



# INVESTMENT OFFERING

## SINGLE-TENANT NET LEASE



340 W GRAND AVE  
**ESCONDIDO, CALIFORNIA**

**CIRE** Partners  
COMMERCIAL INVESTMENT REAL ESTATE



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# PROPERTY DETAILS

## GENERAL SUMMARY

Address	340 W Grand Ave, Escondido, CA 92025
APN(s)	229-411-25-00 / 229-411-09-00
Building Size	±3,960 SF
Parcel Size	±0.33 AC (14,191 SF)
Year Built	1972 / 2024
Parking	±22 Spaces (5.56 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Zoning	S-P (Specific Plan)
Traffic Counts	W Grand Ave: ±11,435 ADT S Escondido Blvd: ±16,227 ADT

## LEASE ABSTRACT

Tenant	Kalaveras
Remaining Lease Term*	±10 Years
Renewal Options	Five (5) - 5 Year
Net Operating Income	\$224,000
Rent Increases	10% every 5 Years
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None
Guarantor	12-Unit Corporate Guaranty

PURCHASE PRICE	CAP RATE	NOI
\$3,200,000	7.00%	\$224,000

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
1 - 5	\$224,000	\$18,667	7.00%
6 - 10	\$246,400	\$20,533	7.70%
Option 1: 11 - 15	\$271,040	\$22,587	8.47%
Option 2: 16 - 20	\$298,144	\$24,845	9.32%
Option 3: 21 - 25	\$327,958	\$27,330	10.25%
Option 4: 26 - 30	\$360,754	\$30,063	11.27%
Option 4: 31 - 50	\$396,830	\$33,069	12.40%





# INVESTMENT HIGHLIGHTS

## LONG TERM SALE-LEASEBACK INVESTMENT

Featuring a new 10-year lease to be executed at close of escrow, ensuring a hands-off opportunity with an income stream for many years to come.

## ABSOLUTE NNN LEASE STRUCTURE

A truly passive investment, with the tenant covering all expenses, including property taxes, insurance, repairs, and maintenance.

## STRONG LEASE GUARANTY WITH EXPERIENCED OPERATOR

The lease is guaranteed by twelve restaurant locations operated by the same operator. Tenant is a well-established and successful operator with 20 years of restaurant experience.

## HEDGE AGAINST INFLATION

10% scheduled rental increases every five years provide for hedge against inflation and consistent rent growth.

## PRIME LOCATION WITH STRONG TRAFFIC COUNTS

Situated along W Grand Ave, benefiting from strong traffic exposure, with combined  $\pm 27,662$  ADT at the corner of W Grand Ave and S Escondido Blvd.

## RECENT COMPLETE PROPERTY REMODEL

Extensively restaurant remodel in Q4 2024, providing modern infrastructure that enhances long-term tenant retention and property value stability.

## FULL-SERVICE LIQUOR & EVENT LICENSED

Kalaveras operates as a vibrant Bar & Restaurant concept, fully licensed for full-service liquor and alcohol beverage operations, along with permits that support private events and off-site catering.

## ROBUST SALES & HEALTHY RENT-TO-SALES RATIO

Kalaveras restaurants have demonstrated strong sales performance and maintain healthy rent-to-sales ratios, reflecting a stable business model.





