORNER OF
E. VALLEY BLVD
& E. GRAND AVE

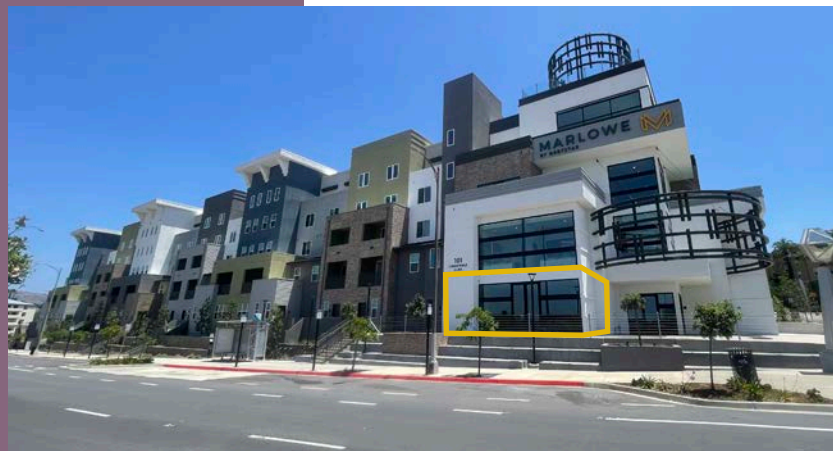
E. VALLEY BLVD



E. GRAND AVE

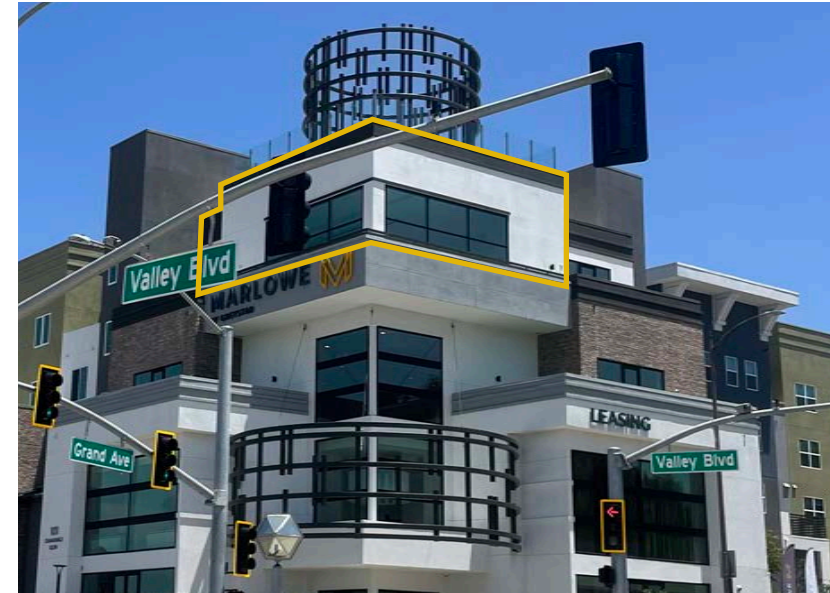
GROUND FLOOR
±1,282 SF is ideal for...

