

FOR LEASE



**157 E. Grand Avenue**

Escondido, CA 92025

## **DOWNTOWN ESCONDIDO GYM AND TASTING ROOM**

**AVAILABLE**

**4,500 SF**

**\$1.75** psf/mo MG

Rare Retail Space in the Heart of  
Downtown Escondido

Public Parking Lot in Rear

Recently Remodeled Space with  
Tall Exposed Ceilings



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. v12

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**CDC**  
COMMERCIAL, Inc. 

11440 W Bernardo Ct, #300, San Diego, CA 92127 | Ph. 760.743.8500 | Fx. 858.362.7987 | CA BRE Lic. #01857155

[www.cdccommercial.com](http://www.cdccommercial.com)

# Floor Plan

E. GRAND AVE.

S. KALMIA ST.

Available  
4,500 SF

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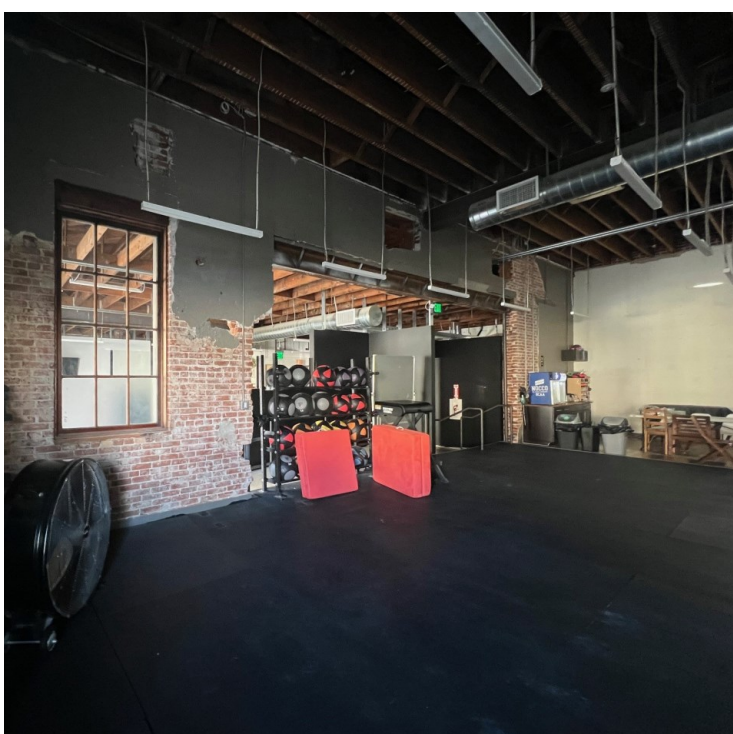
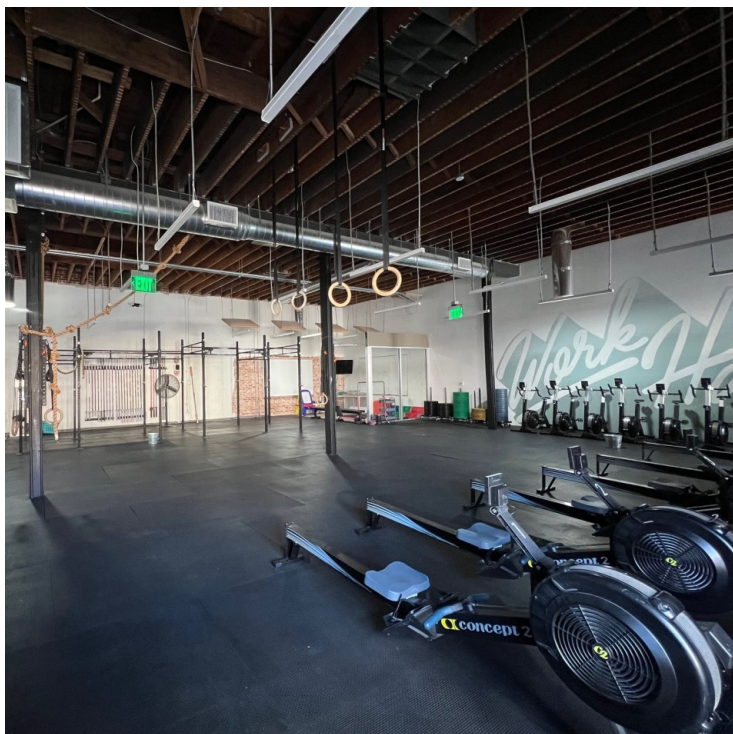
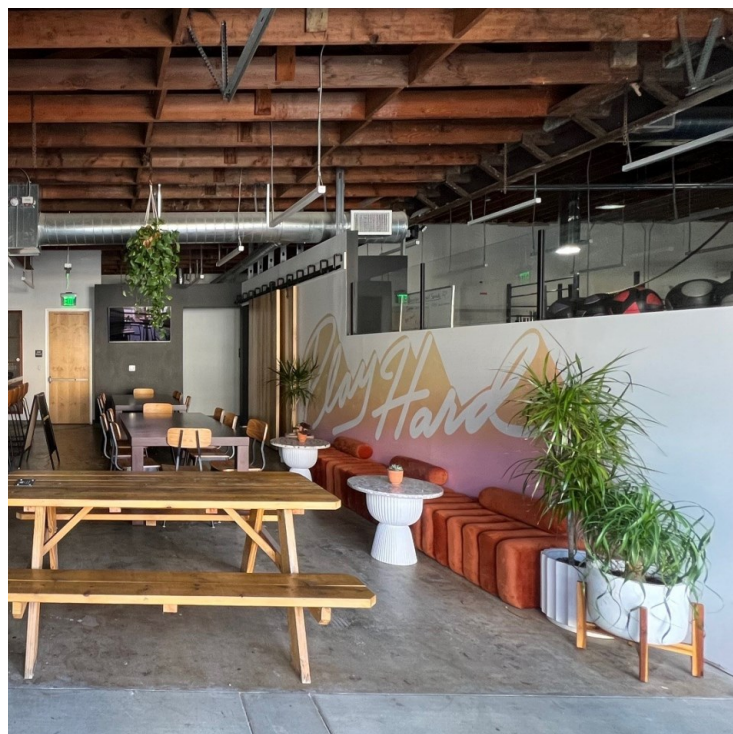
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# Interior Photos



