

FOR LEASE:
237 West Grand Avenue
Escondido, CA 92025

★★★★★
Escondido
Hero
Erlinda Farrington
US Navy WWII
★★★★★



NO PARKING
Zone - 500
2 HOUR
Bus - 50m

Escondido
BAIL BONDS



SPIRE

Executive Summary

Contents



237 West Grand Avenue, Escondido

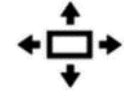
Located on Escondido's historic Grand Avenue, this spacious 1,250 square foot office is ideal for a variety of business uses. The layout offers a versatile, open floor plan ready to accommodate your specific needs.

Employees and customers will have easy access with Interstate-15 less than a mile away to travel south to San Diego or north to Riverside County. It is also within walking distance to the Escondido Transit Center with the Coaster/Sprinter/Breeze servicing San Diego North County and beyond.

Escondido's growing downtown business district has many restaurants and amenities within walking distance for your convenience.

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Property Summary



1,250 sq ft open layout for office space or retail



Ideal for a variety of uses, including professional services, creative entrepreneurs, or other service-oriented businesses

SP

Zoned SP (Special Plan) [parcel lookup](#)



Two parking spots in back, with ample street parking around the area



Exterior signage available in back



Rent: \$1.45 gross per square foot/month



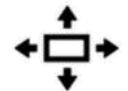
Interior photos




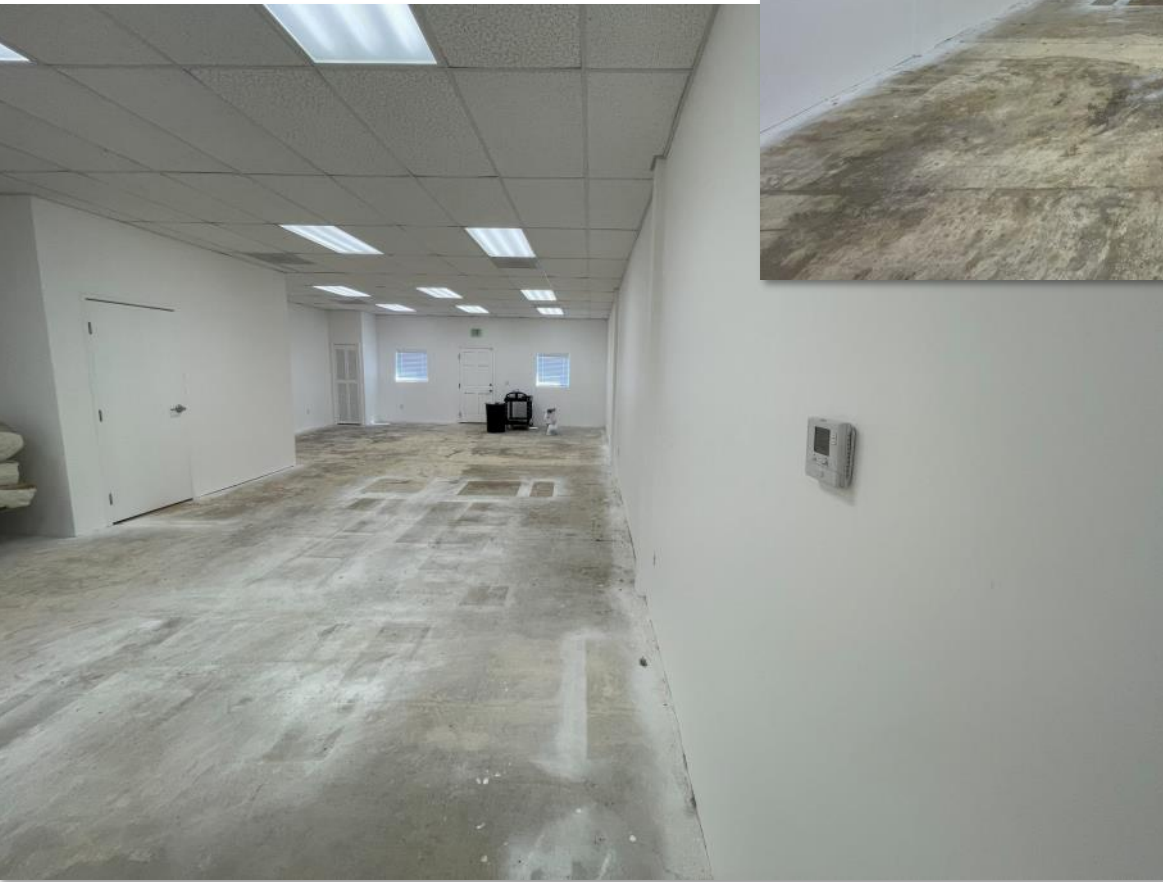
Remodeled oversized restroom



Floor Layout

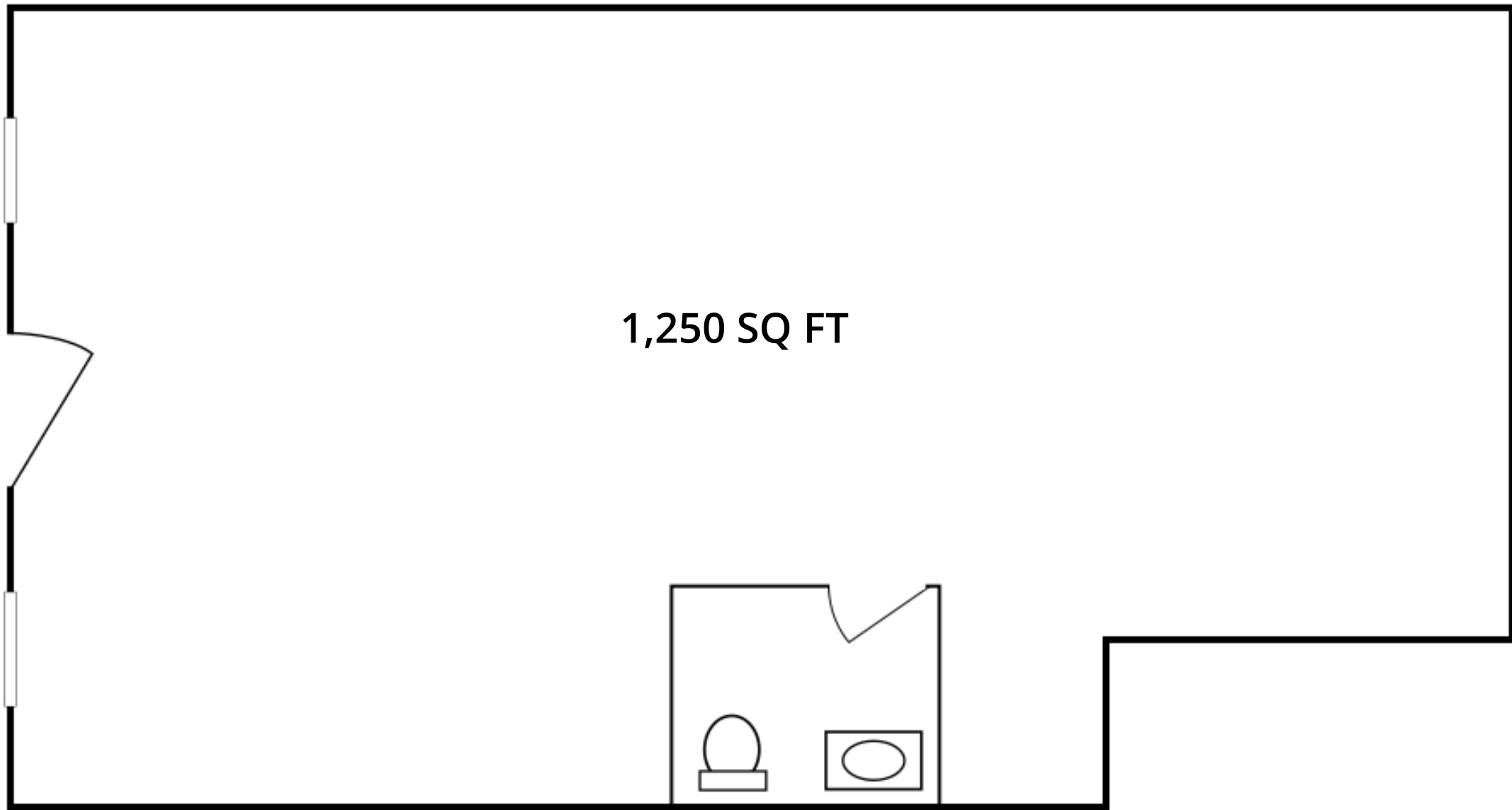
 Open floor plan

 Remodeled oversized restroom



From the entrance door looking towards the back of the space (above).

