

# 143-145

# FOR SALE

WEST GRAND AVENUE  
ESCONDIDO, CA 92025



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 **INFINITY**  
INVESTMENT PROPERTIES

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# THE OPPORTUNITY



## First Floor Tenancy:

- **Grand Tea Room**
  - A cozy, vintage-style tea salon with full restaurant improvements and gift shop that offers a traditional afternoon tea experience with a wide selection of teas and elegant treats
- **CoLabCrafts**
  - A creative studio and shop where local artists offer hands-on craft classes and handmade goods

## Second Floor Opportunity:

- **Approved Building Permits for Four (4) 2BD/1BA Residential Units Can be Delivered upon Close of Escrow**
  - Currently Vacant & Down to the Studs
  - Zoned S-P (Specific Plan Zoning)
    - [Information on S-P Zoning Code](#)
  - Condominium Conversion Option
  - Economic Opportunity Zone
    - [Information about EO Zone](#)



# PROPERTY DESCRIPTION

\$2,395,000  
Sale Price

± 8,000 SF  
Building Size

± 7,092 SF  
Lot Size

6  
Parking Spaces

1<sup>st</sup> Floor  
1 Retail & 1 Restaurant Space

2nd Floor  
Vacant & Ready to be  
Converted to 4+ Units

S-P  
Zoning Code

233-062-02-00  
APN

Opportunity Zone



# RENT ROLL

## AVAILABLE UPON REQUEST





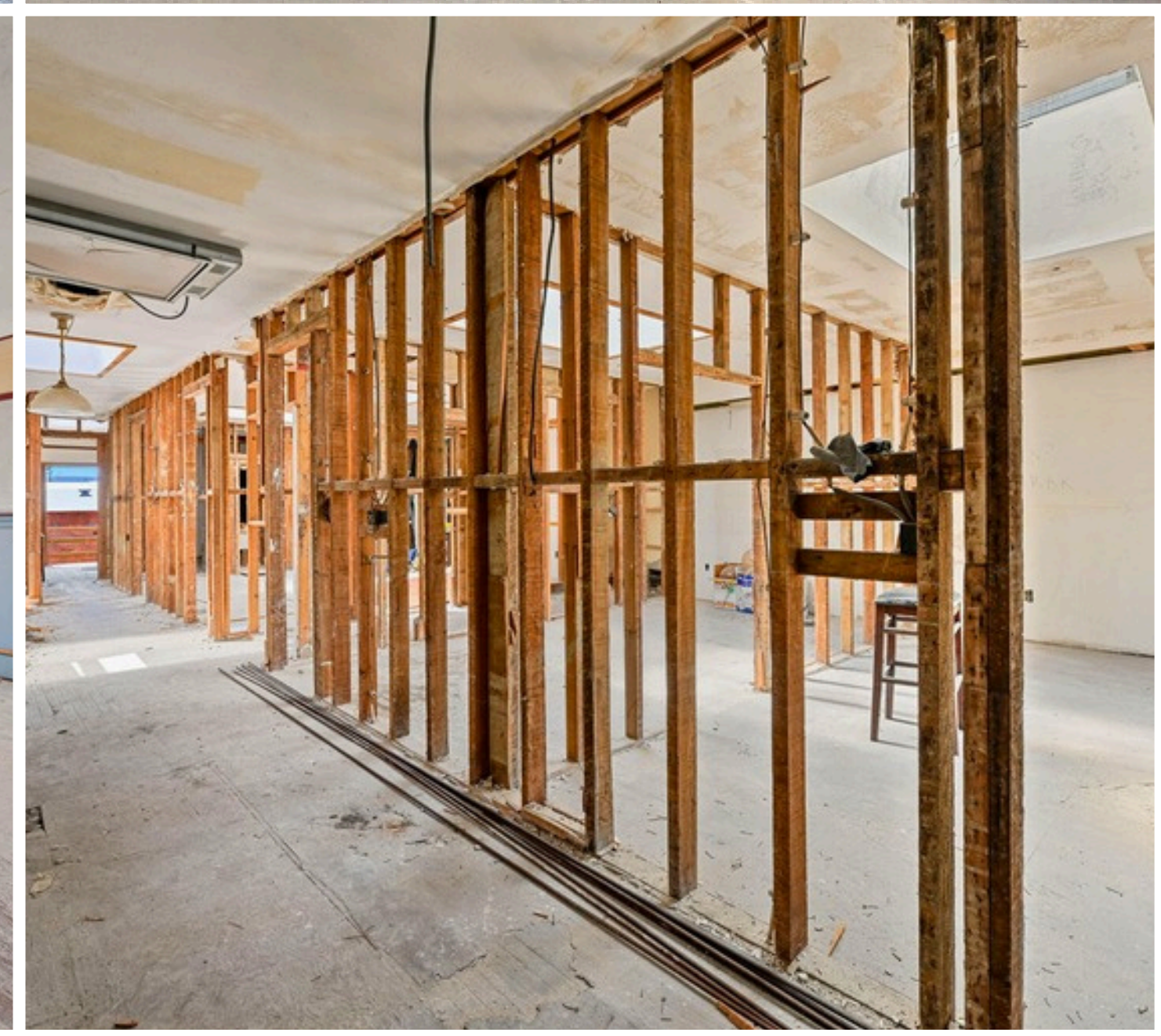


# PHOTOS- GRAND TEA ROOM

145 W. GRAND AVE









# DEMOGRAPHICS

## 1 MILE

POPULATION  
27,989

AVERAGE HH INCOME  
\$67,849

HOUSEHOLDS  
8,259

## 3 MILE

POPULATION  
142,017

AVREAGE HH INCOME  
\$94,339

HOUSEHOLDS  
44,948







JOHN PAUL  
THE GREAT  
CATHOLIC UNIVERSITY



Bubba's  
KITCHEN & TAP



MAPLE STREET PLAZA



Filippi's  
PIZZA GROTTO



ESCONDIDO  
City of Choice



ESCONDIDO  
FEDERAL CREDIT UNION



WELLS  
FARGO



STARBUCKS



REGAL



Smart  
& Final



Shakey's  
PIZZA PARLOR



UNITED STATES  
POSTAL SERVICE



PET SMART



Walgreens



BOYS & GIRLS CLUBS  
OF GREATER SAN DIEGO



Grape Day Park



San Diego County  
Credit Union

#1

#2

#3

#4

#5

#6

#7

#8

#9

#10

#11

#12

#13

#14

#15

#16

#17

# NEARBY AMENITIES





## Hickory St Conversion

240 Hickory St  
21 Multifamily Residential Units



## Marlowe Palomar Heights

625 E Grand Ave  
510 Multifamily Residential Units



## TouchStone Development

The Ivy  
100+ Multifamily Residential Units



## TouchStone Development

Aspire  
100+ Multifamily Residential Units

143-145 W Grand Ave

# NEW DEVELOPMENTS

W Valley Pkwy

W Grand Ave

W 2nd Ave





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