



THE GRAND
PROFESSIONAL BUILDING

300

W Grand Ave

Escondido, CA 92025

Located in an Opportunity Zone

For Sale | Escondido Office Building
±20,260 SF | SALE PRICE \$5,166,300

DAVID HARPER
SENIOR VICE PRESIDENT
+1 858 646 4743
Lic No. 00880644
david.harper@colliers.com

HANK JENKINS
VICE PRESIDENT
+1 760 930 7904
Lic No. 01981328
hank.jenkins@colliers.com



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The Grand Professional Building

Colliers is pleased to present a rare opportunity for an owner-user or investor to acquire a Class A Office building in Escondido's downtown corridor. The building is 67% occupied by a diverse group of tenants, giving an owner-user the option to occupy the entire 6,770 SF on the first floor with no lease up exposure on the balance of the building. In addition, the property is within walking distance of numerous restaurants, cafes, and retail amenities. The building also features exceptional mountain views from the third floor.

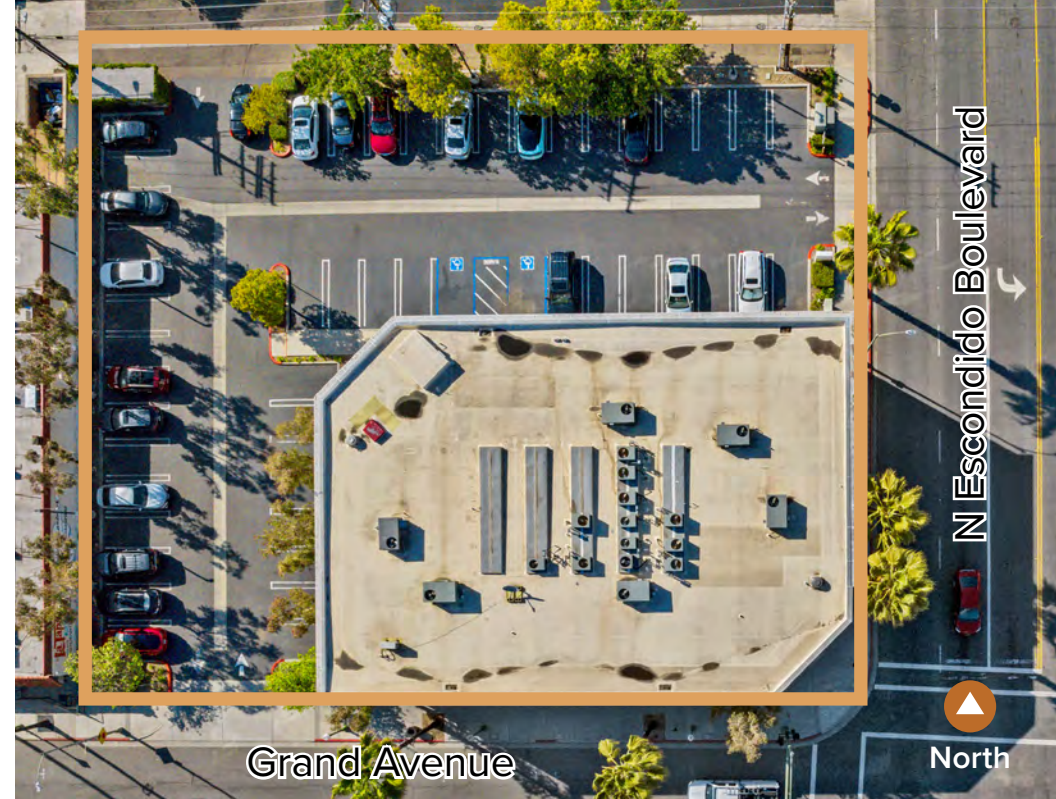
±20,260 SF

6,770 SF on the 1st floor available for occupancy

Excellent Location

Located in the **Opportunity Zone**, with access to I-15 and Highway 78

Sale Price: \$5,166,300



Property Details

- 20,260 SF Class A Office Building with prominent visibility on the corner of Grand Avenue and Escondido Boulevard
- Sale Price: \$5,166,300
- Building priced significantly below replacement cost
- APN: 229-411-16
- Parking: 50 Spaces
- Fully Sprinklered
- Ground Floor Opportunity
Prime turnkey bank space with covered, walk-up ATM, vault, and teller counter
- Zoning:
Downtown Specific Planning area – SPA 9
- Highly visible building signage available