From the back of the space looking towards the entrance (left).



Downtown Specific Plan

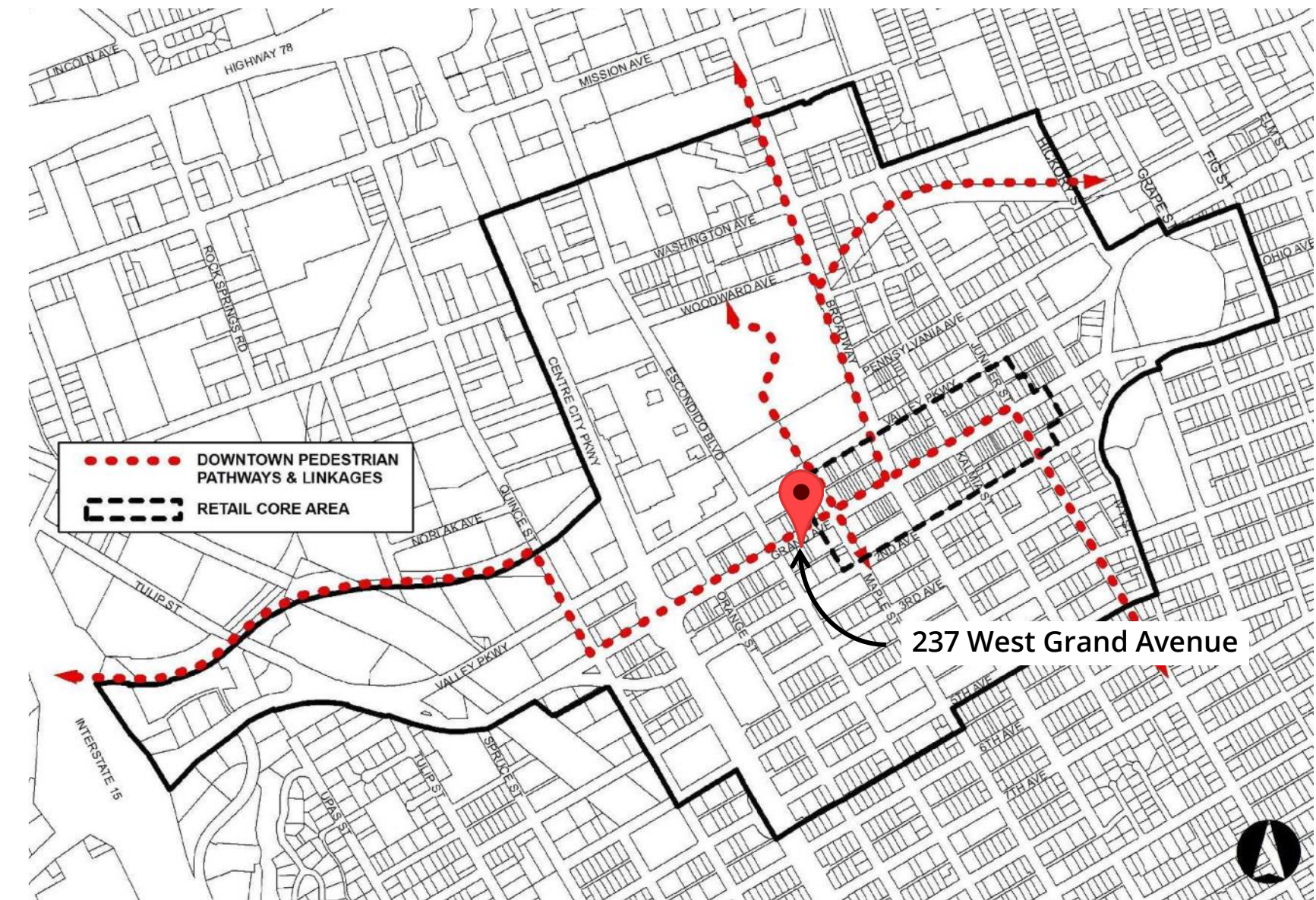


Zoned S-P (Specific Plan), downtown Escondido is envisioned as a dynamic, attractive, economically vital city center providing social, cultural, economic, and residential focus while respecting its historic character. The environment is pedestrian oriented (see map on the right), attracting local and non-local visitors to experience an atmosphere that is entertaining and vibrant with activity occurring throughout the day, evening and weekend hours.

