



DOWNTOWN ESCONDIDO

E Grand Ave
336-340
Escondido

Restaurant/Retail
FOR LEASE



ALAIN PEREZ

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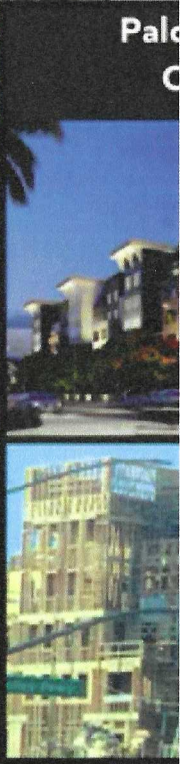
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DRE# 01343468



**COLDWELL BANKER
COMMERCIAL**



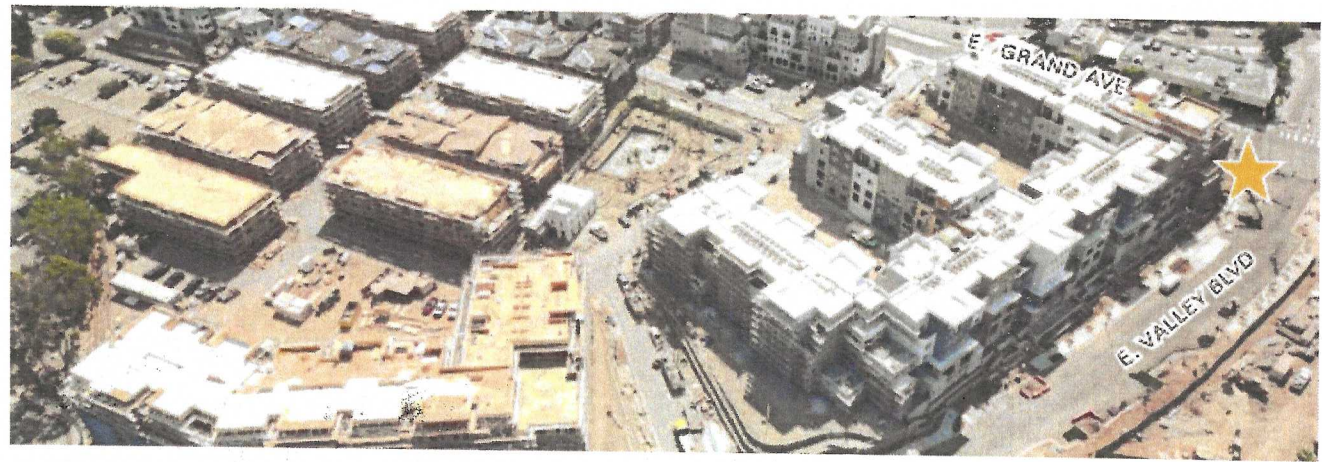




SITE

**NEW
PALOMAR
HEIGHTS
550
RESIDENCE**

Palomar Heights
will become the top
choice for those
seeking proximity
to the lively
downtown shops,
restaurants, and
bars.



CALIFORNIA CENTER
FOR THE ARTS



STONE BREWING -
BISTRO & GARDENS



SAN DIEGO ZOO
SAFARI PARK

Palomar Heights is an upcoming 510-home, 13.8-acre urban infill development in Escondido, California. The project will include 162 townhomes, 258 market-rate apartments, 90 senior apartments, and over 6,000 square feet of retail space.

Designed to shape the future of Downtown Escondido, Palomar Heights will stand out in an area with limited new developments. The community is tailored to appeal to a broad mix of residents, including young professionals, growing families, and seniors. As the Grand Avenue transformation moves forward, Palomar Heights will become the ideal destination for those seeking easy access to downtown's vibrant shops, restaurants, and bars.



NEW
PALOMAR
HEIGHTS 550
RESIDENCE













Roundabouts, wider sidewalks underway on Escondido's Grand Avenue

Months-long construction presents challenges for merchants on once-busy street



A drone photo shows a roundabout under construction on Broadway and Grand Avenue and other work being conducted as part of Escondido's Grand Avenue Vision Project. (Meg McLaughlin / The San

DOWNTOWN ESCONDIDO

**336-340 E GRAND AVE
ESCONDIDO**

Community Highlights

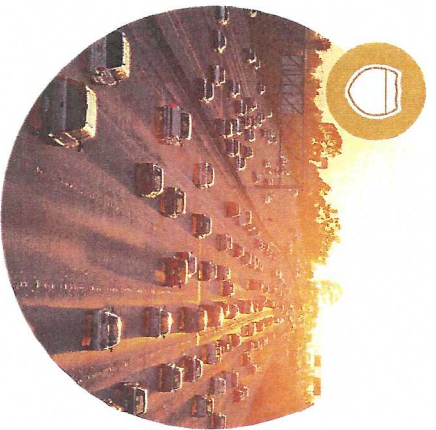
Escondido boasts a beautiful year-round climate and an abundance of attractions and experiences waiting to be explored! We're home to two of North County's top three destinations: the San Diego Zoo Safari Park and Stone Brewing World Bistro & Gardens, as well as the exceptional California Center for the Arts, offering performing arts, a museum, and a conference center.

