

# 2,250 SF RETAIL BUILDING AVAILABLE FOR LEASE

129 E Grand Avenue · Escondido, CA



## SITE DESCRIPTION

**SVN VANGUARD** is pleased to present a 2,250 SF retail building with back patio in the heart of Downtown Escondido. Great spot for a restaurant or brewery with tenant improvements available for the right tenant.

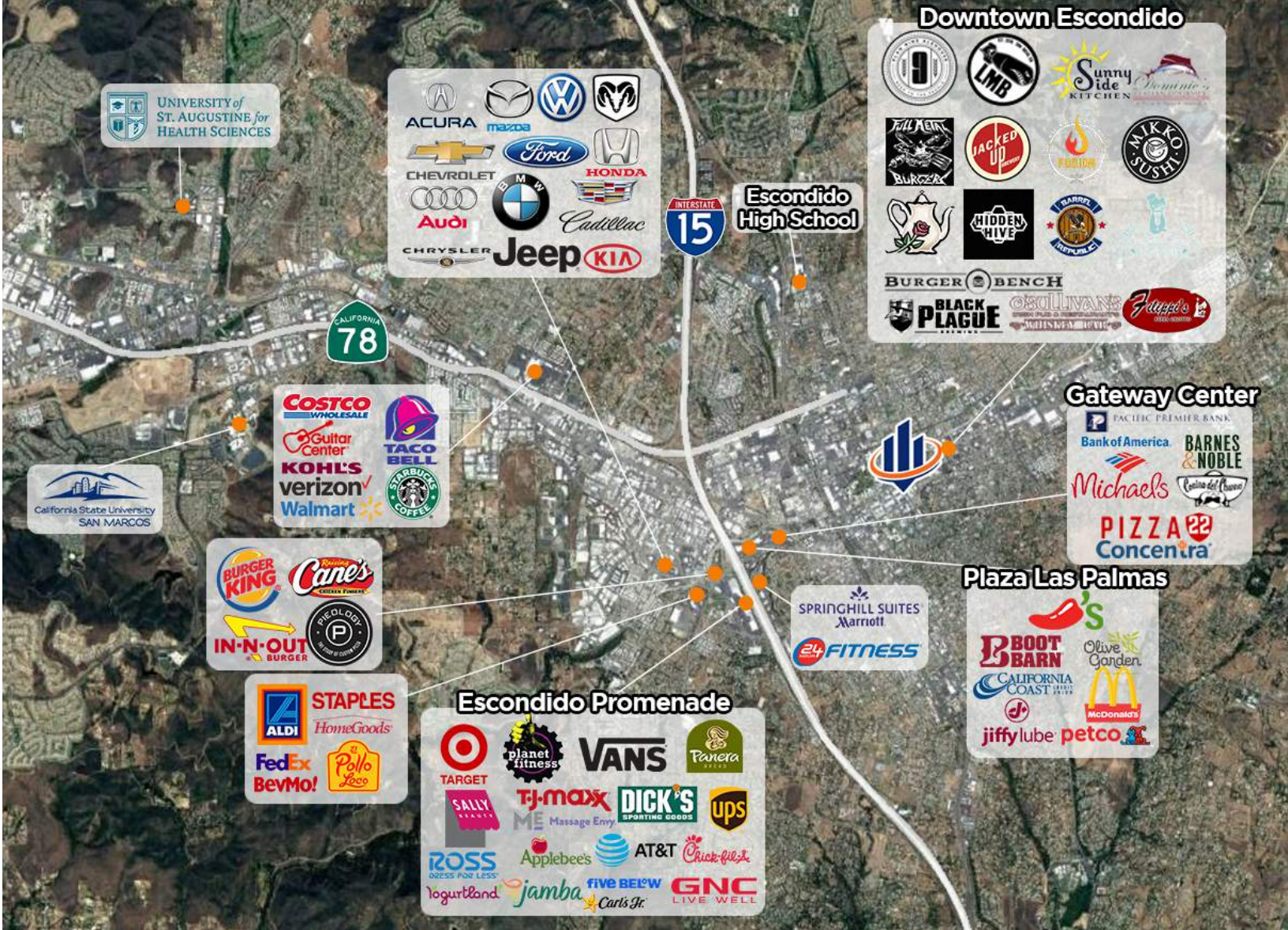
## PROPERTY HIGHLIGHTS

- Great location in close proximity to CA-78 & I-15
- Large storefront windows providing excellent visibility
- High ceilings
- Patio space available

## LEASING CONTACT

**NICOLE ASTORGA**  
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CaDRE #01970401





**DEMOGRAPHS : POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,169	5,424	29,026
<b>AVERAGE AGE</b>	30.4	33.1	31.9
<b>AVERAGE AGE (MALE)</b>	29.1	30.2	30.3
<b>AVERAGE AGE (FEMALE)</b>	31.4	34.2	33.1

**HOUSEHOLD DATA**

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	477	1,924	9,333
<b># OF PERSONS PER HH</b>	2.5	2.8	3.1
<b>AVERAGE HOUSE VALUE</b>	\$425,043	\$428,985	\$394,617

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