

FOR LEASE

101 E GRAND AVE, ESCONDIDO, CA 92025



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PROPERTY SUMMARY

GRAND AVENUE VISION PROJECT: BRINGING
NEW LIFE TO DOWNTOWN ESCONDIDO

PROPERTY SUMMARY

PROPERTY TYPE	Retail, Office
GLA	±11,00 SF
NUMBER OF FLOORS	2
TYPICAL FLOOR	±5,500 SF
CLASS	C
YEAR BUILT	1930
YEAR RENOVATED	2022
ZONING	<u>S-P</u>
APN	233-081-01



THE PROPERTY

101 E Grand Ave offers **±6,500 SF** of ground-floor **storefront retail/office space (divisible into two spaces)** in an iconic, high-visibility corner building in **historic Downtown Escondido**. The space features an open front showroom, a rear area suited for office/storage, strong window lines along Grand Ave & Broadway, plus bonus mezzanine space.

Schedule a tour. *Contact advisor for more details.*

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LEASE SUMMARY

LOCATION	Downtown Escondido, CA	LEASE RATE	Contact Advisor
TENANCY	Multiple	FRONTAGE	50' on E Grand Ave
SIGNAGE	Yes	PARKING	Street Parking

PROPERTY HIGHLIGHTS

- Flexible leasing options — **divisible into two spaces** to fit a range of users
- High-visibility corner location in historic Downtown Escondido
- Strong window line and storefront exposure along Grand Ave & Broadway
- Open front showroom layout with rear area ideal for office/storage
- Bonus mezzanine space for additional work or storage use
- Walkable to restaurants, breweries, shops, and daily services in the downtown core
- Convenient access to regional routes and nearby transit connections (Sprinter/Transit Center nearby)
- ±6,500 SF ground-floor retail/office space (divisible)

PROPERTY SUMMARY

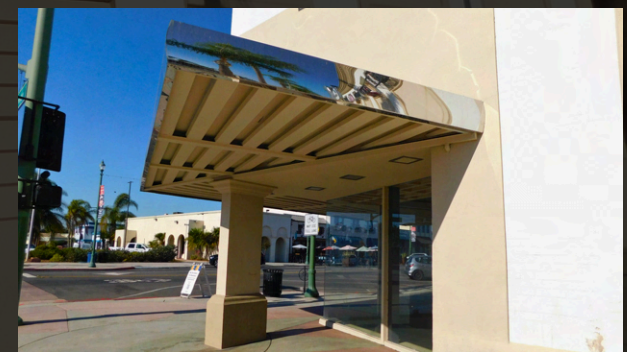
GRAND AVENUE VISION PROJECT: BRINGING
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SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
101	6,500 SF (Divisible)	Retail, Office	Contact Advisor