PROPERTY PHOTOS



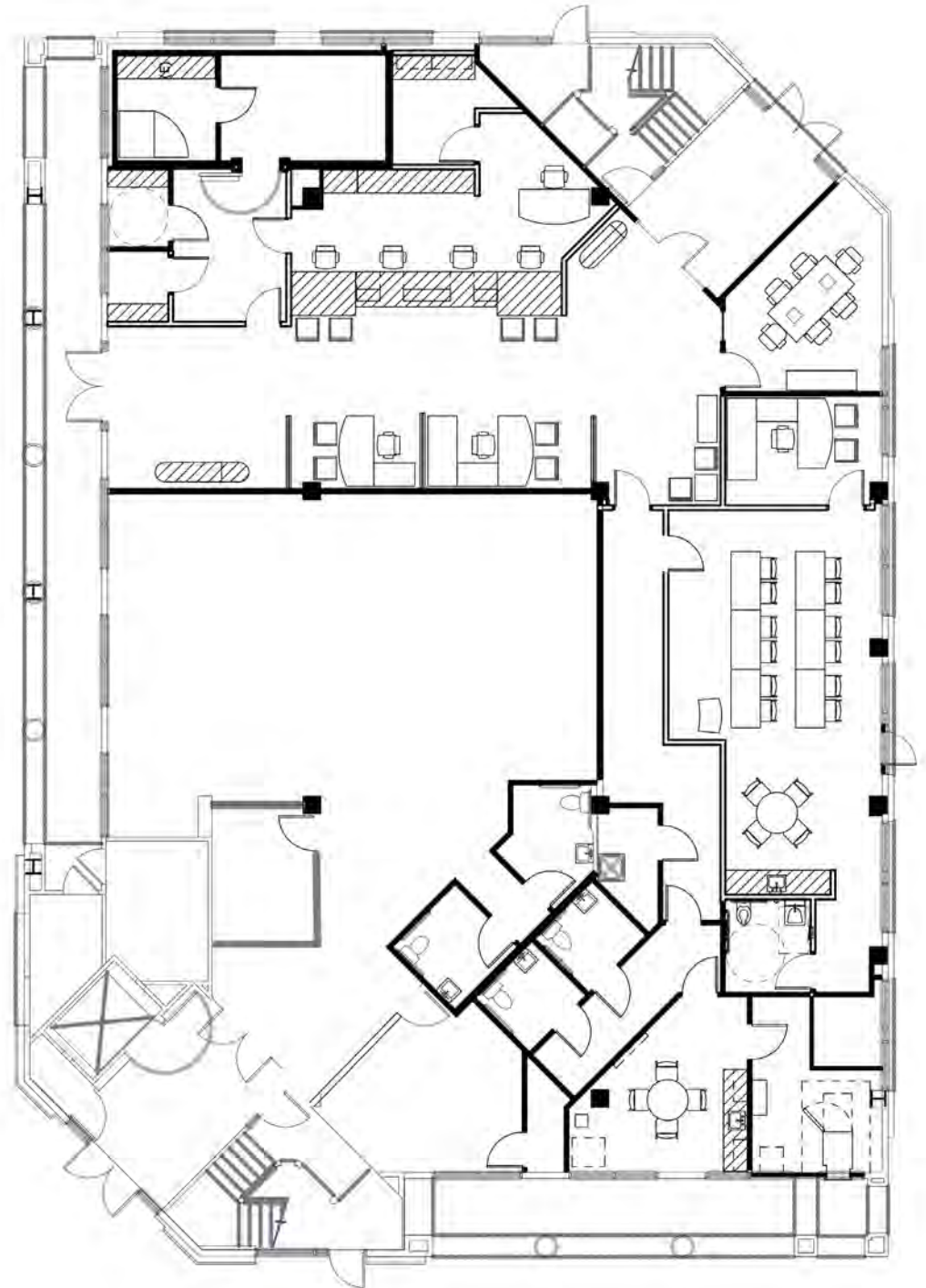
OPPORTUNITY ZONES are a tax advantaged tool that provides an income tax incentive for investors to reinvestment capital gains into the local community. Opportunity Zones allow investors, fund managers and communities to use privately-sourced funds for eligible economic development and community re-investment projects.