The city of Escondido's Downtown Specific Plan strategies provide a comprehensive plan for land use, development regulations, development incentives, design guidelines, pedestrian and mobility improvements, and other related actions aimed at implementing the strategic goals for Downtown Escondido as set forth in the General Plan Goals and Policies. As downtown transitions to a more urban environment involving taller structures, and buildings constructed along the street edge, focused efforts are required to ensure that the unique character is maintained and strengthened. The Vision, Goals, Principles and Guidelines promote a balance of uses, sensitive design techniques, and enhanced pedestrian opportunities.

Downtown Specific Plan Strategic Goals are:

1. An economically viable downtown with an appropriate mix of retail, office, residential, entertainment and cultural uses.
2. A local and regional destination for specialty shopping, dining, nightlife, employment, culture, and the arts.
3. A vibrant and exciting environment with land uses that foster an "18-hour" atmosphere, in addition to areas that provide mixed use, office employment and high-density residential opportunities.
4. Development and signage that strengthen the character of downtown and are architecturally compatible with the existing urban fabric.
5. Street-level and human-scale design elements in new and remodeled developments that improve pedestrian orientation.
6. Preserved historically significant sites and structures that enhance the character of downtown.
7. Pedestrian-oriented, ground-floor, specialty retail and restaurant uses on Grand Avenue that reinforce and expand its unique character.
8. Higher residential densities in key locations that support downtown non-residential uses.
9. A pedestrian environment that provides connections, convenient access and opportunities for alternative modes of transportation.
10. Embellished landscaping, public art, comfortable street furniture and décor that improves walkability and pedestrian connections.
11. Maximized parking opportunities.



