

FOR LEASE

101 E GRAND AVE, ESCONDIDO, CA 92025



NICOLE ASTORGA

President
760.815.9559
nicole.astorga@assetmanagersinc.net
DRE # 01970401

NADEEM HADDAD

Broker | Advisor
619.453.0954
nadeem.haddad@svn.com
DRE # 01394574



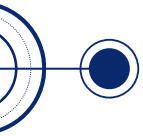
PROPERTY SUMMARY

THE PROPERTY

Introducing an exceptional opportunity for your business at 101 East Grand Avenue, Escondido, California. This remarkable property for lease features a generous 6,500 SF interior, offering the perfect canvas for a thriving retail or office space. Large windows bathe the area in natural light, creating a welcoming and vibrant atmosphere. The open floor plan provides versatile options for customization, allowing you to tailor the space to your specific needs. Situated in a high-traffic location, this property promises maximum visibility and exposure. Don't miss the chance to elevate your business in this prime location—ideal for your next venture.

Contact advisors for details.

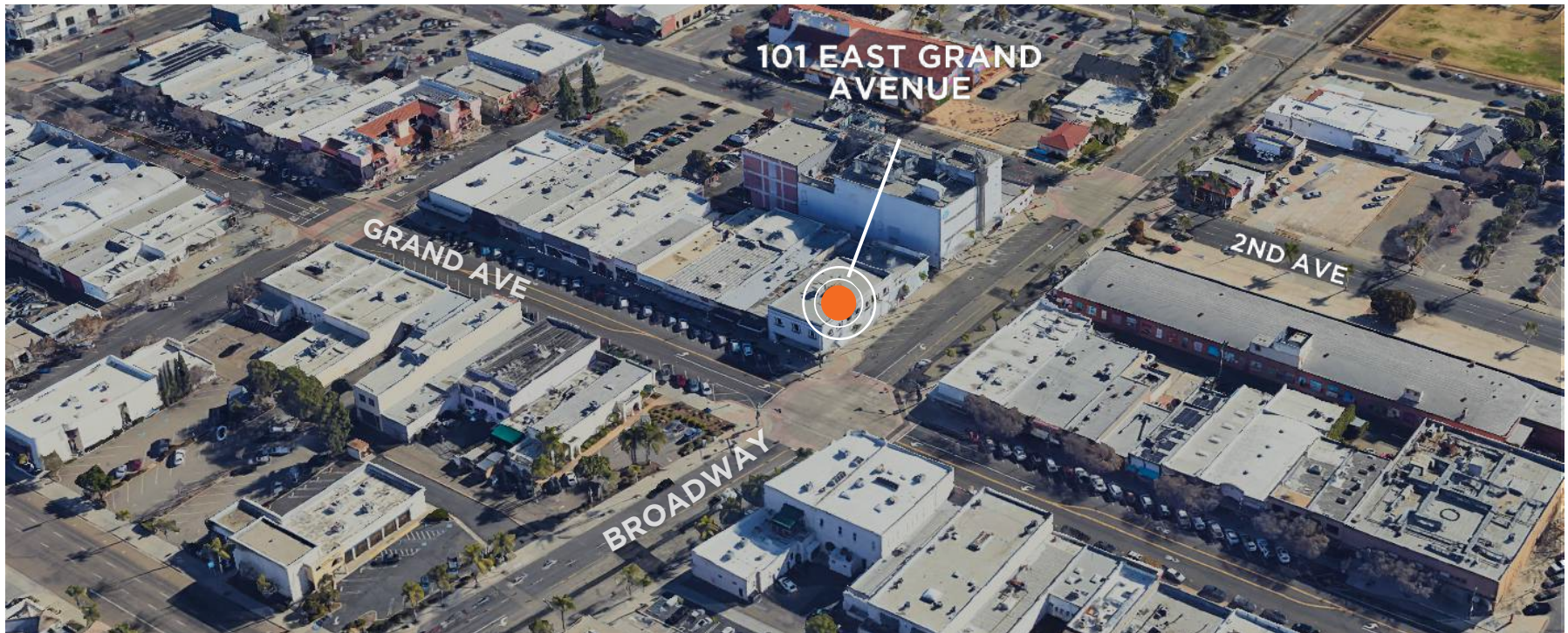




PROPERTY SUMMARY

PROPERTY DETAILS

LEASE RATE	\$2.00 SF/yr	LOCATION	ESCONDIDO, CA
PROPERTY TYPE	Retail/Office	TENANCY	MULTIPLE
BUILDING SIZE	±11,000 SF	No. STORIES	2
SPACE SIZE	±6,500 SF	YEAR BUILT	1930
LEASE TYPE	Modified Gross	RENNOVATED	2022