FLOOR PLAN

First Floor

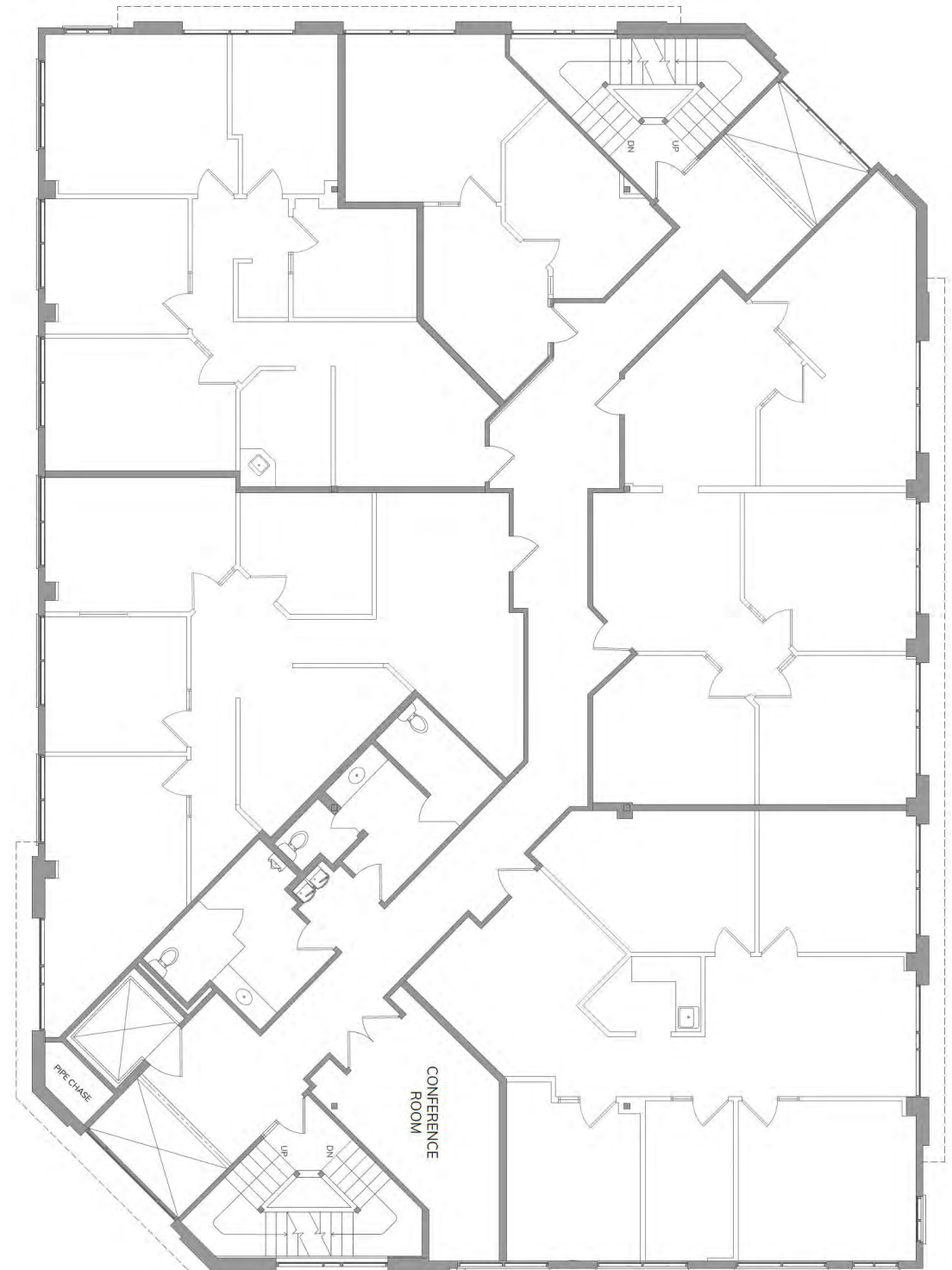
- Prime Turnkey Bank Space For Lease
- Ground Floor Opportunity
- Suites 100A & 100B
(Up To Full Ground Floor)
- Ideal for Owner-User
- Potential to Expand to $\pm 51\%$ of Building Total
- 6,770 SF
- AVAILABLE