# SITE PLAN

Orange St ±3,672 ADT



S Escondido Blvd ±16,227 ADT

W Grand Ave ±11,435 ADT



±27,662 cars  
at intersection





# OVERHEAD PHOTO

Orange St ±3,672 ADT



S Escondido Blvd ±16,227 ADT

W Grand Ave ±11,435 ADT

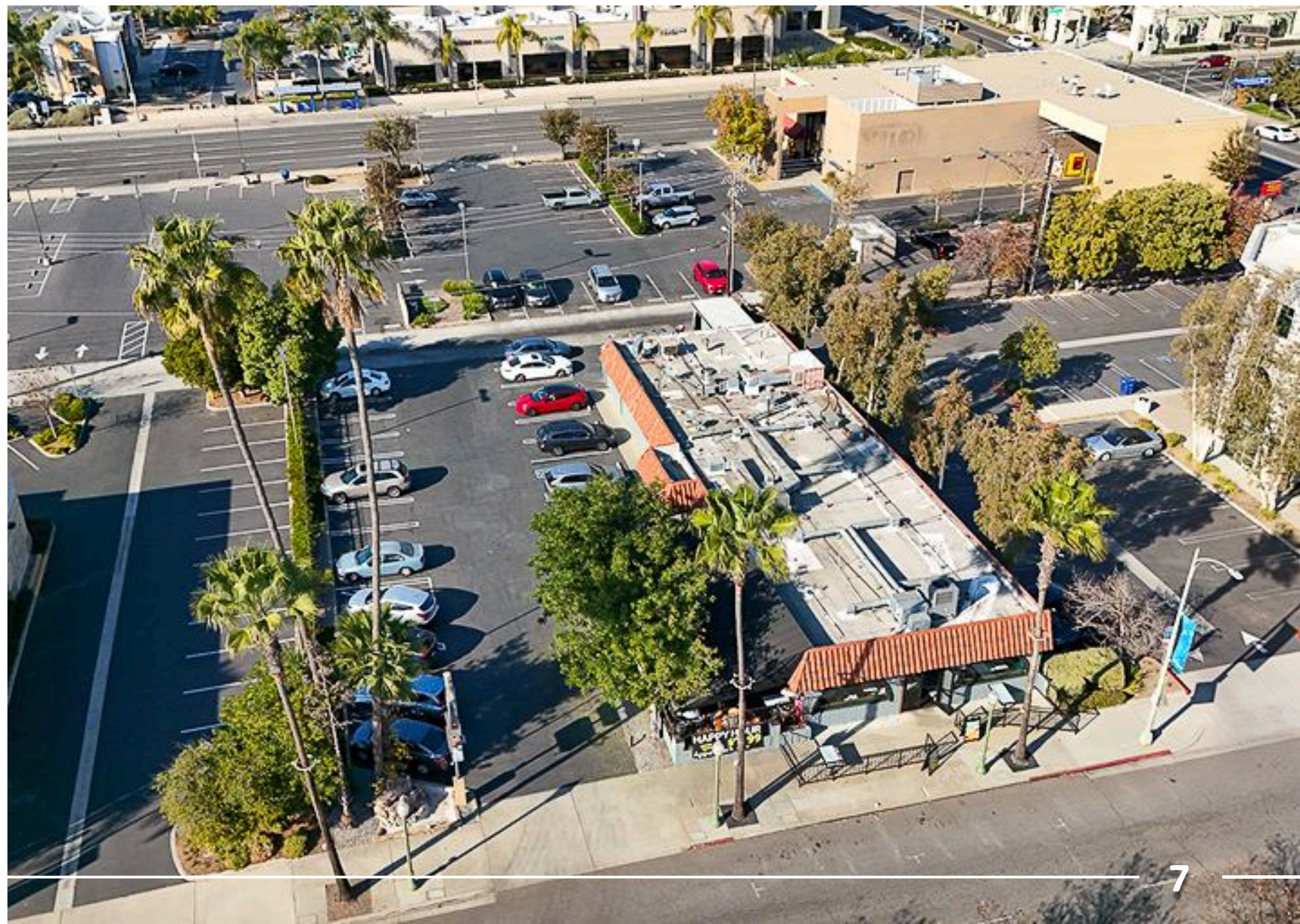


±27,662 cars  
at intersection



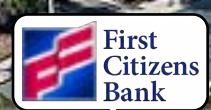
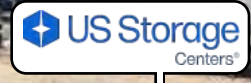


