

TWO (2) 7,000 SF PARCELS IN OPPORTUNITY ZONE



FOR SALE/LEASE

224-228
E. Grand Avenue
ESCONDIDO, CA 92025

**PROPOSED UP TO 44 UNITS
GREAT LOCATION FOR A FOOD HALL**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Michael Golden
760.448.2447
mgolden@lee-associates.com
DRE Lic#: 01359892

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.

1900 Wright Place, Suite 200 Carlsbad, CA 92008 P: 760-929-9700 F: 760-929-9977 www.lee-associates.com



OPPORTUNITY ZONE

DOWNTOWN ESCONDIDO RETAIL & CREATIVE

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

Total Lot Size: 14,000 square feet
two (2) lots: 7,000 square feet each

Building Size: 13,500 square feet (divided 7,000 SF & 6,500 SF)

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)

Asking: **\$1,499,999 for each parcel**

Lease Rate: **Contact Broker**



property features

- 140 SF frontage
- Loading dock in the back
- Two Municipal parking lots behind the property.
- **Two parcels can be sold separately (approximately 7,000 SF)**

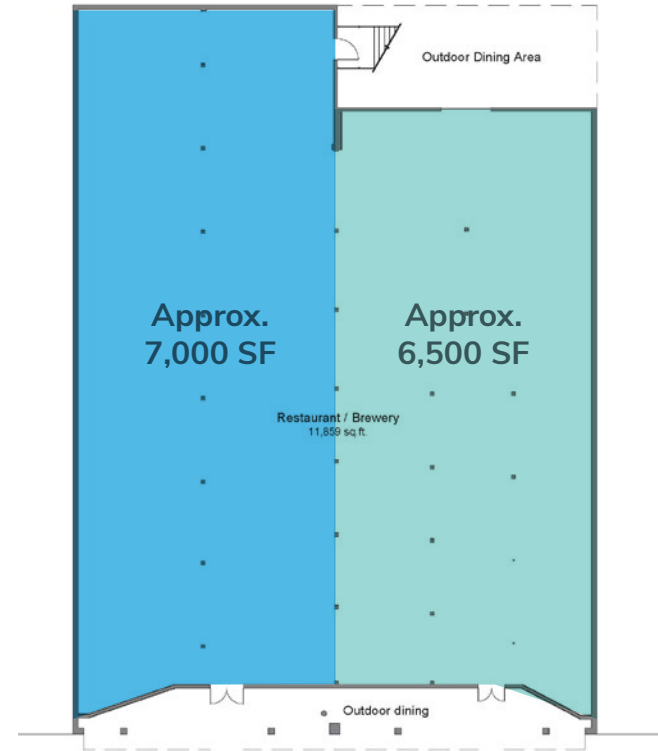
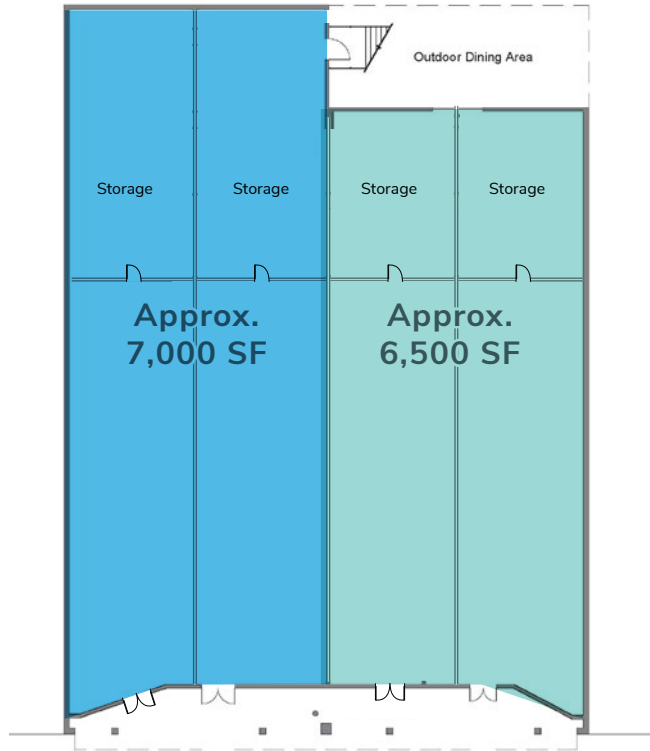


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CREATIVE RETAIL V1

- 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

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!

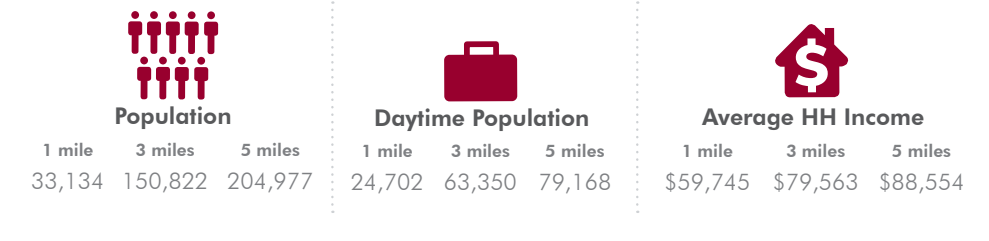


BREWERIES AND RESTAURANTS

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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LOCATION MAP