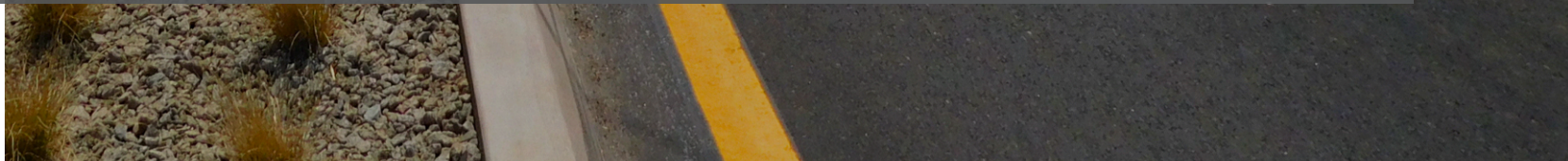
PROPERTY IMAGES



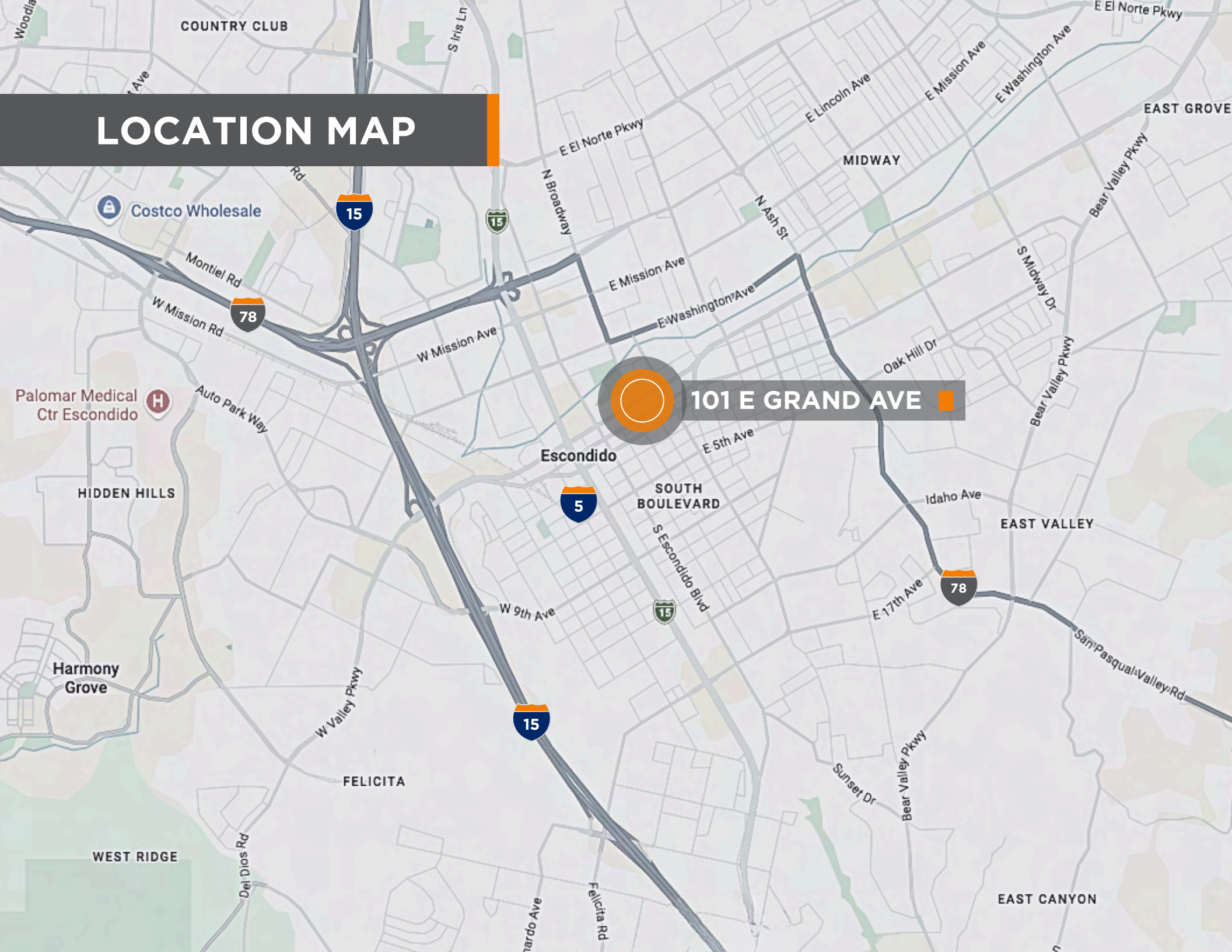
LOCATION SUMMARY



101 E Grand Ave is located in a highly visible corner in historic **Downtown Escondido**, placing tenants in the center of the city's walkable retail and dining district. The property benefits from strong pedestrian activity, nearby parking options, and immediate proximity to the area's restaurants, breweries, coffee shops, and daily-service businesses that drive consistent foot traffic. Its central downtown location also provides convenient access to regional routes and transit connections, making it easy for customers and employees to reach from across North County. This is an ideal setting for **retail, showroom, boutique service, or creative office users** seeking visibility and an established neighborhood draw. It's also convenient to regional transit, with the **Escondido Transit Center (Sprinter)** approximately **0.8 miles** away.