# PROPERTY PHOTOS





# AERIAL PHOTO



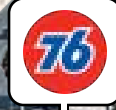
W Grand Ave ±11,435 ADT

S Escondido Blvd ±16,227 ADT





# AERIAL PHOTO



S Escondido Blvd ±16,221 ADT

W Grand Ave ±11,435 ADT

Orange St ±3,672 ADT

W Valley Pkwy St ±20,594 ADT



# AERIAL MAP



**LOWE'S**  
**CARmax**  
DriveTime

**AutoZone**  
**DOLLAR TREE**  
NORTHGATE MARKET

**Food4Less**

**W**

**O'Reilly**  
AUTO PARTS  
**Don Roberto**  
JEWELERS  
**Valvoline**

**MERCY CARE**  
PHARMACY

**EcoVivarium**

**CLASSICAL ACADEMY**  
HIGH SCHOOL  
±1,300 STUDENTS

**unio**  
SPECIALTY CARE

**Smart & Final** **T-Mobile**  
**dd's** **REGAL**  
DISCOUNTS **PET SMART**  
**Starbucks** **GO 360 SUSHI**

**petco**  
**PACIFIC** **Epic**  
KITCHEN & HOME **Wings N' Things**  
**SportClips** **PLATO'S**  
HAIRCUTS **CLOSET**  
**CHUCK E. CHEESE**

**Michael's**  
**BARNES & NOBLE**  
BOOKSELLERS  
**PACIFIC PREMIER BANK**

**CHASE**

**SUBJECT PROPERTY**

**WELLS FARGO**

**usbank**

**BANK OF AMERICA**

**Escondido**  
Public Library

**CENTRAL**  
ELEMENTARY  
±573 STUDENTS

**AutoZone** **Pollo Loco**  
**BevMo!** **MIKE'S B B Q**  
**Staples** **FedEx**  
**ALDI** **HomeGoods** **FISH**

**15**  
±281,181 ADT

**Party City**  
**Olive Garden** **chili's**  
ITALIAN KITCHEN

**SPRINGHILL SUITES**  
BY MARRIOTT

**24 FITNESS**

**Little Caesars**

**S Escondido Blvd** ±16,227 ADT

**7**  
ELEVEN

**ST. MARY**  
SCHOOL  
±209 STUDENTS

**ESCONDIDO PROMENADE**  
±423,000 SF | 74M ANNUAL VISITS | TOP 2%  
**TARGET** **TJ-maxx**  
**Chick-fil-A** **planet fitness** **DICK'S**  
**five** **BOB'S** **ROSS** **VANS**  
**BEL'W** **DISCOUNT FURNITURE** **DRESS FOR LESS**  
**Starbucks** **Applebee's** **Carli's Jr.** **SUBWAY** **GameStop**  
**ups** **ULTA**

**AAA**

**Mercedes**

**SPROUTS**  
FARMERS MARKET

**DOWNTOWN**  
**SAN DIEGO**  
±38 Minutes | ±32 Miles



# REGIONAL MAP





# DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	23,639	145,538	207,702
Projected Population (2029)	23,673	146,133	208,173
Projected Annual Growth (2024-2029)	0.03%	0.08%	0.05%
Median Age (2024)	33.0	36.8	37.5

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$85,510	\$110,408	\$125,839
Projected Average Household Income (2029)	\$102,548	\$131,240	\$147,866
Projected Annual Growth (2024-2029)	3.70%	3.52%	3.52%
Wealth Index (2024)	54	94	115

Households	1 Mile	3 Miles	5 Miles
Households (2024)	7,133	47,394	68,152
Projected Households (2029)	7,248	48,451	69,537
Annual Growth (2020-2024)	0.24%	0.24%	0.35%
Projected Annual Growth (2024-2029)	0.32%	0.44%	0.40%
Average Household Size (2024)	3.22	3.03	2.99

## ESCONDIDO, CA



4.1%

**Greatest Gen**  
Born in 1945/Earlier



16.8%

**Baby Boomer**  
Born in 1946 to 1964



19.0%

**Generation X**  
Born in 1965 to 1980



26.0%

**Millennial**  
Born in 1981 to 1998



24.3%

**Generation Z**  
Born in 1999 to 2016



9.7%

**Alpha**  
Born in 2017 to Present



# MARKET OVERVIEW

## Escondido, CA

Escondido, California, is a vibrant city in northern San Diego County, known for its rich history, thriving arts scene, and scenic landscapes. Nestled in a valley surrounded by picturesque hills, Escondido combines small-town charm with the amenities of a dynamic urban center, making it an attractive destination for residents, businesses, and visitors.