CAFE / RETAIL

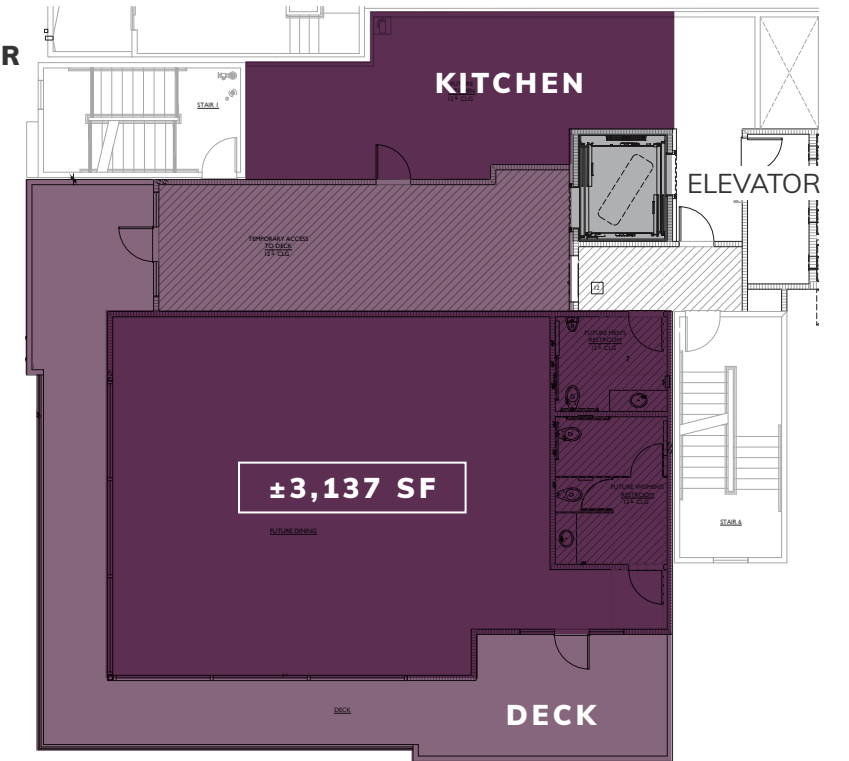


ROOFTOP
±4,937 SF (2 Levels)