Local Businesses & Demographics

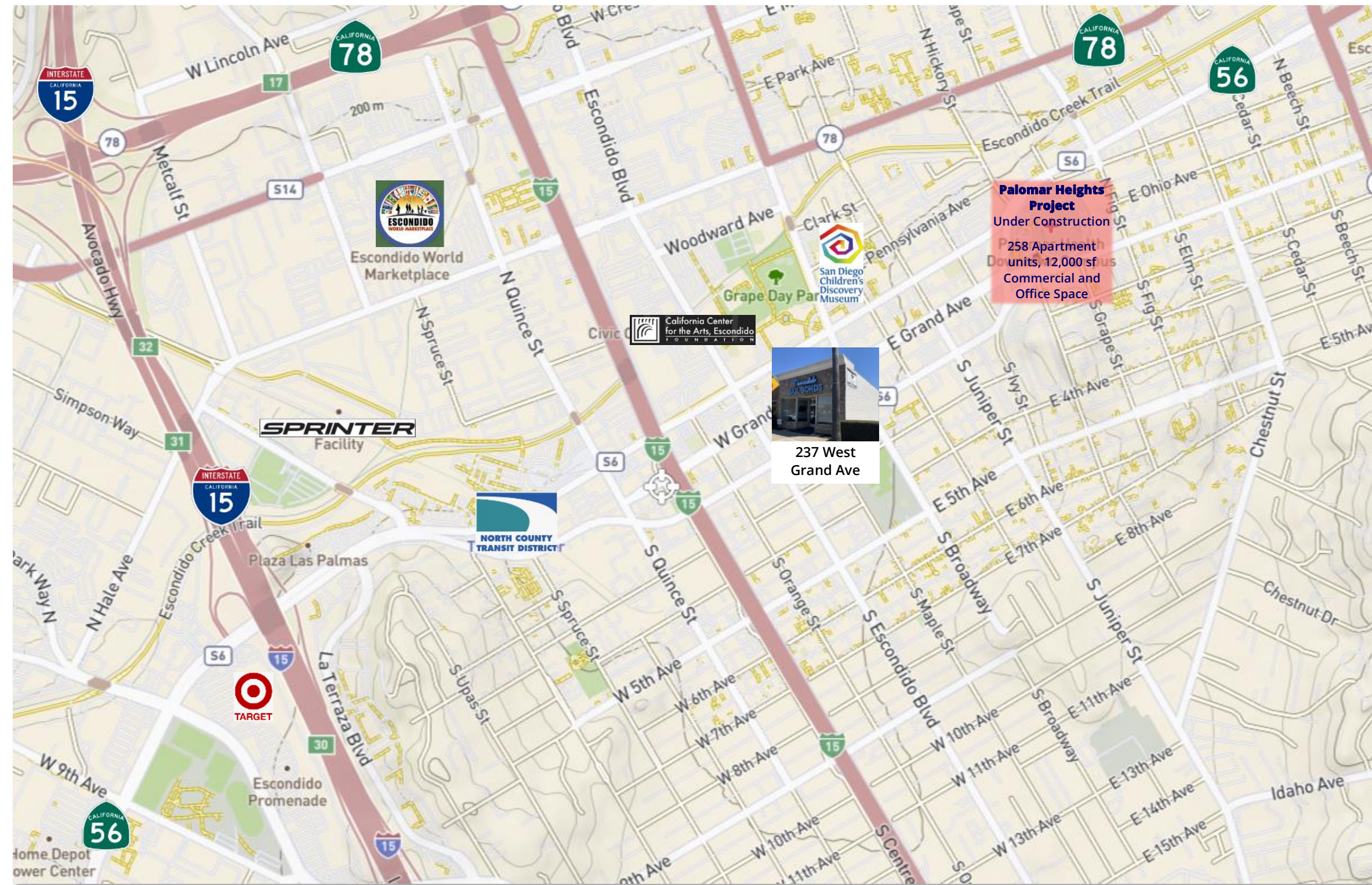
	1 Mile	3 Miles	5 Miles
2024 Total Population	26,164	141,046	203,135
Pop Growth 2024-2029	(1.20%)	(1.22%)	(1.15%)
Average Age	34	38	38
2024 Total Households	7,777	44,647	65,361
HH Growth 2024-2029	(1.44%)	(1.41%)	(1.33%)
Median Household Inc	\$52,923	\$70,787	\$80,802
Avg Household Size	3.10	3.00	3.00
2024 Avg HH Vehicles	2.00	2.00	2.00

CoStar



Downtown Cuisine

- Craft and Taco Lounge
- Hunsaker's
- Filippi's Pizza Grotto
- O'Sullivan's Irish Pub
- Swami's Café
- Fusion Restaurant
- H Brothers
- Dominic's Pizza
- Burger Bench
- Charlie's Family Restaurant
- George Burgers
- Full Metal Burgers
- Mexico Lindo
- Fridas Street Tacos
- TJ Tacos
- Chin's Gourmet
- El Paisa Mexican Food
- 3Go Sushi
- Mi Guadalajara



