

**FOR SALE OPPORTUNITY ZONE**  
**RETAIL/OFFICE | ±8,500 SF**  
254 EAST GRAND AVENUE, ESCONDIDO, CA 92025



**This property is located in downtown Escondido near art galleries, restaurants and banks.** Features include an all glass frontage facing Grand Avenue, pass-thru building to large rear parking lot in the heart of Escondido Historic District, which features unique shops, restaurants, beauty salons, gyms, museums and galleries, and public transportation close by.

Every Tuesday afternoon East Grand Avenue is home to a year round Farmers Market and Cruisin' Grand every Friday evening April - September. Two times a year The Escondido Grand Avenue Festival is held during the months of May and October on Grand Avenue between Centre City and Juniper. The festival is sponsored by the Escondido Chamber of Commerce and the Downtown Business Association. Festival features live entertainment, over 400 booths, Arts/Crafts, International foods, providing fun for the whole family!

**FOR MORE INFORMATION CALL:**

Michael Golden  
mgolden@lee-associates.com  
D 760.448.2447

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.

**FEATURES**

- 8,500 sf
- 6,716 sf lot (.15 ac)
- Two-story building
- Fully leased
- Street parking and municipal parking in the rear
- New roof and solar panels installed
- Opportunity to build units on top of property

• **Asking: \$1,800,000**

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**SHOPPING, DINING, AND ENTERTAINMENT**



Old Escondido Historic Downtown is centrally located with multiple shops, restaurants, beauty salons, gyms, museums, and galleries.

Farmers Market downtown every Tuesday afternoon year 'round and

Cruisin' Grand every Friday evening April - September

Within walking distance of the California Center for the Arts and multiple small live theaters

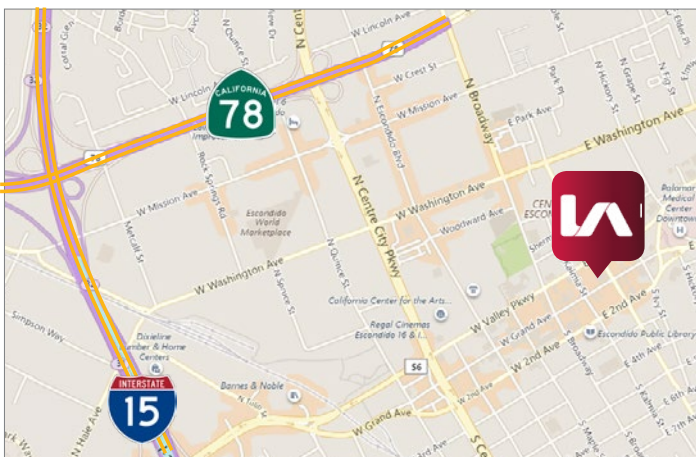
Regal Cinemas is also within walking distance, featuring 12 screens

**LOCAL EVENTS (Grand Ave & Grape Day Park)**

- Cruisin Grand - APR thru. SEP 5-9 p.m. • 3,000-10,000 people
- Grand Avenue Festival - 2x/year MAY & OCT • 3,000-10,000 people
- Chocolate Festival - FEB • 300-500 people
- Grape Day Festival - SEP / OCT • 1,000-3,000 people
- Tamale Festival - NOV • 1,000-3,000 people
- Independence Day Celebration - JUL • 10,000 people

**TRANSPORTATION**

- Access by 78 and 15 Freeways with multiple on and off-ramps
- Transit Center with Sprinter Train to coast and AmTrak station - 1.3 miles west
- Carlsbad Airport - 12 miles west
- San Diego, Lindbergh Field - 30 miles southwest
- Bus lines nearby



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**DEMOGRAPHICS & TRAFFIC COUNTS**

\*Costar Demographic Report 2019

**TRAFFIC**

E. Grand Ave @ S Juniper St: ± 15,100 Average Daily Volume  
 S. Juniper St @ E. Grand Ave: ± 8,000 Average Daily Volume

DEMOGRAPHICS*	1 Mile	3 Miles	5 Miles
POPULATION	33,407	151,539	205,810
CONSUMER SPENDING	\$207,467	\$1,270,924	\$1,879,074
AVERAGE HH INCOME	\$60,952	\$81,557	\$91,196
AVERAGE AGE	29.7	34.4	35.8

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