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# Map



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# Demographics

Population			
	2 mile	5 mile	10 mile
2010 Population	92,451	191,756	419,165
2023 Population	97,421	203,101	451,855
2028 Population Projection	96,169	200,670	447,809
Annual Growth 2010-2023	0.4%	0.5%	0.6%
Annual Growth 2023-2028	-0.3%	-0.2%	-0.2%
Median Age	33.9	36.4	38.4
Bachelor's Degree or Higher	16%	25%	38%
U.S. Armed Forces	242	579	1,480

Households			
	2 mile	5 mile	10 mile
2010 Households	27,704	62,124	143,063
2023 Households	29,377	66,280	154,373
2028 Household Projection	29,022	65,543	152,959
Annual Growth 2010-2023	0.5%	0.6%	0.7%
Annual Growth 2023-2028	-0.2%	-0.2%	-0.2%
Owner Occupied Households	11,235	37,302	98,382
Renter Occupied Households	17,786	28,241	54,577
Avg Household Size	3.3	3	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$928.8M	\$2.4B	\$6.4B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$79,189	\$101,225	\$125,037
Median Household Income	\$59,351	\$76,863	\$98,081
< \$25,000	5,843	10,130	17,900
\$25,000 - 50,000	6,746	11,896	21,592
\$50,000 - 75,000	5,188	10,498	20,946
\$75,000 - 100,000	3,938	8,279	18,140
\$100,000 - 125,000	2,792	7,204	17,573
\$125,000 - 150,000	1,523	4,999	13,043
\$150,000 - 200,000	1,742	6,428	18,000
\$200,000+	1,603	6,848	27,179

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$474,368	\$582,515	\$709,203
Median Year Built	1976	1980	1985

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