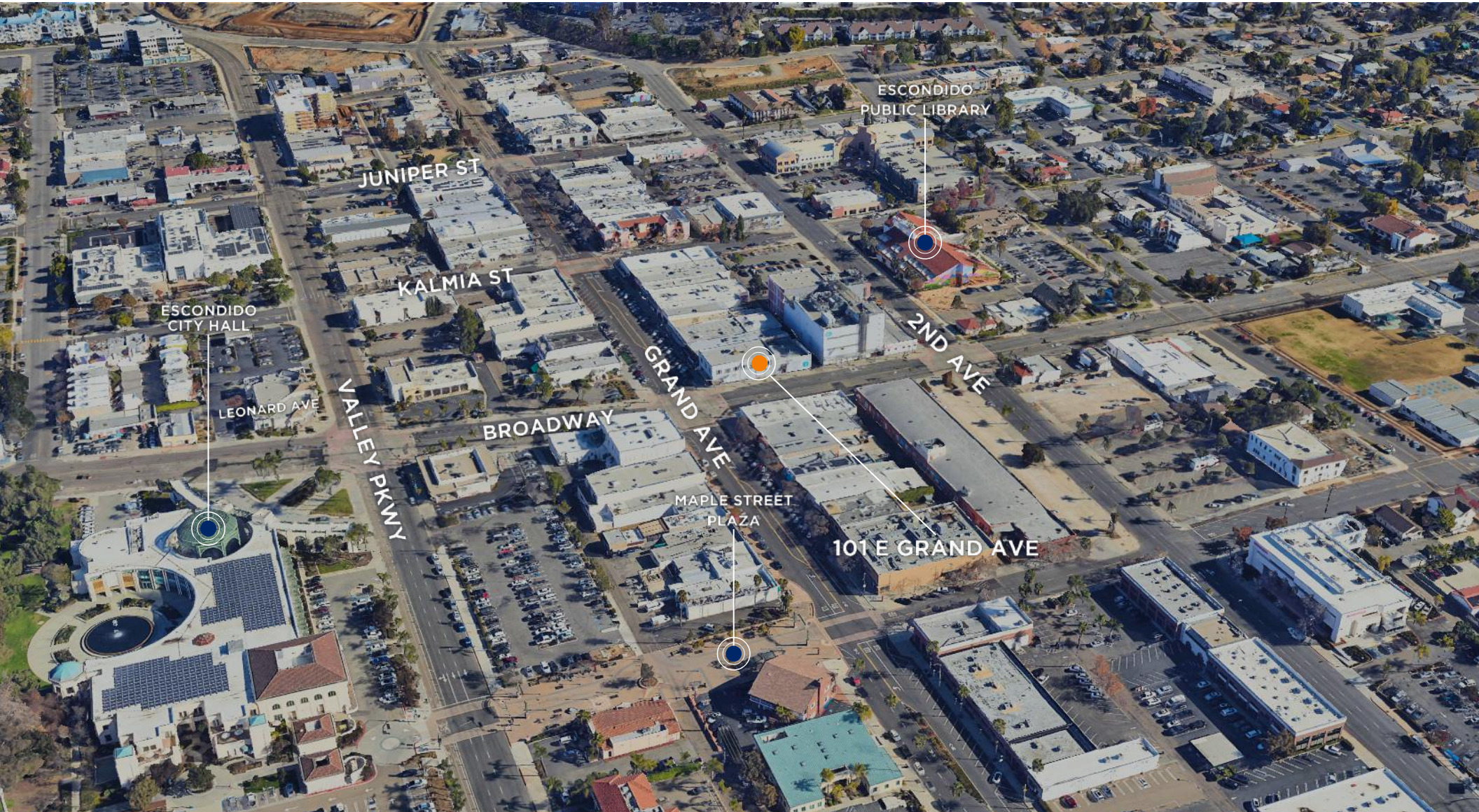
PROPERTY IMAGES



101 E GRAND AVE, ESCONDIDO, CA 92025



AERIAL MAP



LOCATION SUMMARY



ESCONDIDO, CALIFORNIA

Nestled in a picturesque valley within Southern California's coastal mountains, Escondido—meaning "hidden" in Spanish—lies 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by lush avocado and citrus groves, our award-winning city is a vibrant, diverse community.

More and more people are choosing Escondido as their "City of Choice." As the heart of San Diego North, it remains one of the few communities where residents of all income levels can experience the coveted Southern California lifestyle. Escondido offers a variety of attractive homes, two serene lakes, numerous parks, a sports center, golf courses, fine dining, wineries, shopping centers, and access to comprehensive healthcare. The nearby San Diego Zoo Safari Park enhances the area's appeal, while the California Center for the Arts, Escondido, brings world-class entertainment. Queen Calafia's Magical Circle, a stunning sculpture garden at Kit Carson Park, was generously donated by the late renowned artist Niki de Saint Phalle, adding to the city's cultural richness.

DEMOGRAPHICS

ESCONDIDO

In 2022, Escondido, CA had a population of 151k people with a median age of 36.5 and a median household income of \$77,554. Between 2021 and 2022 the population of Escondido, CA declined from 151,443 to 151,114, a -0.217% decrease and its median household income grew from \$70,115 to \$77,554, a 10.6% increase.

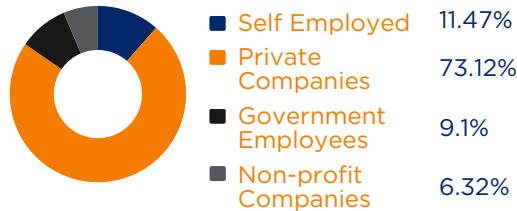
POPULATION



Male Population 50.3%

Female Population 49.7%

EMPLOYMENT



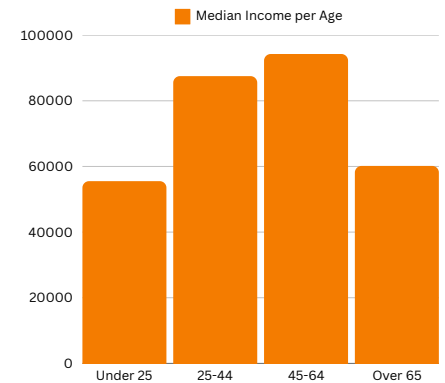
HOUSEHOLDS



Family Households 67.46%

Non-family households 32.54%

INCOMES



[LEARN MORE](#)

These demographic and economic factors make Escondido an attractive location for commercial real estate investments, with opportunities in retail, office, industrial, and mixed-use developments.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

101 E GRAND AVE, ESCONDIDO, CA 92025

DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

17551 Gillette Ave
Irvine, CA 92614

DRE# 01840569
svnvanguard.com



101 E GRAND AVE, ESCONDIDO, CA 92025