With a population of approximately 152,000, Escondido spans 37 square miles and enjoys a strategic location just 30 miles north of downtown San Diego and 18 miles east of the Pacific Ocean. The city is easily accessible via Interstate 15 and State Route 78, providing seamless connectivity to the broader Southern California region.

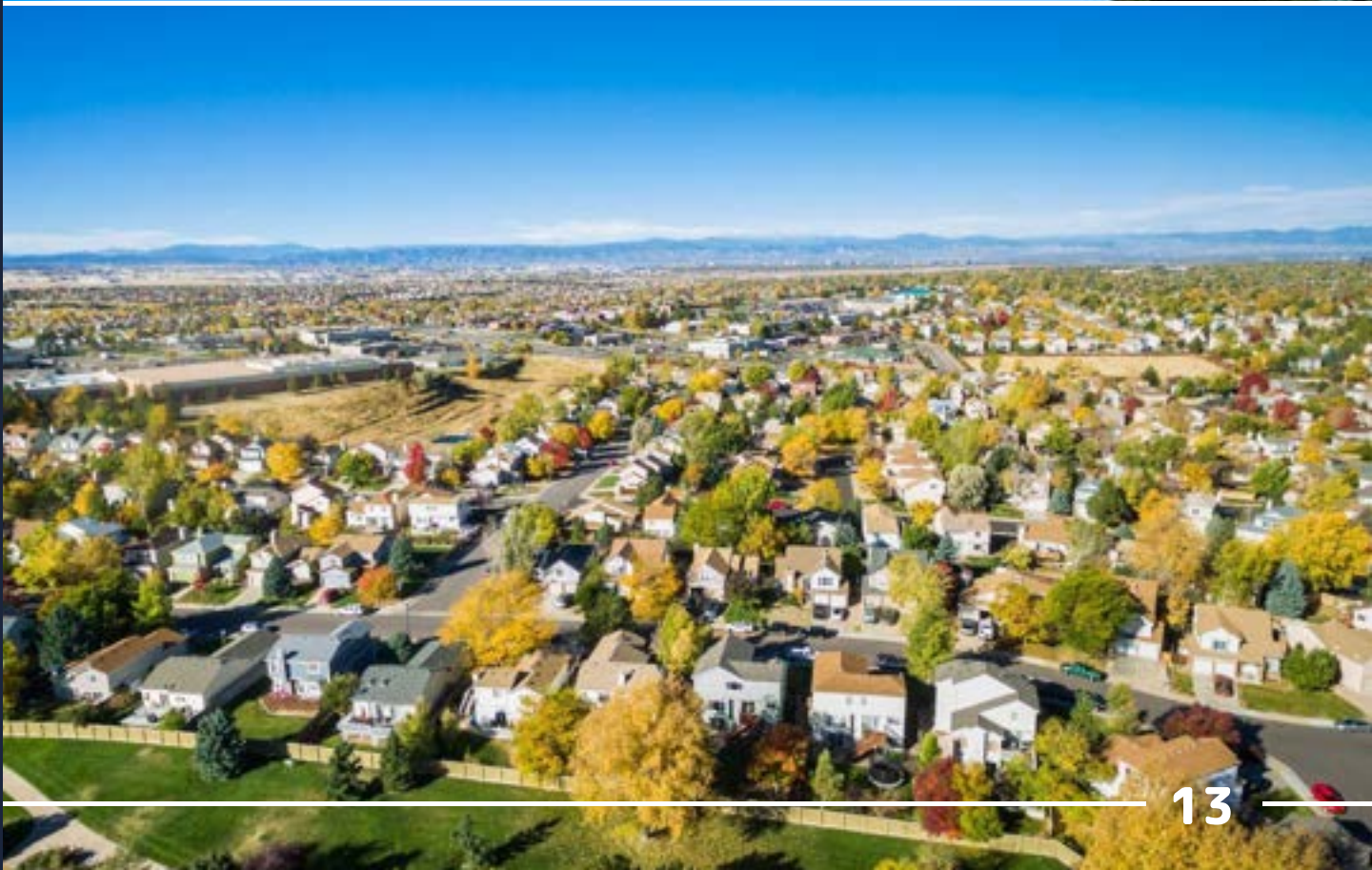
Escondido's economy is diverse and robust, supported by industries such as healthcare, education, manufacturing, agriculture, and tourism. The city is home to several major employers, including Palomar Health, Stone Brewing, and a range of innovative small businesses. Agriculture remains an integral part of Escondido's identity, with local farms and vineyards contributing to the area's economy and culture.

