

AVAILABLE FOR LEASE or SALE

Rare Downtown Escondido Freestanding Building



116 E Grand Ave.
Escondido, CA 92029

For more information, please contact:

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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

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V3

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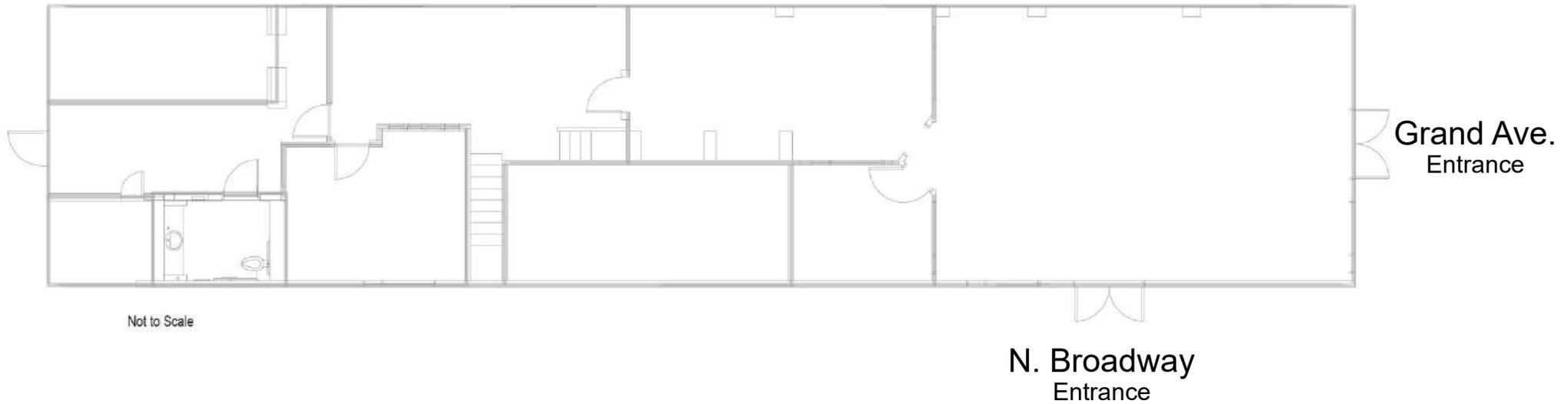
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Floor Plan



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Site Aerial



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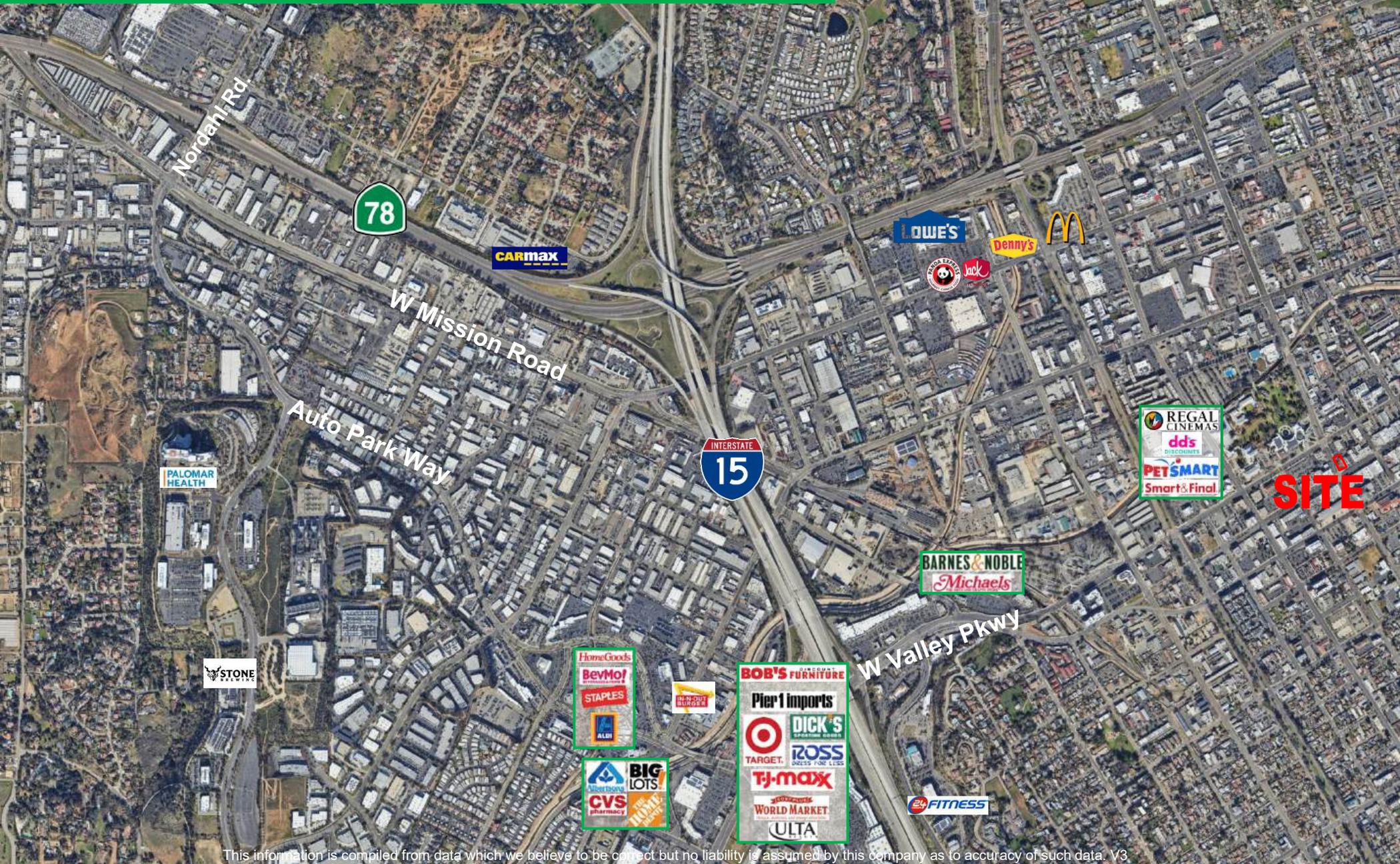
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Aerial Map



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