

# 220

ESCONDIDO | CA 92025

## W GRAND AVENUE



### FOR SALE - Office Space in Downtown Escondido

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## PROPERTY FEATURES



- ▶ 220 W Grand Avenue, Escondido, CA 92025  
Grand Professional Building
- ▶ Sale Price: \$2,800,000
- ▶ Attractive Professional Office Building  
Totaling Approx. 11,092 SF
- ▶ Conveniently Located in the Center of Escondido's  
Commercial District
- ▶ Close to Restaurants, Cafes, and Many Retail Services
- ▶ 36 On-Site Parking Spaces
- ▶ Building Entry Access on Three Sides Including Alley,  
Parking Lot, and Grand Avenue
- ▶ Great Visibility on Grand Avenue
- ▶ Quick and Easy Access to I-15 and Hwy 78



[VIEW PROPERTY VIDEO](#)



# DOWNTOWN SPECIFIC PLAN

## Historic Downtown (HD) District

### General Retail:

New merchandise sold in department stores, drugstores, pharmacies, and retail establishments selling toys, flowers, gifts, stationery, jewelry, leather, apparel, shoes (including repair), china, glassware, pottery, crafts, cigars, yardage goods, pets, hobbies, art supplies, video sales and rental, music (including incidental recording, instruction and instrument repair), books/magazines/newspapers, sporting goods, bicycles/cameras/electronics/office business/small household appliance sales and service, and other similar retail goods and incidental services NEC. Prohibited uses include retail uses with across the board maximum pricing or “everything under” pricing and surplus goods.

Previously owned goods and merchandise including antiques, collectibles, coins, consignment and stamps, excluding pawn shops, second hand and thrift stores.

### Eating & Drinking Establishments:

All types of eating establishments providing meal service from an on-site operating commercial-grade kitchen, and/or dessert service from an on-site operating commercial-grade freezer/refrigerator facility with, or without, incidental sale of alcohol (including micro-breweries and outdoor dining, but with no drive-through), with no live amplified entertainment or dancing.

Wine- and beer-tasting establishments (only with retail sales involving related merchandise that includes a significant portion of the sales area).

### Food & Liquor Sales (excluding convenience and package stores):

General grocery stores exceeding 7,000 SF of sales area with, or without, alcohol sales.

### Health & Personal Services:

Barber, beauty salons including cosmetology involving ear piercing, permanent eye and lip lining, excluding other body piercing, body art, and inking parlors.

### Specialist Services:

Animal services to include pet training, boarding (indoor only), pet spas, pet day care and veterinary clinics.

Music recording/practice studios. Custom-furniture upholstery and repair.

### Entertainment & Recreation:

Galleries and studios pertaining to artists, craft workers and photographers (including incidental developing and printing), libraries, museums, etc., including incidental sale of merchandise pertaining to the primary use.

Martial arts schools and training facilities. Theater, live and motion picture.

### Social, Professional, Religious Organizations:

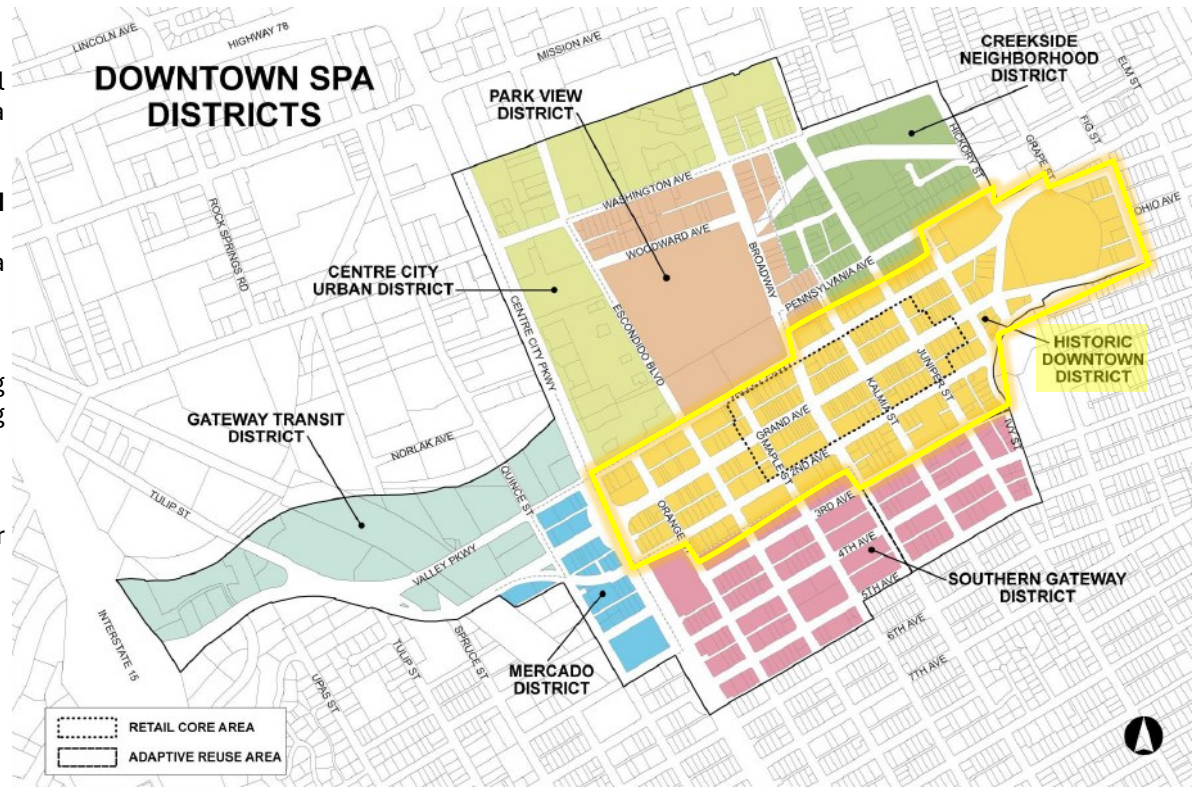
Churches, synagogues, temples, missions, religious reading rooms, and other religions activities (not allowed within Grand Ave. "historic retail core area").