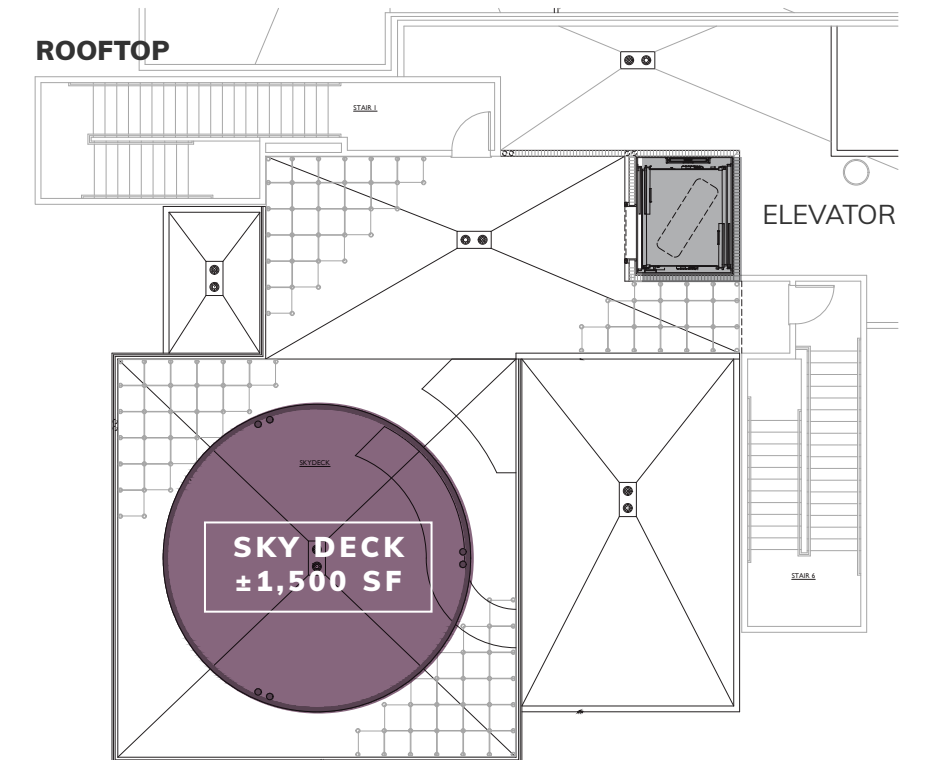
FOURTH RESTAURANT AND A FIFTH-LEVEL
OPEN-AIR DECK



4TH FLOOR



ROOFTOP




PALOMAR HEIGHTS

DOWNTOWN ESCONDIDO


By The Numbers

Historic Downtown Escondido is a lively community featuring local artisans, residents, and visitors alike. The downtown promenade offers unique dining, shopping, and leisurely activities. The City of Escondido is dedicated to revitalizing this historic area while preserving the heritage of one of North County San Diego's oldest towns. Initiatives such as new lighting, ample parking, and a city-sponsored façade renovation program are just a few examples of this commitment.

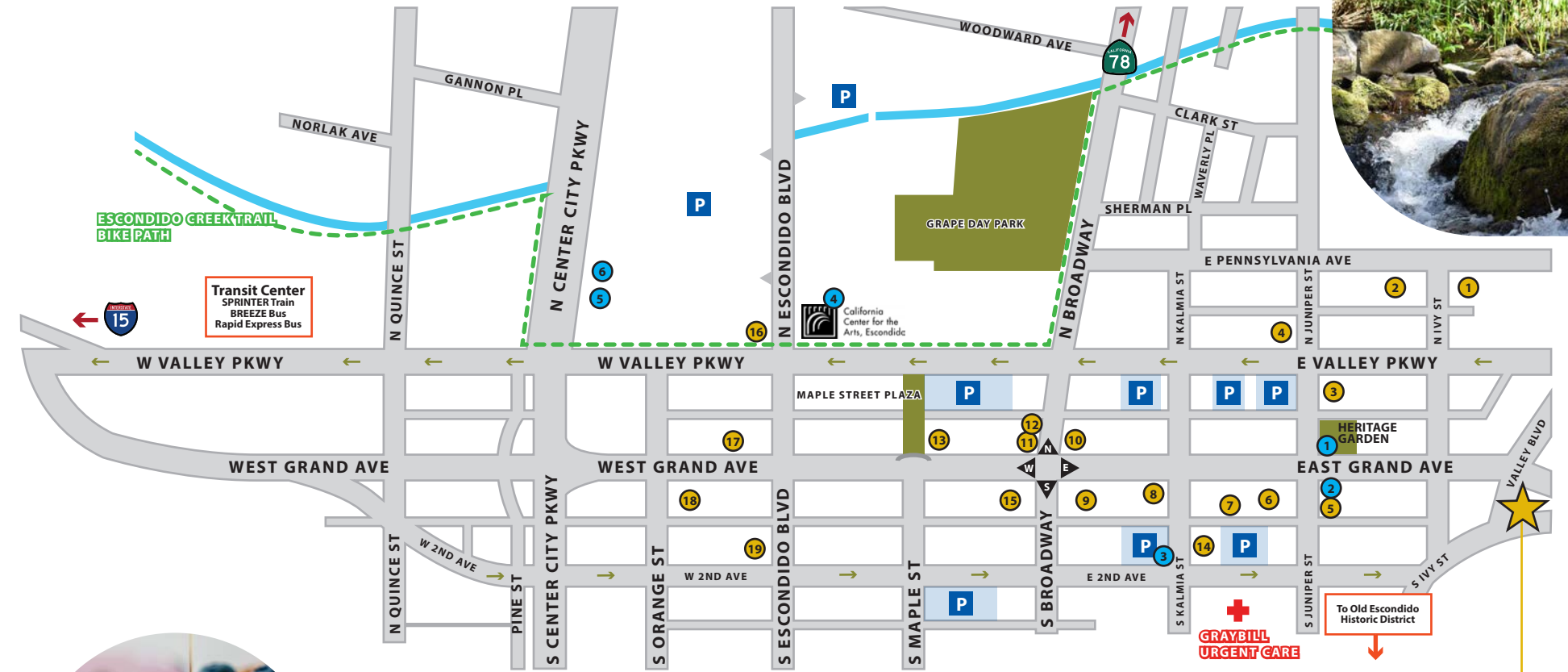
	1 MILE	3 MILES	5 MILES
POPULATION	32,570	140,998	189,743
AVG HOUSEHOLD INCOME	\$80,181	\$108,882	\$123,920
MEDIAN AGE	31.8	35.2	37.1
CONSUMER SPENDING	\$652.49 M	\$3.59 B	\$5.38 B