With something for everyone, Escondido invites you to explore, experience, and enjoy all that it has to offer!



LOCATION

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



ACCESS

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



PARKING

STREET PARKING AVAILABLE



ON-SITE



EAT, SHOP, ENTERTAIN

A FEW SHORT BLOCKS AWAY FROM DOWNTOWN ESCONDIDO



BEACH

16 MILES TO CARLSBAD BEACH

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
- LLREPTILE & SUPPLY CO

WINERIES & TASTING ROOMS

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

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 & TASTING ROOMS

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

THINGS TO DO

Every year, Escondido hosts over 1,500 events! From visual and performing arts to winery and brewery events, live music, theater, and family-friendly activities, there's never a dull moment. With more than 30 major annual events, there's always something exciting going on!

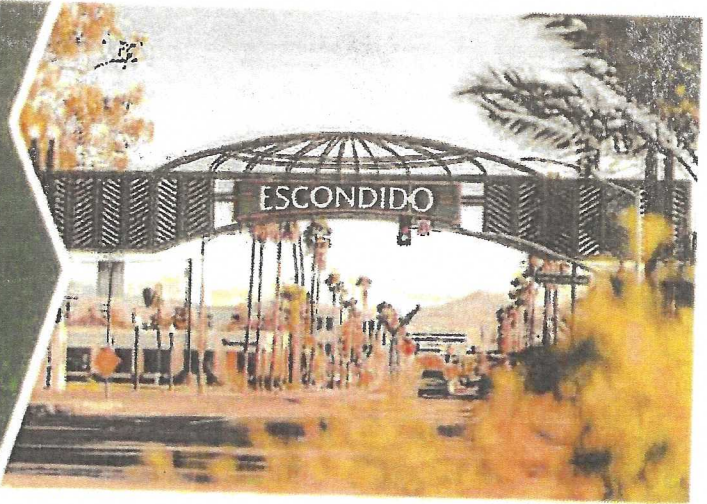
ARTS, MUSEUMS, & CULTURE

- A SHIP IN THE WOODS
- ART TRADITION GALLERY
- CALIFORNIA CENTER FOR THE ARTS
- DISTINCTION GALLERY / ARTHATCH
- ECOVIVARIUM LIVING MUSEUM
- ESCONDIDO ART ASSOCIATION
- ESCONDIDO ARTS PARTNERSHIP
- ESCONDIDO HISTORY CENTER & MUSEUM

- JOE'S GLASS SHACK
- QUEEN CALIFIA'S MAGICAL CIRCLE
- SAN DIEGO ARCHAEOLOGICAL CENTER
- CHILDREN'S DISCOVERY MUSEUM
- STONE & GLASS STUDIO & GALLERY
- THE PHOTOGRAPHER'S EYE
- THE CENTRE: STEPHEN FISHWICK'S FINE ART COLLECTION



The Downtown Escondido Makeover Continues: Grand Avenue



Get ready for exciting changes in Downtown Escondido! Phase II of the Grand Avenue Vision Project kicks off in September 2024.

Here's what you can expect:

Sidewalk widening on both sides of Grand Avenue from Maple Street to Juniper Street.

A traffic circle/roundabout at the Grand and Broadway intersection.

A traffic circle/roundabout at the Grand and Kalmia intersection.

New street lighting and string lighting between Kalmia and Juniper.

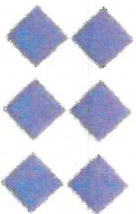


Business As Usual (Almost)!

Don't worry about missing out on your favorite downtown spots during construction – all business will be open throughout the Grand Avenue Vision Project.

Construction Schedule:

September 2024 — Spring 2025



The Grand Avenue Vision Project is all about creating a more vibrant and welcoming downtown for everyone.

Project updates will be provided regularly on the City's Grand Avenue Vision Website.