Historic Grand Avenue

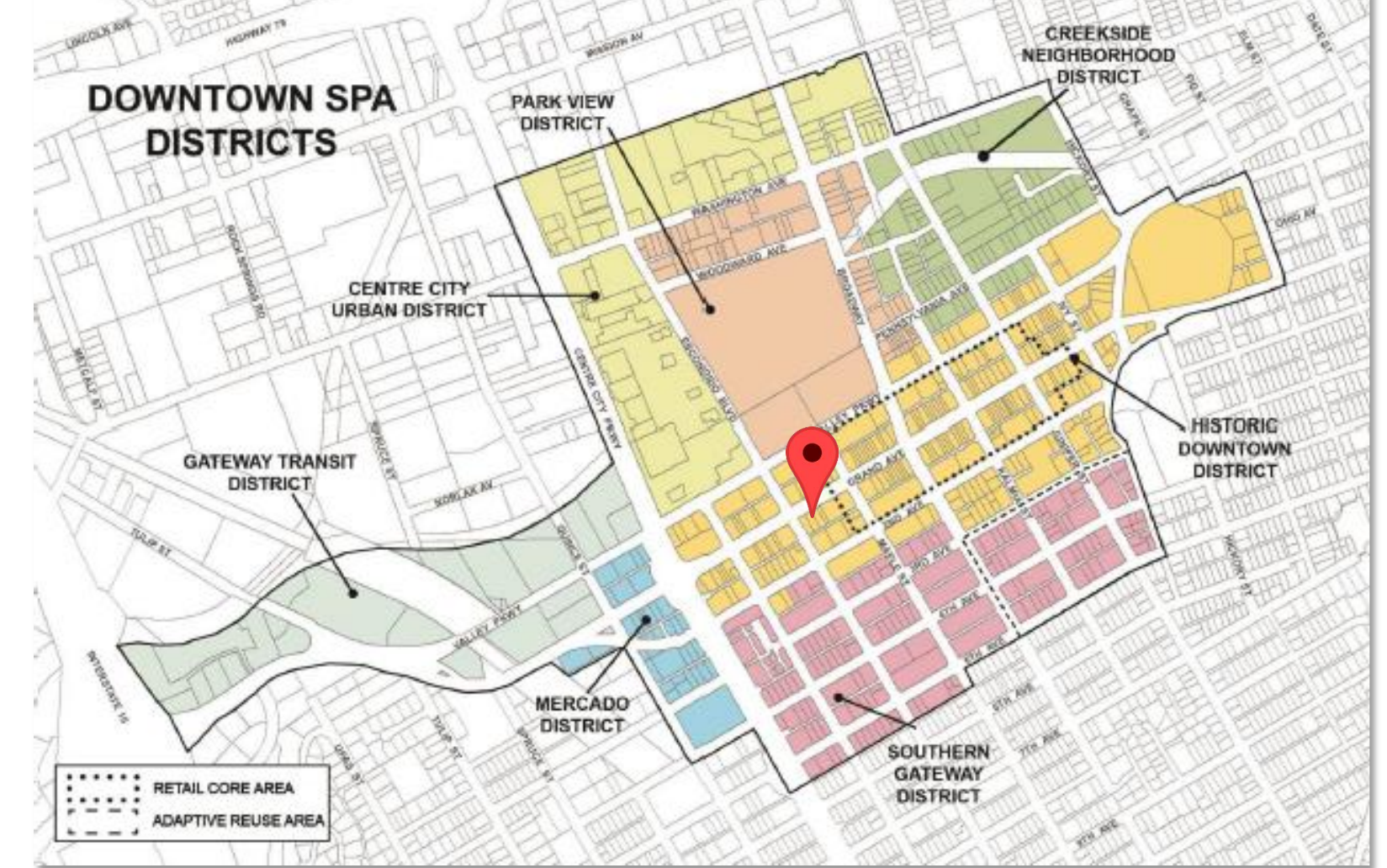
The City of Escondido incorporated on October 8, 1888. Escondido grew slowly during its first 70 years as a small, agriculturally based town, with its early cycles of growth corresponding to the development of Southern California's rural economy.

Escondido's agricultural economic base began shifting to retail, professional, and industrial uses as the population grew and diversified, along with the need for more varied jobs and services after World War II.

Dramatic growth occurred in the 1960s and Escondido solidified its position as a commercial and residential center for San Diego North County. Recent city growth has been spurred by residential and commercial projects.

Historically, the city was centered on several blocks along Grand Avenue, Broadway and Escondido Boulevard. The development of regional and sub-regional shopping centers shifted the prominence of Escondido's Downtown retail core. However, Grand Avenue, Escondido's "main street," still provides a focus for specialty commercial activity and community events.

<https://www.downtownescondido.com/>
www.escondido.gov/DocumentCenter/View/2280/Downtown-Specific-Plan-PDF
www.escondido.gov/DocumentCenter/View/543/Citywide-Zoning-Map-PDF



Escondido Downtown Business Association (DBA)

Historic Grand Ave has always been the place to be seen and to have fun in Escondido. The DBA was started in 1962 by some community-minded downtown business owners. It was developed so business owners could get to know their fellow entrepreneurs and business neighbors, to speak as an advocate for the businesses, and to market and promote the downtown area of Escondido. We invite you to make Grand Avenue your destination for restaurants, art galleries, museums, salons and spas, entertainment, shopping, professional services, events and more...

