

ALEXANDER
AND ASSOCIATES

THE CIULLO GROUP

OFFERING MEMORANDUM

Escondido Italian Restaurant Opportunity

113 E Grand Avenue
Escondido, California



Approx. 3,400 SF



Offered at \$1,800,000

PRESENTED BY

ALEXANDER CIULLO
DRE #02012544

Pacific

Sotheby's
INTERNATIONAL REALTY



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Property Details

Investment Opportunity

Overview

01.

OFFERING SUMMARY

OFFERING HIGHLIGHTS



Fully remodeled approximately 3,400 SF restaurant property



Prime location along Downtown Escondido's active Grand Avenue corridor



Class B commercial building



Dining occupancy for approximately 99 guests



Vaulted ceilings and refined interior finishes



Luxury bar and gourmet full-service kitchen



Cold storage and overflow / mezzanine storage



Private office



Rear alley access for convenient deliveries



Strong opportunity for investor, owner-user, or restaurateur

02.

PROPERTY DESCRIPTION

Site Overview

Amenities

Operations

PROPERTY DESCRIPTION

113 E Grand Avenue is a fully remodeled, approximately 3,400-square-foot restaurant property positioned within the heart of Downtown Escondido. Currently operating as a popular Italian restaurant, the space offers a strong blend of guest-facing ambiance and back-of-house functionality.

The interior showcases vaulted ceilings, a luxury bar, a warm dining environment, and dining occupancy for approximately 99 guests. Operational features include a gourmet full-service kitchen, cold storage, overflow/mezzanine storage, a private office, and rear alley access for streamlined deliveries.

The asset presents a rare opportunity for an investor, owner-user, or restaurateur seeking a compelling presence along one of Escondido's most active dining corridors.



PROPERTY FEATURES



Vaulted Ceilings



Luxury Bar



Approx. 99-Guest Dining Occupancy



Gourmet Full-Service Kitchen



Cold Storage



Overflow / Mezzanine Storage



Private Office



Rear Alley Delivery Access



Fully Remodeled Interiors

OFFERING SUMMARY

Located in the heart of Downtown Escondido, 113 E Grand Avenue offers a rare opportunity to acquire a fully remodeled, approximately 3,400-square-foot restaurant property along one of the city's most active dining corridors. Currently home to a popular Italian restaurant, the property presents a compelling opportunity for an investor, owner-user, or restaurateur seeking a prime presence in the heart of the city.



PROPERTY DETAILS

Offering Price:	\$1,800,000
Building Size:	Approx. 3,400 SF
Property Type:	Restaurant / Commercial Building
Building Class:	Class B
Current Use:	Italian Restaurant
Location:	Downtown Escondido

“
Beautifully
appointed
restaurant
interiors
featuring a
warm dining
atmosphere,
a luxury bar,
and operational
kitchen
infrastructure.”



LOCATION OVERVIEW

113 E Grand Avenue is positioned in the heart of Downtown Escondido along an active stretch of Grand Avenue. Surrounded by a dynamic mix of restaurants, retail, entertainment, and local services, the property benefits from strong visibility, consistent foot traffic, and convenient access to area amenities. The vibrant streetscape and walkable environment make this a highly desirable location for dining and retail users alike.



REAR ALLEY ACCESS
supports convenient
deliveries and restaurant
operations.



ACTIVE DOWNTOWN SETTING

Located along a prime corridor of Grand Avenue, the property is surrounded by popular restaurants, neighborhood retailers, entertainment venues, and professional services that drive steady activity throughout the day.



REAR ACCESS & FUNCTIONALITY

The property features rear alley access, providing a practical advantage for deliveries, trash removal, and back-of-house operations—ideal for restaurant use and day-to-day efficiency.

For additional information
please contact

FOR ADDITIONAL INFORMATION
PLEASE CONTACT:

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