VEHICLES PER DAY
7,484
E. Valley Blvd Traffic Count



VEHICLES PER DAY
5,640
E. Grand Ave Traffic Count



RESTAURANTS / BARS

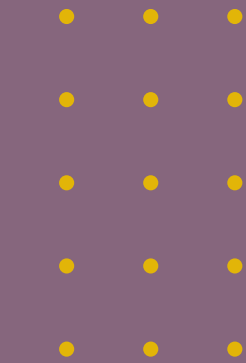
- 1 CHARLIE'S FAMILY RESTAURANT
- 2 JAMES COFFEE CO.
- 3 BEST PIZZA & BREW
- 4 KNO BEVERAGE HOUSE
- 5 MANZANITA
- 6 BURGER BENCH
- 7 MIKKO SUSHI
- 8 PLAN 9 ALEHOUSE
- 9 KETTLE COFFEE & TEA
- 10 O'SULLIVAN'S IRISH PUB
- 11 FILIPPIE'S
- 12 A DELIGHT OF FRANCE
- 13 SWAMI'S CAFE
- 14 ESCO GELATO
- 15 VINCENT'S
- 16 STARBUCKS
- 17 LA TAPALIA
- 18 BELLAMY'S
- 19 SUNNY SIDE KITCHEN



RETAIL / LEISURE

- 1 FARMERS MARKET
- 2 THE GRAND RITZ THEATER
- 3 ESCONDIDO PUBLIC LIBRARY
- 4 CALIFORNIA CENTER FOR THE ARTS, ESCONDIDO
- 5 REGAL CINEMAS
- 6 PETSMART / SMART & FINAL





ESCONDIDO

THINGS TO DO

Each year, we feature over 1,500 events—just in Escondido! From visual and performing arts to winery and brewery happenings, live music, theater, and family-friendly activities, plus more than 30 major annual events, there's always something happening!

ATTRACTIONS & THINGS TO DO

- SAN DIEGO ZOO SAFARI PARK
- STONE BREWING WORLD BISTRO AND GARDENS
- CALIFORNIA CENTER FOR THE ARTS, ESCONDIDO
- SAN DIEGO CHILDREN'S DISCOVERY MUSEUM
- QUEEN CALIFIA'S MAGICAL CIRCLE
- ESCONDIDO HISTORY CENTER & MUSEUM
- ECOVIVARIUM LIVING MUSEUM
- SAN DIEGO ARCHAEOLOGICAL CENTER
- THE RANCH AT BANDY CANYON
- LAKE HODGES BICYCLE PEDESTRIAN BRIDGE
- SIKES ADOBE HISTORIC FARMSTEAD
- TRAPEZE HIGH
- ESCAPE ROOMS
- SAN PASQUAL BATTLEFIELD HISTORIC PARK
- DEER PARK MONASTERY
- PALOMAR OBSERVATORY
- LLLREPTILE & SUPPLY CO

WINERIES & TASTING ROOMS

- | | |
|--|-------------------------------------|
| ALTIPIANO VINEYARD AND WINERY | HIGHLAND VALLEY VINEYARDS |
| BASTIAN'S VINEYARDS | HILL TOP WINERY |
| BELLE MARIE WINERY | HUNGRY HAWK VINEYARDS & WINERY |
| BERNARDO WINERY | KEYS CREEK WINERY |
| BK CELLARS URBAN WINERY & TASTING LOUNGE | OLD SURVEY VINEYARDS |
| CHEVAL WINERY | ORFILA VINEYARDS AND WINERY |
| CORDIANO WINERY | RANCHO GUEJITO VINEYARD |
| DEER PARK WINERY & AUTO MUSEUM | STEHLEON VINEYARDS |
| DOMAINE ARTEFACT | SPECKLE ROCK VINEYARDS |
| ESPINOSA VINEYARDS | TRIPLE B RANCHES |
| FORGOTTEN BARREL | ZXQ WINERY |
| | SIP WINE & BEER HOLIDAY WINE CELLAR |