Grand Avenue Vision Project

Project Overview

In August 2015, a group of downtown merchants and stakeholders approached the City Council with a desire to revitalize Escondido's historic Grand Avenue. The City Council directed staff to work with the community to develop a vision for Grand Avenue. A committee of downtown merchants, property owners, residents, and other key stakeholders was formed to begin the process. Concept plans were developed and a public meeting was held on October 12, 2017, to receive community input on the concepts. The City Council approved the Grand Avenue Vision Plan on February 14, 2018, and authorized staff to submit grant applications to SANDAG. The cost to implement the full Vision Plan was estimated at \$15 million.

Construction of Phase II will start September 30, 2024. Phase II project renovation benefits include:

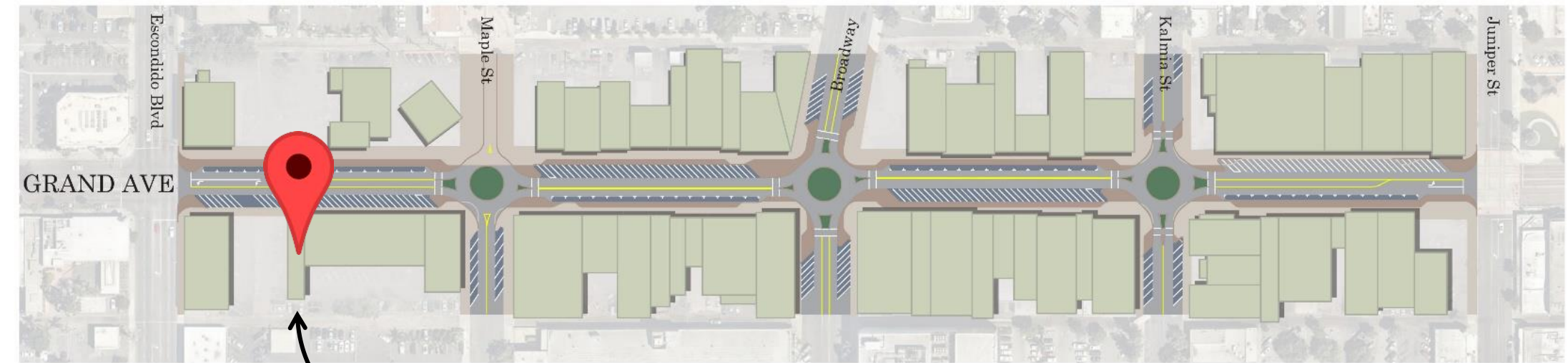
- New street lighting and string lighting between Kalmia and Juniper
- Sidewalk widening on both sides of Grand Avenue from Maple Street to Juniper Street
- A traffic circle/roundabout at Grand and Broadway intersection
- A traffic circle/roundabout at Grand and Kalmia intersection

Phase I project was completed in 2022 and renovation benefits included:

- New string lighting (known as festoon lighting) from Maple Street to Kalmia Street
- New light posts on both sides of Grand Avenue from Maple Street to Kalmia Street
- Sidewalk widening on the north side of Grand Avenue from Maple Street to Broadway
- Improved parking: re-striping to include diagonal parking which will increase the number of parking spots from Escondido Boulevard to Juniper Street