LOCATION MAP



101 E GRAND AVE

COUNTRY CLUB

Costco Wholesale



Palomar Medical Ctr Escondido

HIDDEN HILLS

Harmony Grove

WEST RIDGE

Escondido

SOUTH BOULEVARD

MIDWAY

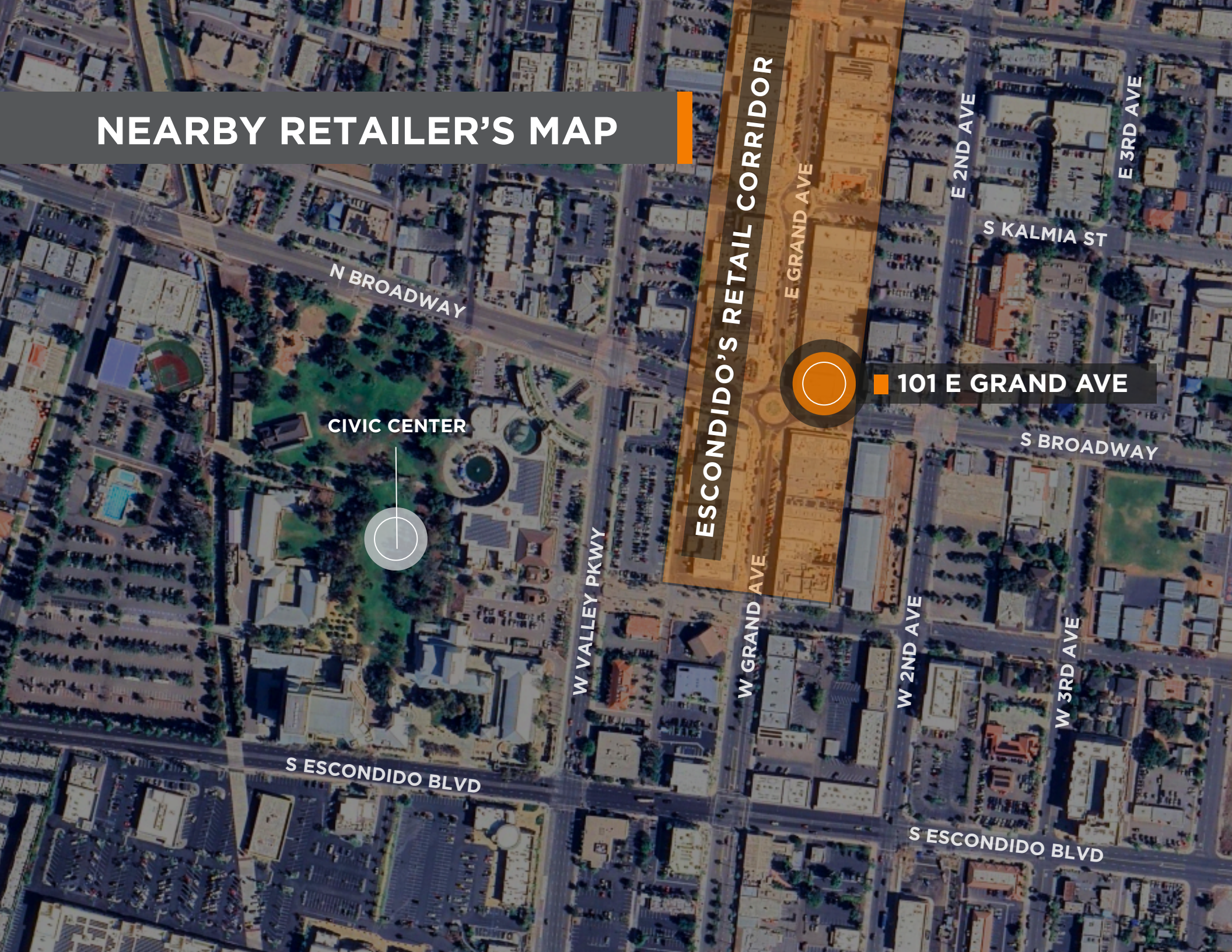
EAST VALLEY

FELICITA

EAST CANYON

EAST GROVE

NEARBY RETAILER'S MAP



ESCONDIDO'S RETAIL CORRIDOR

E GRAND AVE

E 2ND AVE

E 3RD AVE

S KALMIA ST

N BROADWAY

CIVIC CENTER

101 E GRAND AVE

S BROADWAY

W VALLEY PKWY

W GRAND AVE

W 2ND AVE

W 3RD AVE

S ESCONDIDO BLVD

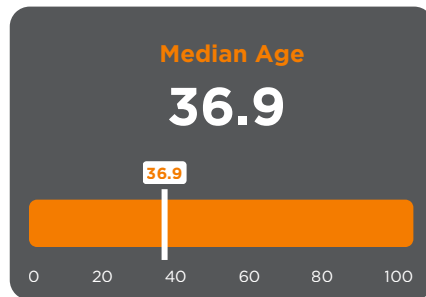
S ESCONDIDO BLVD

DEMOGRAPHICS

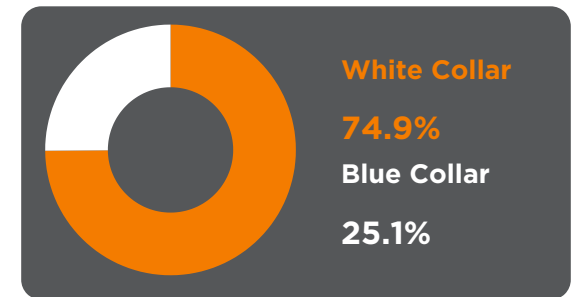
DOWNTOWN ESCONDIDO, CA

Within a **1-mile radius** of **101 E Grand Ave**, the trade area supports 29,770 residents, 8,759 households, and 18,221 daytime employees, creating a strong built-in customer and workforce base for retail, service, and office users. With a **median age** of **33.6** and **median household income** of **\$60,562**, Downtown Escondido is well-positioned for daily-use concepts, boutique retail, and client-facing professional services that benefit from steady foot traffic and nearby employment density.

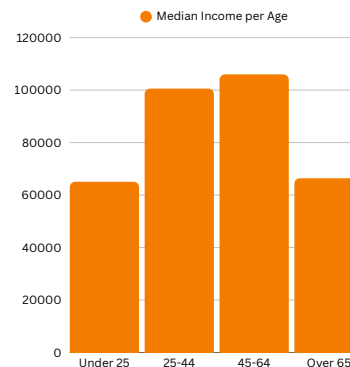
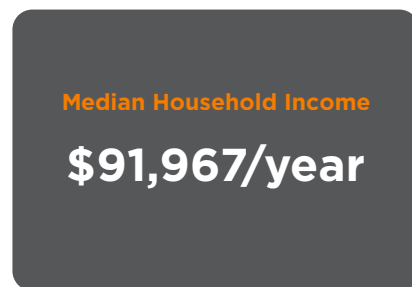
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



EMPLOYMENT



DISCLAIMER

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No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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