FLOOR PLAN

Second Floor

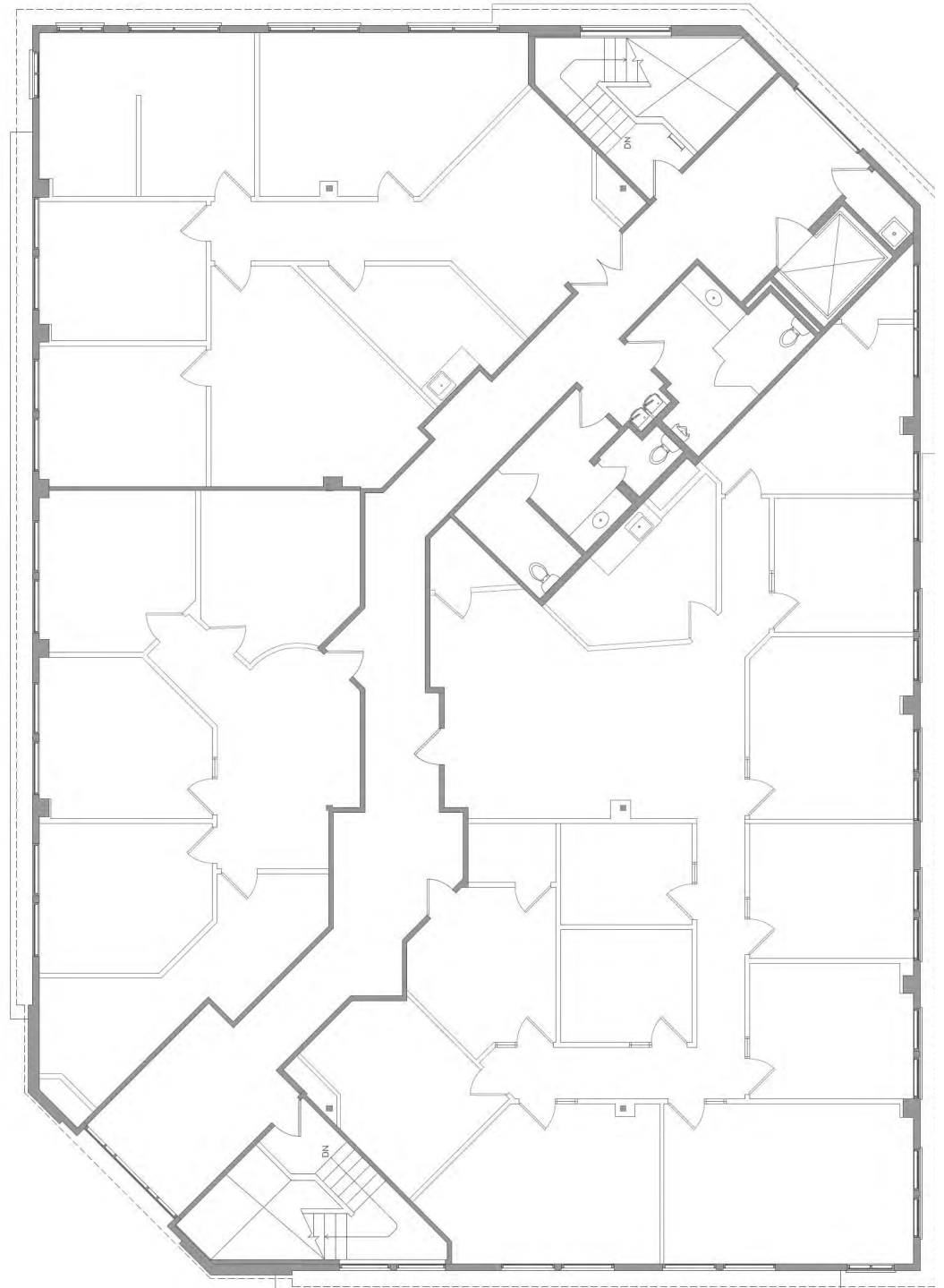
- 6,631 RSF
- Rent Roll and Expenses Available Upon Request
- **LEASED**