ARTS, MUSEUMS & CULTURE

- | | |
|-----------------------------------|--|
| A SHIP IN THE WOODS | JOE'S GLASS SHACK |
| ART TRADITION GALLERY | QUEEN CALIFIA'S MAGICAL CIRCLE |
| CALIFORNIA CENTER FOR THE ARTS | SAN DIEGO ARCHAEOLOGICAL CENTER |
| DISTINCTION GALLERY / ARTHATCH | CHILDREN'S DISCOVERY MUSEUM |
| ECOVIVARIUM LIVING MUSEUM | STONE & GLASS STUDIO & GALLERY |
| ESCONDIDO ART ASSOCIATION | THE PHOTOGRAPHER'S EYE |
| ESCONDIDO ARTS PARTNERSHIP | THE CENTRE: STEPHEN FISHWICK'S FINE ART COLLECTION |
| ESCONDIDO HISTORY CENTER & MUSEUM | |

GOLF COURSES

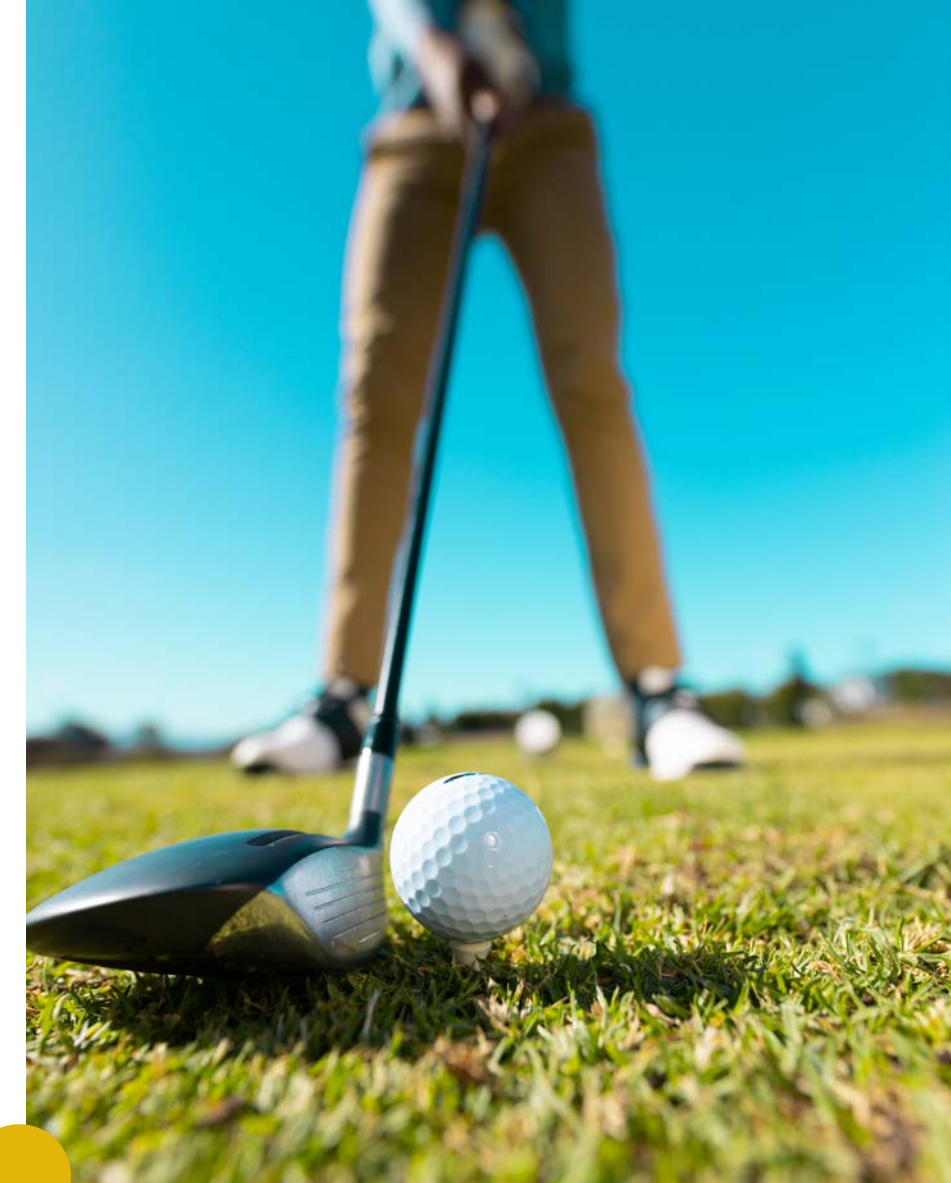
- BOULDER OAKS GOLF CLUB
- CASTLE CREEK COUNTRY CLUB, GOLF COURSE
- EAGLE CREST GOLF CLUB
- KIT CARSON PARK - DISC GOLF COURSE
- REIDY CREEK GOLF & FOOT COURSES
- THE VINEYARD AT ESCONDIDO GOLF COURSE
- WELK RESORT - GOLF & FOOT GOLF COURSES

