

# *AVAILABLE FOR LEASE or SALE*

## Rare Downtown Escondido Freestanding Building



116 E Grand Ave.  
Escondido, CA 92029

*For more information, please contact:*

**CDC**  
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# Property Information

## 116 E Grand Ave., Escondido CA

**BUILDING AREA:** ± 3,000 SF Freestanding Building  
**LAND AREA:** ± 12,008 SF (0.34 AC)  
**PARKING:** ± 12 Parking Spots  
**YEAR BUILT:** 1979  
**ZONING:** [SPA 9: Downtown Specific Plan](#)  
[Historic Downtown District](#)

### ***GREAT RESTAURANT + PATIO CONVERSION OPPORTUNITY!!!***

Prime location on prominent corner location in the heart of Downtown Escondido

Great opportunity for restaurant or retail uses

RARE Dedicated Parking Lot

Incredible visibility from two major streets as well as pedestrian traffic



**SALE**

**\$1,595,000**

**LEASE**

**\$2.95 psf/mo + NNN**

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# Site Aerial



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# Aerial Map



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