FLOOR PLAN

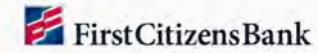
Third Floor

- 6,850 RSF
- Rent Roll and Expenses Available Upon Request
- **LEASED**



AREA AMENITIES

FINANCIAL DISTRICT NEIGHBORS



THE GRAND PROFESSIONAL BUILDING

DRIVE TIMES

Highway 78	3 Minutes
I-15	4 Minutes
I-5	18 Minutes
Riverside County	25 Minutes
Downtown San Diego	28 Minutes
Orange County	40 Minutes



Downtown Escondido is the heart of North County San Diego. It has vintage buildings filled with eclectic shops, galleries, parks, and fabulous restaurants—including iconic local eateries and new culinary destinations making headlines. Less than a mile away, near the easily accessible I-15, you will find large retailers for all your day-to-day needs, including Target, The Home Depot, and 24 Hour Fitness.

Downtown Escondido

- | | | |
|------------------------|------------------------|--------------------------------|
| James Coffee Cafe | The Grand Tea Room | California Center for the Arts |
| Charlie's | Filippi's Pizza Grotto | The Grand - Ritz Theater |
| Urban Barn | Pounders Sports Pub | San Diego Children's Museum |
| Burger Bench | Kettle Coffee & Tea | Cute Cakes Bakery |
| EscoGelato | Starbucks | Bellamy's |
| Plan 9 Beer Co. | Jilbertos Mexican | Sunny Side Kitchen |
| O'Sullivan's Irish Pub | Hunsaker's | Swami's Cafe |
| Good Omen Winery | La Tapatia | Jacked Up Brewery |
| Escondido City Hall | A Delight of France | Sip Wine & Beer |

East of I-15

- | | | |
|------------------|---------------------|-------------------|
| Dixieline Lumber | Panya Thai Kitchen | ARCO |
| Barnes & Noble | Chili's | Cocina del Charro |
| Petco | Olive Garden | SpringHill Suites |
| McDonald's | Kettle Coffee & Tea | 24 Hour Fitness |

West of I-15

- | | | |
|-----------------------|----------------|---------------------|
| In-N-Out Burger | Starbucks | Target |
| Raising Cane's | Panera Bread | Holiday Inn Express |
| Dick's Sporting Goods | Planet Fitness | Chick-fil-A |
| The UPS Store | ALDI | Board & Brew |
| BevMo! | Express Fuel | Savoy Donuts |
| Albertsons | CVS | The Home Depot |