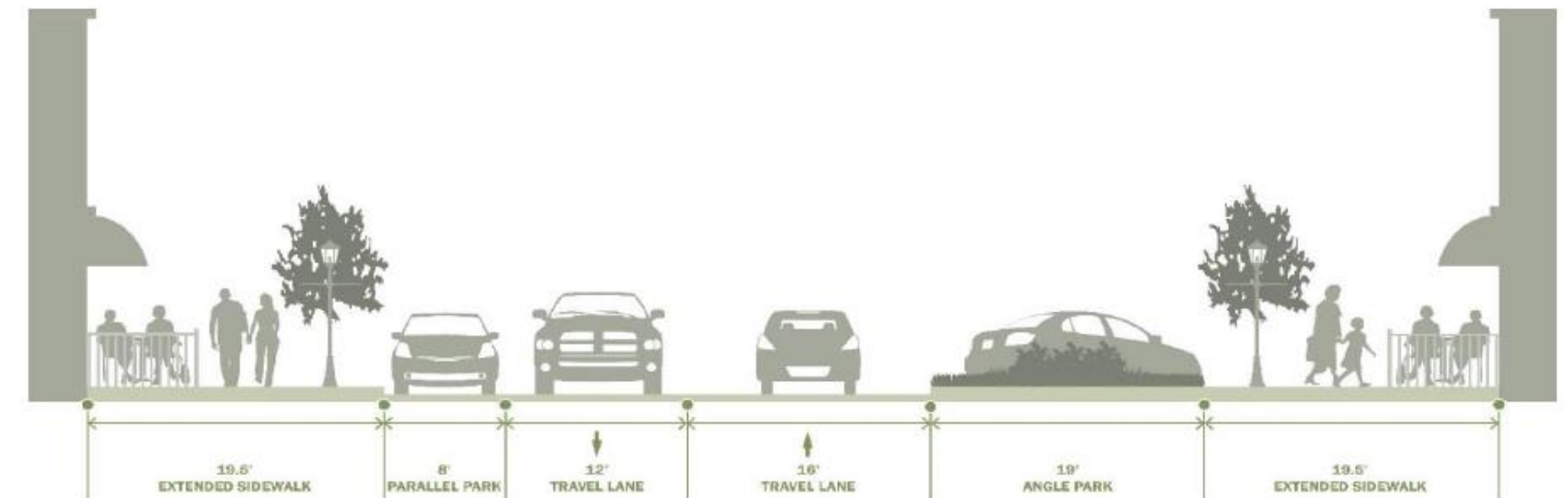
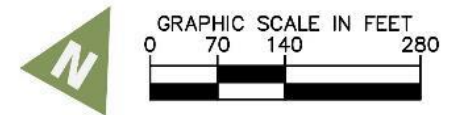
<https://www.escondido.gov/300/Grand-Avenue-Vision-Project>
<https://ca-escondido.civicplus.com/298/Grand-Avenue-Vision-History>



LEGEND

- Existing Sidewalk
- Sidewalk Extension
- On-Street Parking
- Landscaping Space
- Existing Buildings

237 West Grand Avenue



Typical cross-section of the completed Grand Avenue project.



AROUND *Escondido*

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, this award-winning city is a diverse, vibrant community.



Wineries and Fine Dining

Tour some of Escondido's award-winning wineries in San Pasqual Valley. Or celebrate in one of the city's fine dining restaurants.



Escondido Street Festival Grand Avenue Festival

Bring the family to shop from hundreds of vendors including unique hand-crafted gifts and imports, and international cuisine. There is free professional live music, a beer & wine garden, community stage, Kids Zone, and Art in the Garden.

San Diego Zoo Safari Park

is one of the largest tourist attractions in San Diego County. The park houses wild and endangered animals from Africa, Asia, Europe, North and South America, and Australia. Including the largest collection of hoofed mammals in the world.



Cruisin' Grand

is Hot Rod Heaven! And honored to be called one of the best cruises in the country. With vintage, muscle, and hot rods cruising Grand Avenue on Friday nights, just like they did 50 years ago!



California Center for the Arts, Escondido

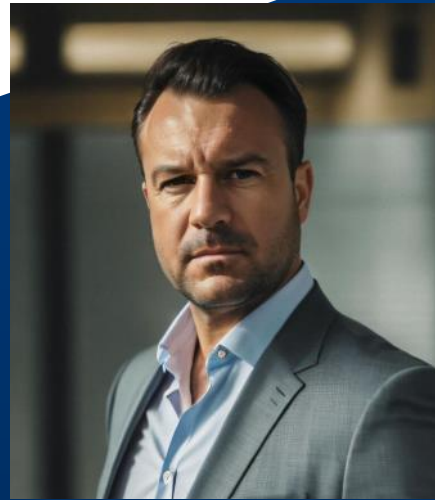
With a mission of bringing people together to discover, create and celebrate both the visual and performing arts, the California Center for the Arts, Escondido is the cultural center of North San Diego County.



For the Love of Chocolate

Bring your sweetheart or just your "sweet tooth" to beautiful Grand Avenue in Downtown Escondido. Stroll in and out of nearly 20 designated restaurants, shops and spa tasting locations while sampling chocolate paired with fine wines & craft beer.





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