The city's rich history, dating back to its incorporation in 1888, is celebrated through landmarks like the Escondido History Center and the historic downtown district. Downtown Escondido is a bustling area featuring unique boutiques, eclectic restaurants, and cultural venues such as the California Center for the Arts, which hosts concerts, theater performances, and art exhibitions throughout the year.

Outdoor recreation is a cornerstone of life in Escondido. The city is home to several parks, hiking trails, and recreational facilities, including the renowned San Diego Zoo Safari Park, a major regional attraction. Lake Dixon and Lake Wohlford offer opportunities for fishing, boating, and picnicking, while the Daley Ranch Preserve provides miles of scenic trails for hiking, biking, and horseback riding.

Escondido also prides itself on its strong sense of community, with numerous annual events and festivals that bring residents together. Highlights include the Escondido Grand Avenue Festival, Cruisin' Grand classic car show, and the Grape Day Festival, celebrating the city's agricultural heritage.

- One of the oldest cities in San Diego County known for its rich history and scenic landscapes
- Diverse economy with key sectors in healthcare, education, retail, construction & manufacturing
- Agriculture is integral part, with local farms and vineyards contributing to the economy & culture
- Home to the famous San Diego Zoo Safari Park and the California Center for the Arts
- Escondido is home to several wineries and breweries, including the renowned Stone Brewing Co





# TENANT PROFILE

## Kalaveras

Kalaveras is a unique fast casual concept with vibrant colors, art, music, and culture of a time honored tradition – El Dia de Los Muertos. A blend of innovative urban mixology, Latin American culinary classics, tribute to well known Hispanic artists, and nothing but buenas vibras!

When you walk into the doors of any Kalaveras locations you will be immediately immersed in the sounds, sights and aromas of a celebration! You will hear everything from new Latin Pop, Reggaeton hits, classic cumbias, regional Mexican hits and more to get you in the party atmosphere. You will see their walls adorned with the vibrant colors of El Dia de Los Muertos, as well as beautifully garnished cocktails, and the smells of mouthwatering dishes passing by.

Their cocktails are a mixture of urban mixology complemented by fresh ingredients including herbs, infusions, and homemade syrups. This immersive experience indulges all of the senses, creating a unique experience even for those with the most complex of palates.

The Kalaveras culinary menu reflects a deep passion for traditional Mexican and Latin American cuisine with a modern twist. The Chef’s recipes are passed down from generation to generation, showcasing classics such as barbacoa and carnitas plates, which are slow cooked to perfection, as well as unique twists on Enchiladas Verdes, Tacos gobernador, and our exclusive Molcajete.

The brand’s strategic expansion has positioned Kalaveras in high-traffic urban and suburban locations, where it benefits from strong lunch, dinner, and weekend crowds. Its ability to blend a casual yet upscale dining experience makes it an attractive tenant for mixed-use developments, retail centers, and entertainment districts. Kalaveras’ focus on social dining and experiential engagement further strengthens its ability to attract repeat customers and drive revenue across its locations.

Kalaveras’ commitment to quality, hospitality, and cultural authenticity has solidified its reputation as a dynamic restaurant brand. The company’s growth strategy continues to prioritize high-visibility locations with strong consumer demand, ensuring its long-term viability and success. As a tenant, Kalaveras brings strong brand recognition, high customer volume, and an engaging dining experience, making it a valuable addition to commercial properties seeking a unique and thriving restaurant concept.

Source: [www.kalaveras.com](http://www.kalaveras.com)



Year Founded	2016
Headquarters	Bellflower, CA
Website	<a href="http://www.kalaveras.com">www.kalaveras.com</a>
Total Locations	±28
Ownership	Private



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