INTERIOR PHOTOS



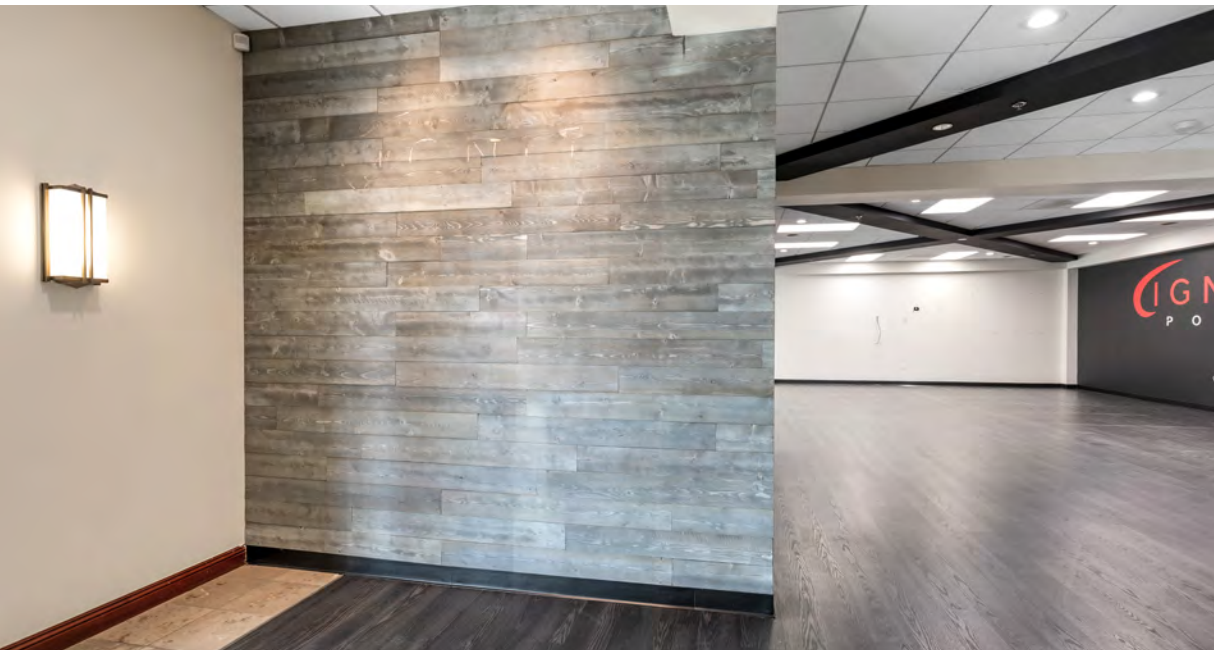
SUITE 100A: AVAILABLE



INTERIOR PHOTOS



SUITE 100B: AVAILABLE



ESCONDIDO LIFESTYLE

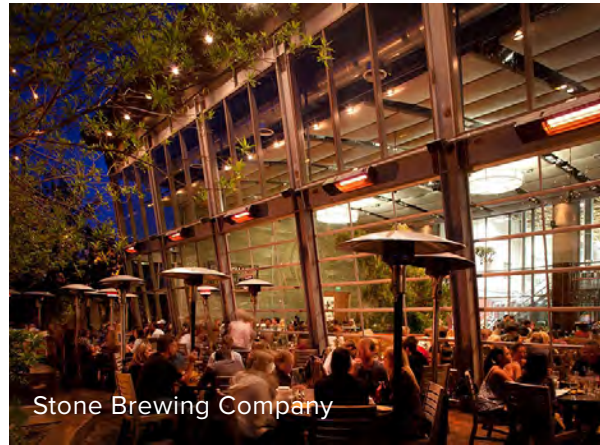
A Thriving Urban Environment in the Midst of Gentle Rolling Hills

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means "hidden" in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small-town friendliness and big-city buzz.

More and more people are making Escondido their "City of Choice." As the heart of San Diego North, it is one of the few remaining communities where people of all income levels can enjoy the Southern California lifestyle. Escondido offers attractive homes in a wide range of prices, two lakes, several parks, a sports center, golf courses, restaurants, wineries, shopping centers, comprehensive healthcare, and the nearby San Diego Zoo Safari Park. In addition, the California Center for the Arts, Escondido, brings world-class entertainment to the area along with Queen Califia's Magical Circle, a sculpture garden in Kit Carson Park donated by late internationally renowned artist Niki de Saint Phalle. In recent years Escondido was named by Money Magazine as the Best Place in the West in which to retire and, at the other end of the spectrum, was named a Kid-Friendly City for a broad range of youth programs. Ladies Home Journal also ranked Escondido number eight among the Top Ten Cities for Government.



San Diego Zoo Safari Park



Stone Brewing Company



Palomar Hospital



\$105,571

Average Household
Income



34.7

Median
Age



\$585,686

Median Home
Value



151,694

Total Population



5,300

Acres Natural
Open Space

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COLLIERS
4350 La Jolla Village Drive
Suite 500
San Diego, Ca 92122
colliers.com