DOWNTOWN SHOPS

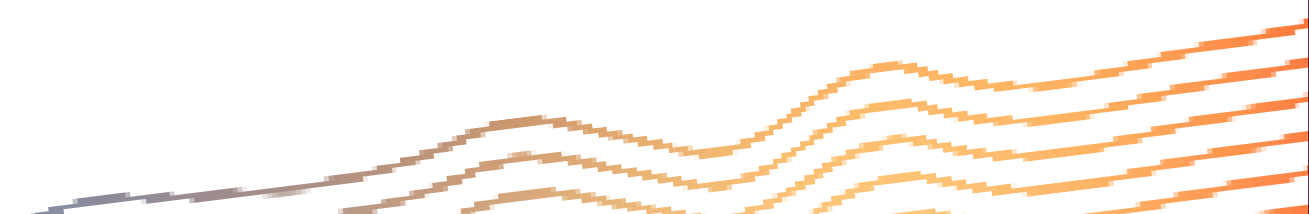
- BOOK MARK – THE PAPERBACK EXCHANGE
- ESCONDIDO ANTIQUE MALL
- ESCONDIDO COIN & LOAN
- LAUREL GLEN
- OFF THE GRID
- SASSYGEE BOUTIQUE
- SIMPLY ADINA FLORA, DECOR & GIFTS
- SOMETHING OLD SOMETHING NEW BRIDAL
- THE LIFE – STREETLIFE BRAND
- URBAN BARN
- FARMERS' MARKET

CRAFT BREWERIES & TASTNG ROOMS

- BARREL REPUBLIC
- BURGEON BEER
- JACKED UP BREWERY
- LITTLE MISS BREWING
- PLAN 9 ALEHOUSE
- STONE BREWING WORLD BISTRO & GARDENS
- BLACK PLAGUE PURGATORY LOUNGE



Escondido, something for everyone.



For Lease Restaurant / Retail

Ground Floor Cafe/Retail ±1,282 SF

Rooftop Restaurant ±4,637 SF (2 Levels)

FOR MORE INFORMATION

Pasquale Ioele
pasquale@upgsocal.com
Lic No 01488187

Ashley Tiefel
ashley@upgsocal.com
Lic No 01984741

Andrew Shemirani
andrew@upgsocal.com
Lic No 02038814



upgsocal.com
858 874 1989

AVAILABLE NOW