### Education:

Educational facilities for adults. Daycare facilities. Schools (primary and secondary education).

ECONOMICS INCENTIVE ZONE  
HISTORIC DOWNTOWN DISTRICT (HD)  
OPPORTUNITY AREA  
PRIORITY DEVELOPMENT OVERLAP  
S-P: Specific Plan Area

SPA 9: [Downtown Specific Plan \(View Link\)](#)





## PROPERTY PHOTOS

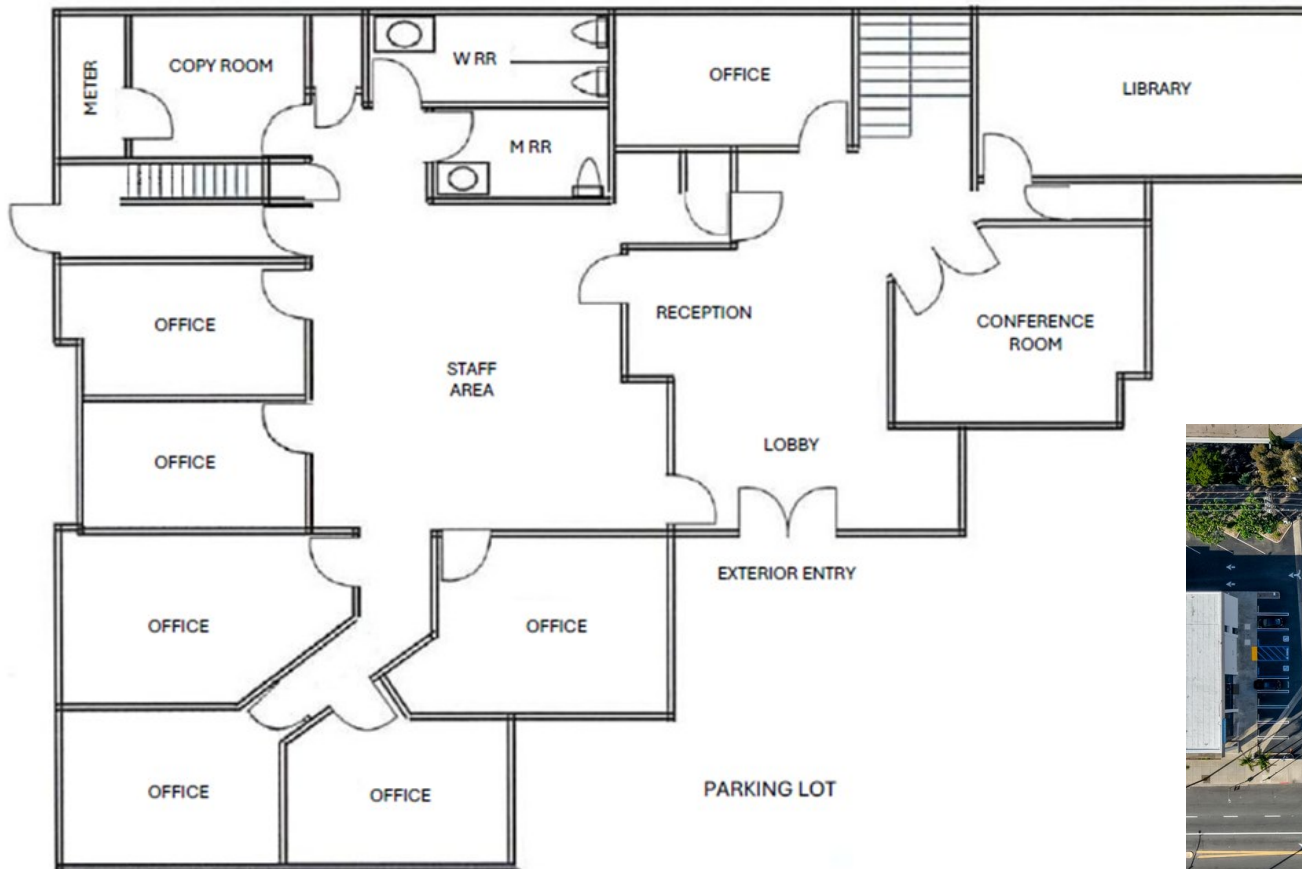




# FLOOR PLAN

## Main Suite - 1st Floor:

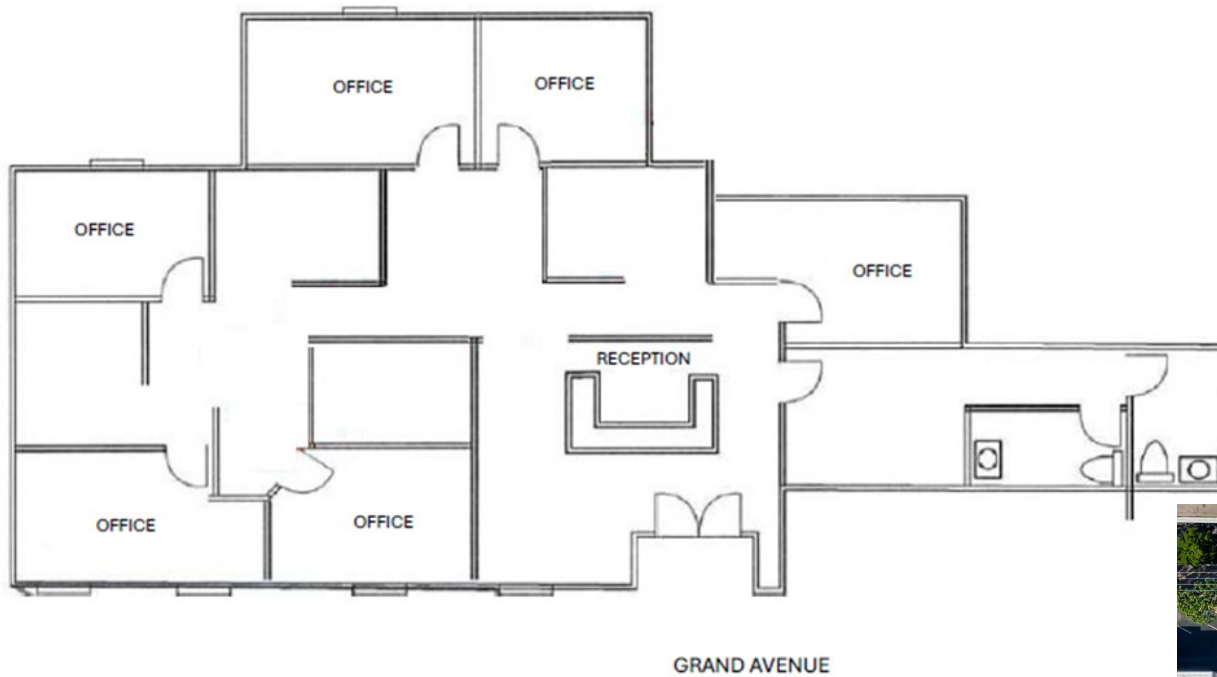
- Approx. 8,480 SF – 2 Floors
- Reception
- Offices
- 2 Restrooms
- Conference Room
- Storage Area
- Kitchenette



# FLOOR PLAN

## Suite 100:

- Approx. 2,612 RSF
- Reception Area
- Offices
- 2 Restrooms
- Kitchenette





LOCATION OVERVIEW



Walmart  
Starbucks Coffee  
Dollar Tree  
Costco Wholesale

Lowe's  
Denny's  
O'Reilly Auto Parts  
The Habit Burger Grill

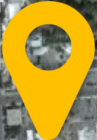
Taco Bell  
Auto Zone  
Dollar Tree  
KFC

