



**COLDWELL BANKER
COMMERCIAL**



Restaurant /Retail

**E Grand Ave
336-340
Escondido**

2ND GENERATION
RESTAURANT &
EVENT SPACE

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FOR SALE OR LEASE
FOR SALE OR LEASE

MIKE TAYLOR

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AVAILABLE



**COLDWELL BANKER
COMMERCIAL**

Unique

Restaurant & Event Space Opportunity in
Historic Downtown Escondido

- 336-340 E Grand is a unique opportunity of restaurant and event space resting in **the heart of downtown Escondido.**
- **Easily walkable** to nearby retailers, restaurants, and the Civic Center for Performing Arts
- The property is **located in the main corridor** of the Escondido walking promenade.
- The City of Escondido is in the process of executing on a plan that will **completely re-imagine the Downtown Escondido Cityscape** ie; parking, lighting, façade, renovations, and more
- This is a **rare opportunity to join a generational mix of tenants** and add to the unique retail offerings of Downtown Escondido

Restaurant/Retail FOR LEASE/FOR SALE



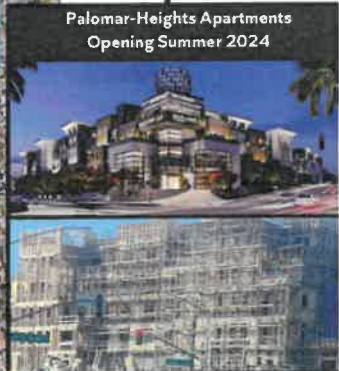
Suite 336
1,100 SF
Outdoor Patio

Suite 340
3,900 SF
1,100 SF Outdoor Patio

Downtown Escondido

THE NEIGHBORHOOD

- RESTAURANTS/BARS
- RETAIL/LEISURE
- SCHOOLS/TRANSIT
- IN DEVELOPMENT/ PROPOSED PROJECTS




Palomar-Heights Apartments
Opening Summer 2024

Historic Downtown Escondido is a vibrant community comprised of both local artisans and residents as well as tourists. The Downtown promenade area lends itself to one-of-a-kind dining, shopping, and leisurely activities. The City of Escondido is invested in re-imagining the historic community and modernizing it in a way that protects the history of one of North County San Diego's oldest towns. New lighting, abundant parking, and a City incentivized façade remodel program are just a few examples.

ESCONDIDO DEMOGRAPHICS

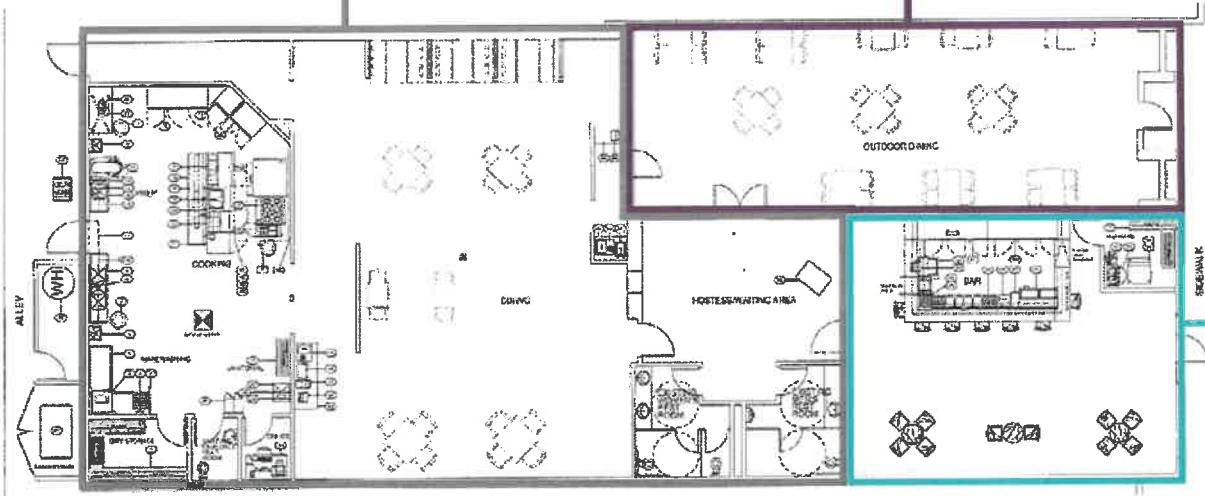
	1 MILE	3 MILES	5 MILES
POPULATION	32,570	140,958	189,748
AVG HOUSEHOLD INCOME	\$80,181	\$108,882	\$123,920
MEDIAN AGE	31.8	35.2	37.1
CONSUMER SPENDING	\$652.49M	\$3.59B	\$6.30B


