

Escondido

800 WEST GRAND

Fully Equipped Brewery (Building A)

ABC license potentially available

Tap Room/Kitchen/Live Music Venue (Building B)

Retail Showroom/Fitness/Service (Building C)



800 West Grand Avenue | ESCONDIDO

CPP

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PROPERTIES



The Property

3 Freestanding Buildings: Prime Retail Showroom/Service Space
 Fully Equipped Brewery (Building A - 3,572 SF)
ABC license potentially available
 Tap Room/Kitchen/Live Music Venue (Building B - 3,240 SF)
 Retail Showroom/Fitness/Service (Building C: Suite 301 - 2,399 SF & Suite 302 - 3,289 SF)



Located at the 'entrance into Escondido' from I-15 Freeway

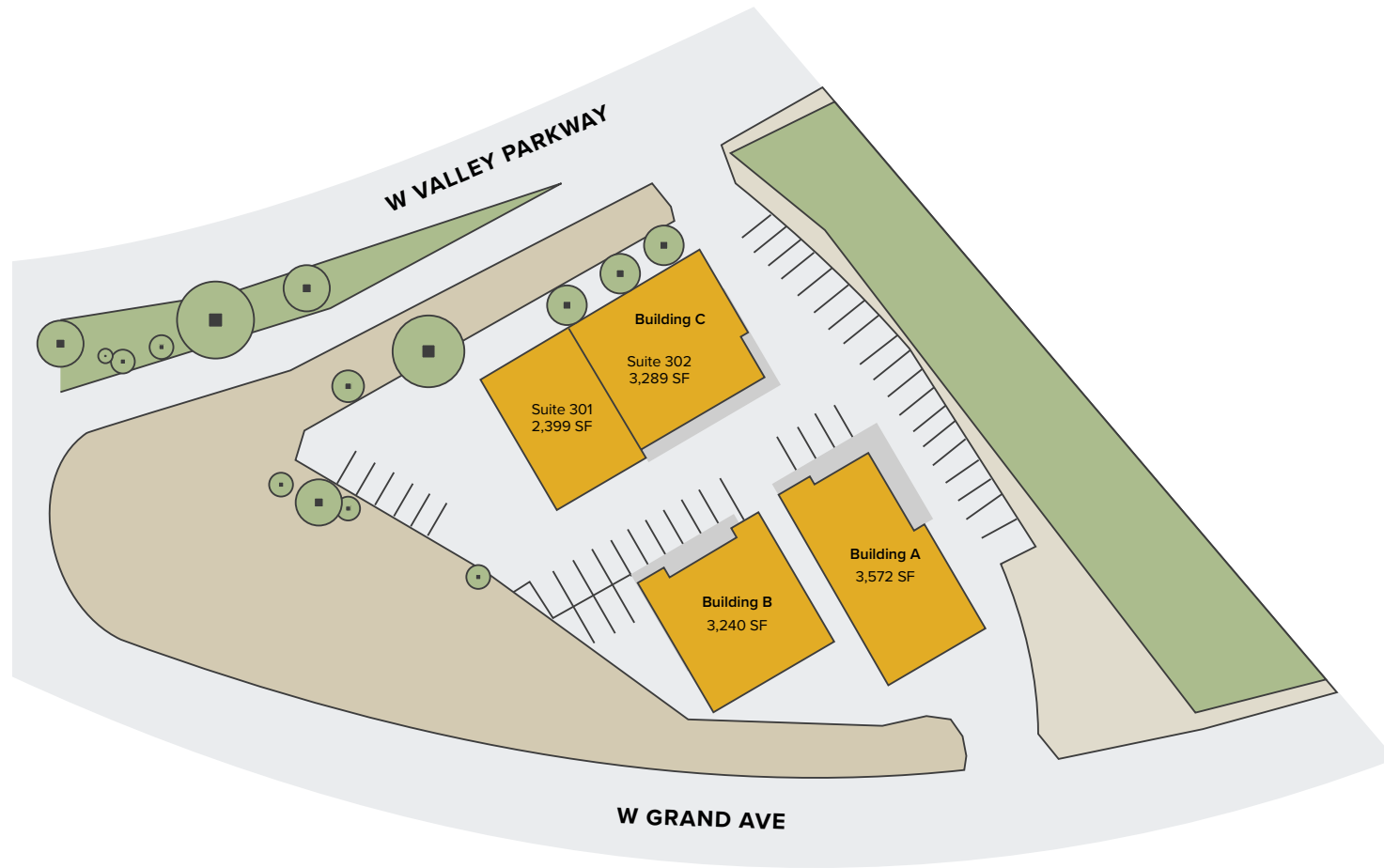


"Left Out" onto westbound West Valley Parkway Planned



Exterior Building Renovation Planned with Potential Addition of Parking

Site Plan



Building A – 3,572 sf brewery production space, fully equipped.
Building B – 3,240 sf tap room, light food prep kitchen & live music stage.
Building C – 2,399 - 5,688 SF prime retail showroom/fitness/service space.





The Location

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means “hidden” in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small town friendliness and big-city buzz.

Experience the resurgence of Grand Avenue, the centerpiece of Escondido’s quaint downtown. The city has already been working to transform the area into a more walkable community, with a number of apartments and condominium complexes that have opened in recent years and two residential developments on the horizon — one on each side of downtown.

DEMOS
5 mile radius



219,555
POPULATION



71,067
HOUSEHOLDS



\$75,522
MED. HH INCOME

Escondido

800 WEST GRAND



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800 WEST GRAND AVENUE | ESCONDIDO



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