IMAX Regal  
99¢ Only Stores  
Starbucks Coffee  
PetSmart

Michaels  
petco  
Boot Barn  
McDonald's  
Barnes & Noble

Dick's Sporting Goods  
Target  
Panera Bread  
Chick-fil-A  
Ross Dress for Less

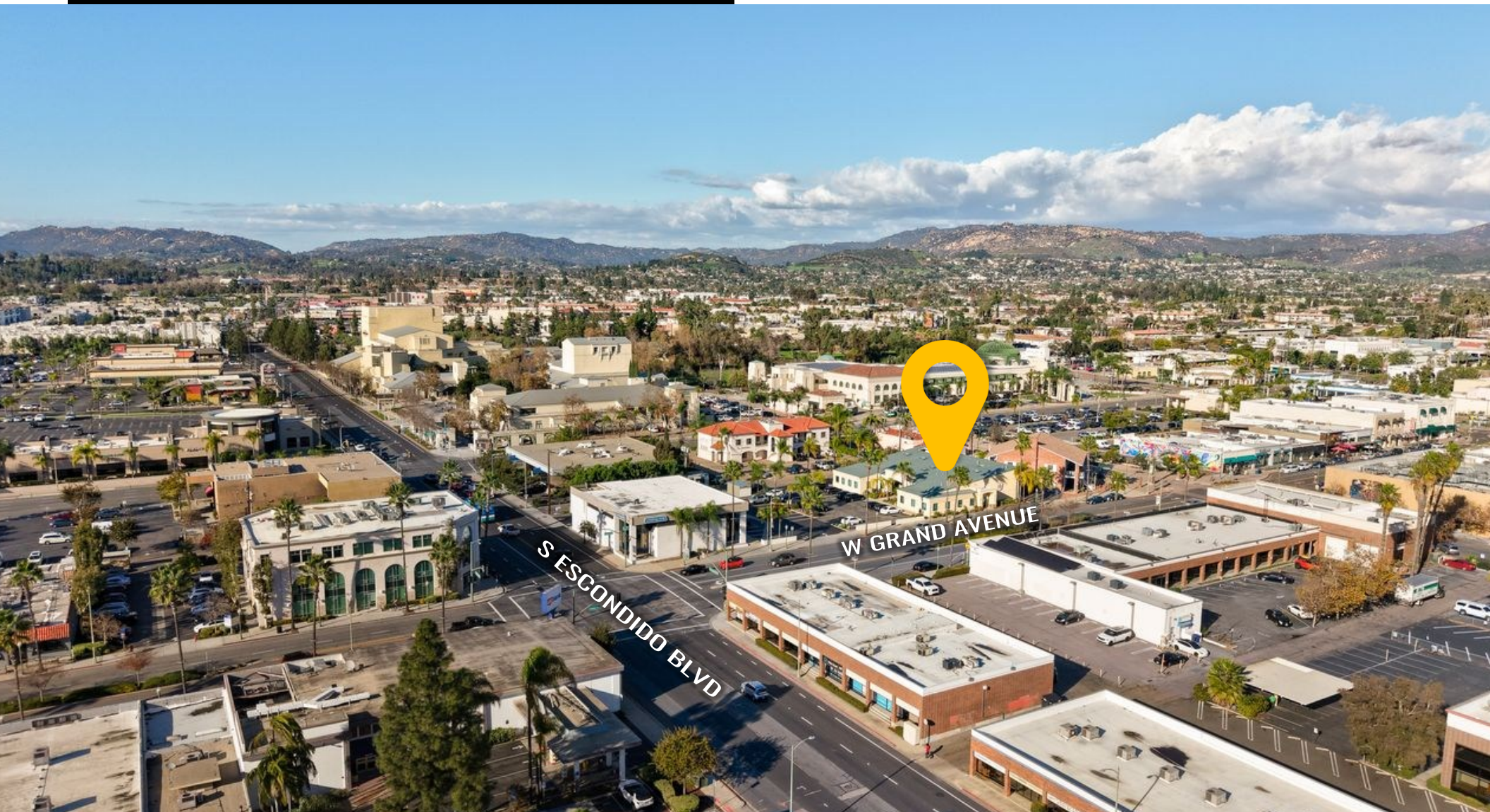
Walmart  
Albertsons  
W  
Aldi  
The Home Depot



220  
W Grand Avenue



## CONTACT INFORMATION



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