

SALE

THE MARKET AT HIDDEN MEADOWS & THE SIDERYARD PUBLIC HOUSE

10326 Meadow Glen Way East Escondido, CA 92026



PROPERTY DESCRIPTION

****We kindly request that interested parties refrain from initiating discussions with staff members. Our team is dedicated to providing a seamless and discreet experience for all parties involved.****

Conveniently located in the heart of Hidden Meadows, this exceptional commercial property boasts two flourishing business opportunities along with the real estate: The fast-growing The Sideyard Public House (35% annual increase in each of past 2 years) along with The Market at Hidden Meadows (deli/market). Opportunity awaits an owner looking to either continue the legacy of this proven Hidden Meadows establishment or expand on the potential of this property by expanding on the current concept.

OFFERING SUMMARY

Sale Price:	\$4,800,000
Number of Units:	2
Lot Size:	18,313 SF
Building Size:	5,448 SF
NOI:	\$260,607.45
Cap Rate:	5.43%
Zoning:	C36-Commercial
APN:	186-620-59-00

Lisa Barr
858 218 5025
CA #01440336



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PROPERTY HIGHLIGHTS

- Comprehensive sale: 2 businesses and real estate
- 35% annual sales increase past 2 years
- Brand new \$275,000 professional kitchen
- .42 acres
- 3,248 sqft building
- 2,200 sqft outdoor space
- Established Market/Deli
- Burgeoning fast-casual Restaurant
- Type 21 and Type 41 liquor licenses
- Graded pad for potential drive-thru coffee container or similar
- Captive audience scenario neighborhood

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SALE PRICE

\$4,800,000

LOCATION INFORMATION

Building Name	The Market at Hidden Meadows & The Sideyard Public House
Street Address	10326 Meadow Glen Way East
City, State, Zip	Escondido, CA 92026
County	San Diego
Market	North San Diego County
Sub-market	North Escondido
Cross-Streets	Mountain Meadow Road

BUILDING INFORMATION

Building Size	5,448 SF
NOI	\$260,607.45
Cap Rate	5.43
Occupancy %	100%
Tenancy	Multiple
Number of Floors	1
Year Built	1987
Year Last Renovated	2022
Framing	Wood

PROPERTY INFORMATION

Property Type	Retail/Restaraunt
Property Subtype	Restaurant
Zoning	C36-Commercial
Lot Size	18,313 SF
APN #	186-620-59-00

PARKING & TRANSPORTATION

Number of Parking Spaces	21
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UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Restrooms	1

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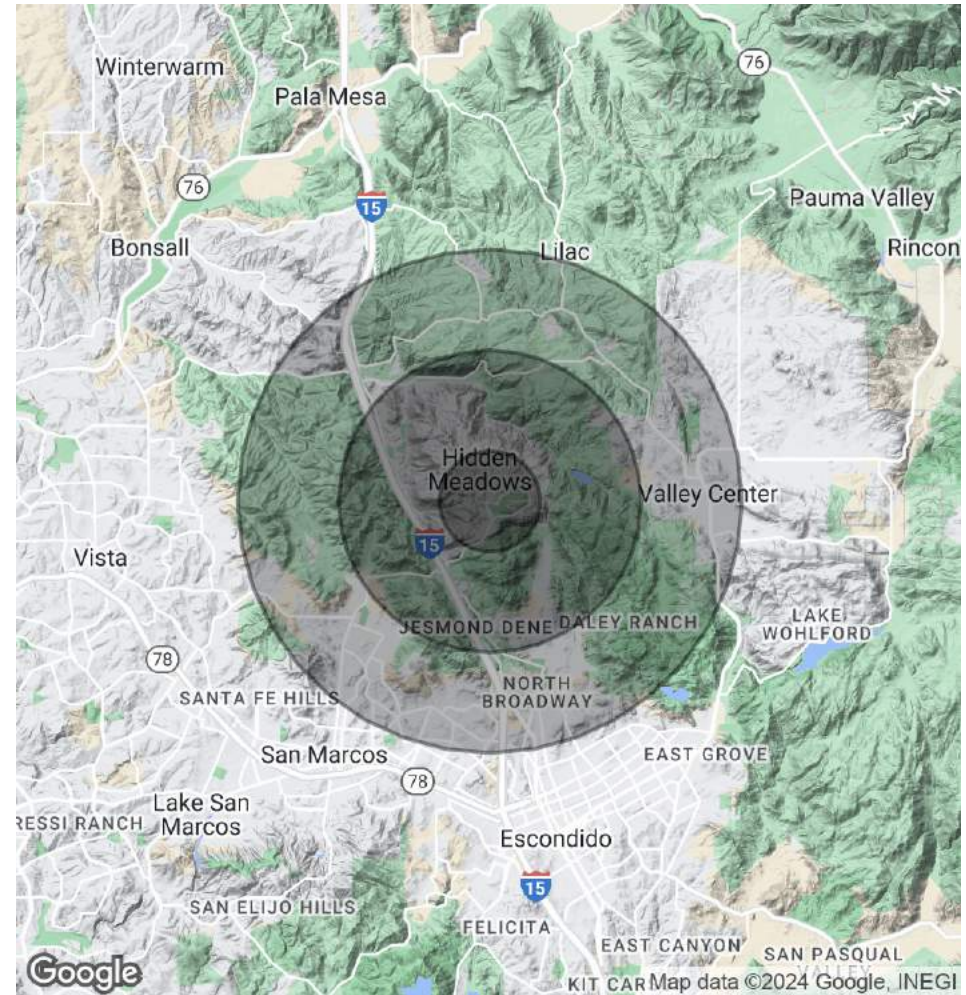
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,641	12,102	57,448
Average Age	50	48	44
Average Age (Male)	50	48	43
Average Age (Female)	50	48	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	631	4,484	20,032
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$157,938	\$152,830	\$144,591
Average House Value	\$1,054,084	\$967,307	\$883,541