 VEHICLES PER DAY
7,484
 E. VALLEY PKWY


 VEHICLES PER DAY
5,640
 E. GRAND AVE

SITE PLAN

**336-340
E Grand Ave**



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

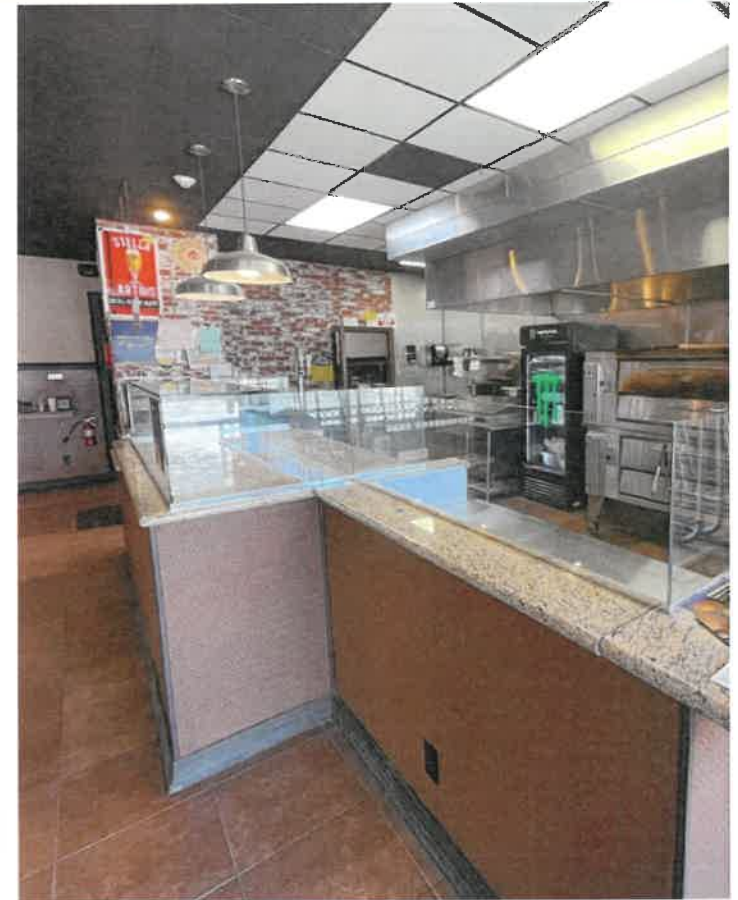
- ±3,925 SF event space with ±1,000 SF outdoor seating area
- Equipped with full kitchen, hood and grease trap
- Liquor license for sale
- Signage on Grand Avenue



RARE Owner User/Investment Opportunity



Outdoor Patio



- ±1,000 SF 2nd Generation Restaurant
- Equipped with hood and grease trap
- Signage on Grand Avenue

PALOMAR HEIGHTS

Opening Soon

WELCOME TO THE
Neighborhood



VIBRANT NEW HOUSING DEVELOPMENT UNDERWAY



CRUISING GRAND



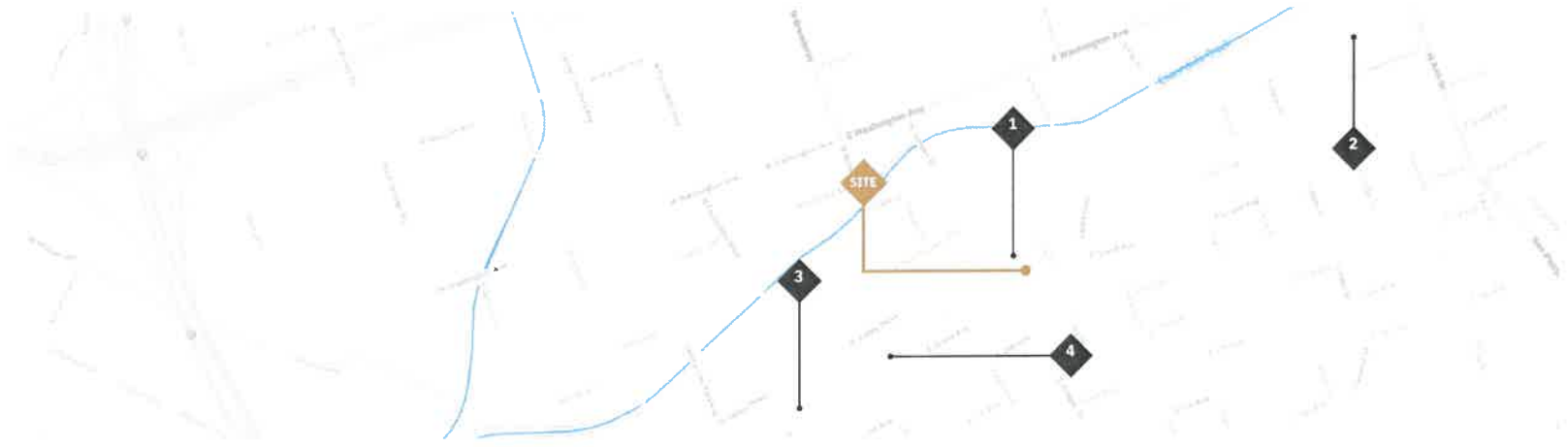
WEEKLY FARMER'S MARKET ANNUAL GRAND FESTIVAL



Palomar Heights is set to be a 510-home, 13.8-acre urban infill project in Escondido, California. This development will feature 162 townhomes, 258 market-rate apartments, 90 senior apartments, and over 6,000 square feet of retail space. Palomar Heights aims to define the character of Downtown Escondido, especially given the scarcity of new communities in the area. The project is designed to appeal to a diverse range of residents, including young professionals, growing families, and seniors. As plans for the Grand Avenue transformation progress in Escondido, Palomar Heights will emerge as the prime location for those wanting to be close to vibrant downtown shops, restaurants, and bars.

PROFILE OF

Sales Comps



Property Address	 336-340 E Grand Ave Escondido, CA 92025	 Escondido, CA 92025 311 E. ValleyPkwy,	 1071-1075 E Valley Pkwy Escondido, CA 92025	 340 W Grand Ave, Escondido, CA 92025	 130 W Grand Ave & 136 W Grand Ave, Escondido, CA 92025
Sale Date	On Market	8/5/2022	5/11/2022	9/28/2023	12/15/2023
Sale Price	2,500,000	\$1,470,000	\$975,000	\$2,000,000	\$1,800,000
Price/SF	\$507.61	\$612.50	\$1,072.61	\$505.05	\$464.16
GLA	4,925 SF	2,400 SF	909 SF	3,960 SF	3,878 SF