SCAN ME

ESCONDIDO
City of Choice



760-839-4822



www.escondido.gov

8:10



SAN DIEGO BUSINESS JOURNAL



Stone-Sapporo Wrapping Up \$20M Escondido Brewery Project

MANUFACTURING: Combination of Vertical & Horizontal
Application

BY DONALD BLOODWORTH - MAY 28, 2024

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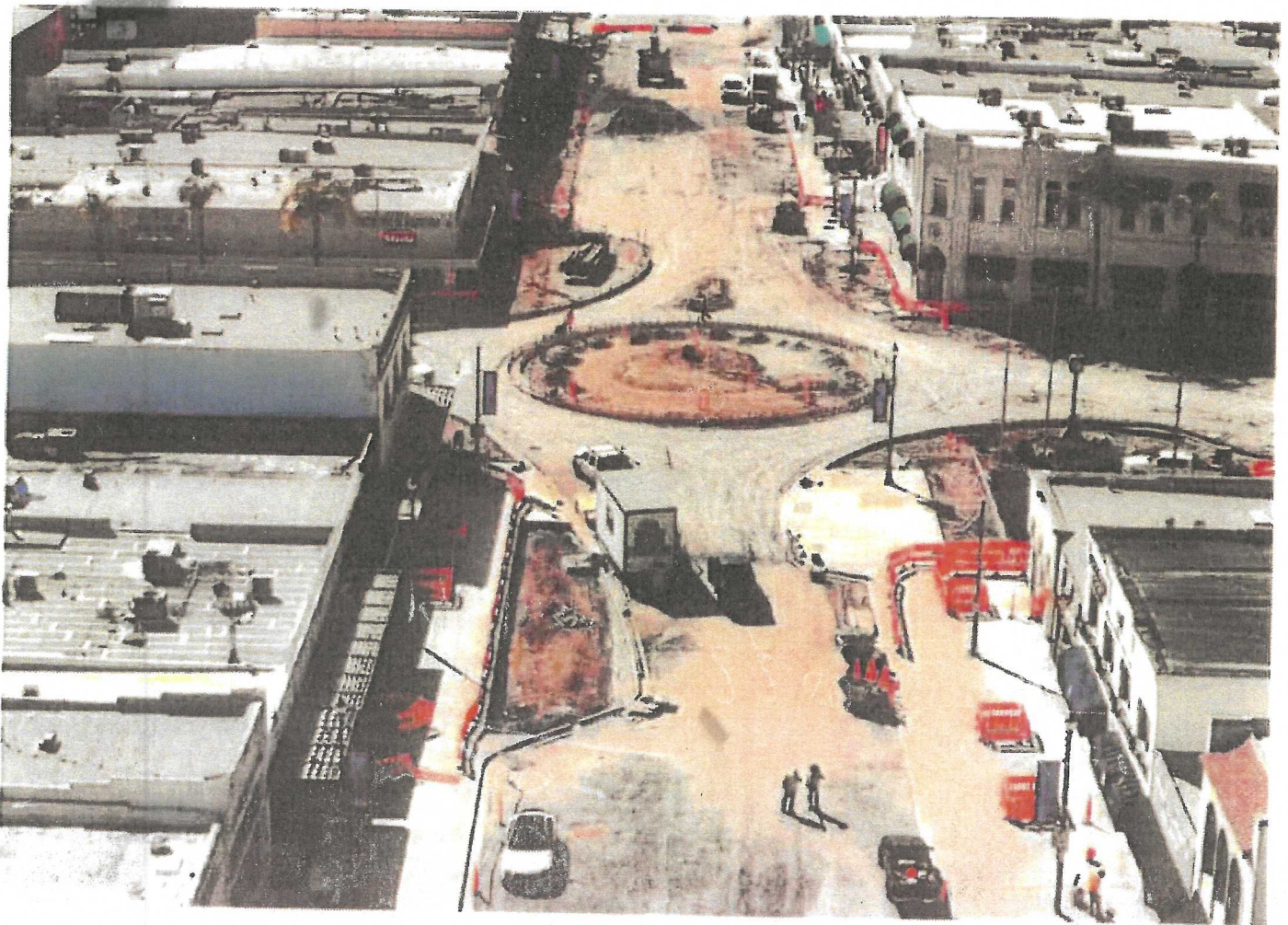
Sapporo will soon manufacture all beer for the U.S. market in the United States, thanks to its acquisition of Escondido-based Stone Brewing. Photo courtesy of Sapporo-Stone Brewing

ESCONDIDO - Two years following its acquisition by Sapporo, Sapporo-Stone Brewing is bulking up.

The combined company is on track to double the production capacity of its two plants - one in Escondido and a second in Richmond, Virginia - to 700,000 barrels a

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