Demographics data derived from AlphaMap



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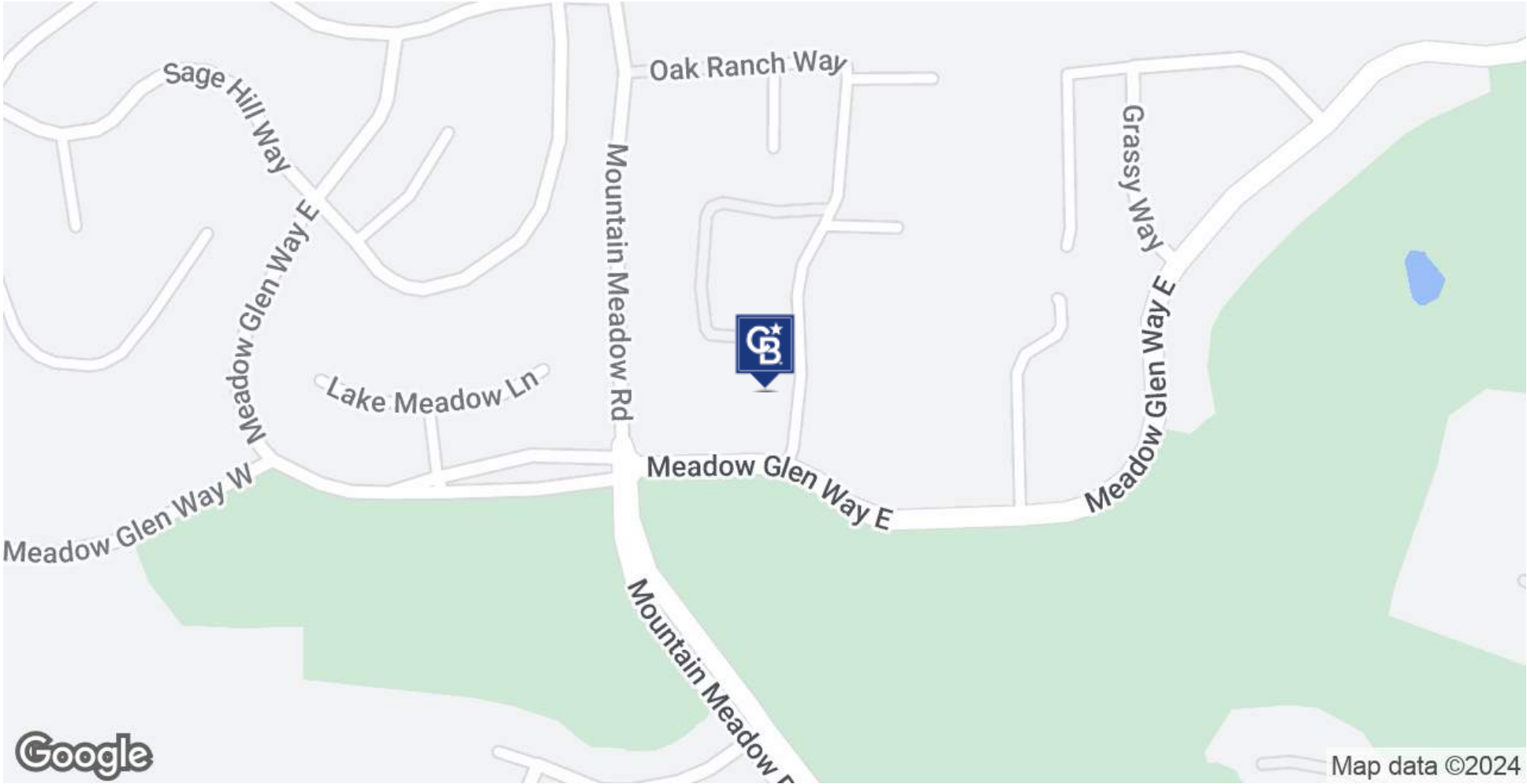


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