

FOR SALE
\$1,850,000

RETAIL OWNER-USER INVESTMENT OPPORTUNITY

237 E VALLEY PKWY
ESCONDIDO, CA 92025

ICONIC FITNESS



INVESTMENT SUMMARY

\$1,850,000

OFFERING PRICE

7,000

TOTAL BUILDING AREA

\$264

PRICE PER SQUARE FT

7,016

TOTAL LAND FOOTAGE

MONTH-TO-MONTH

1 UNIT

RETAIL/FITNESS

CURRENT USE

FEE SIMPLE

OWNERSHIP

229-431-07-00

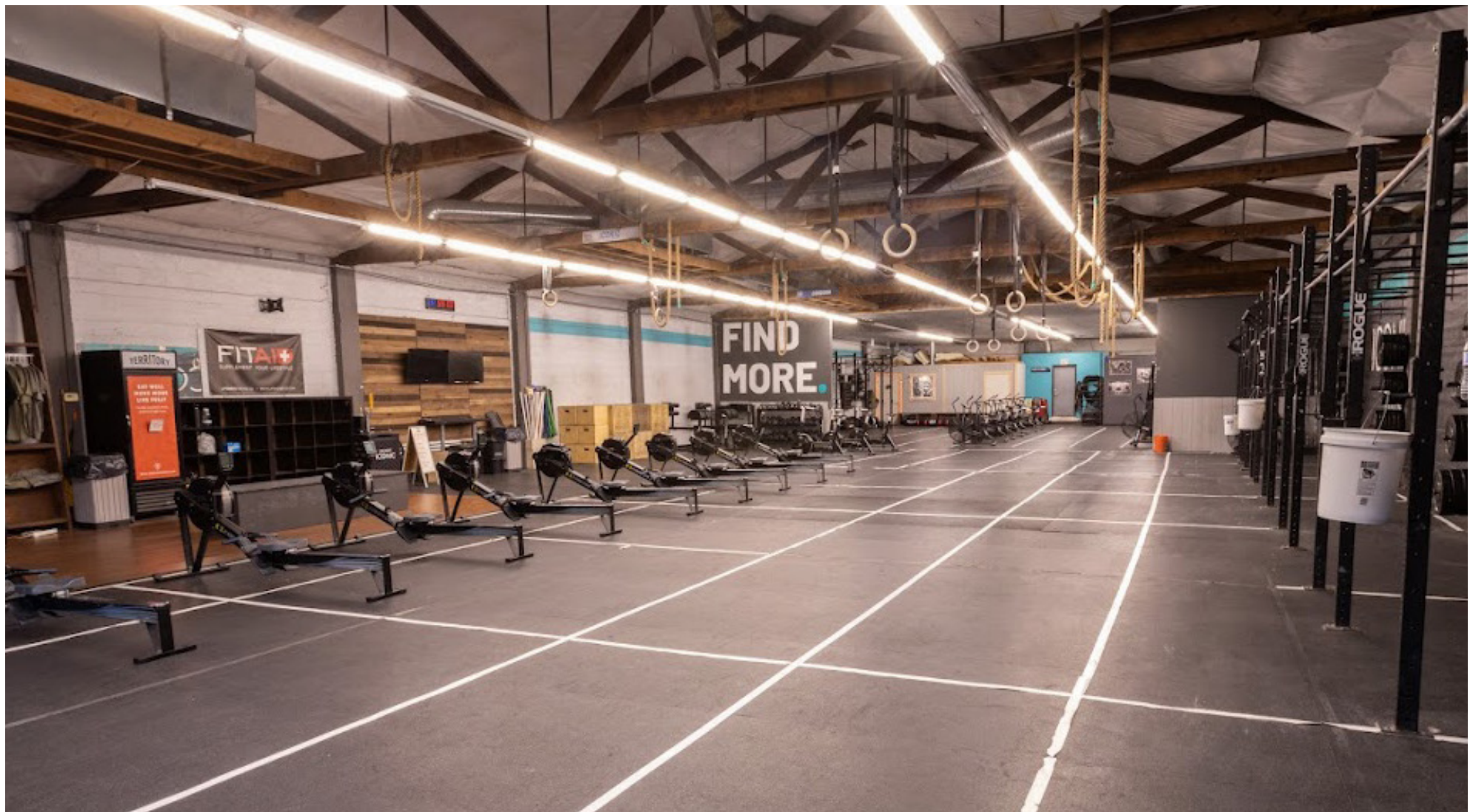
APN

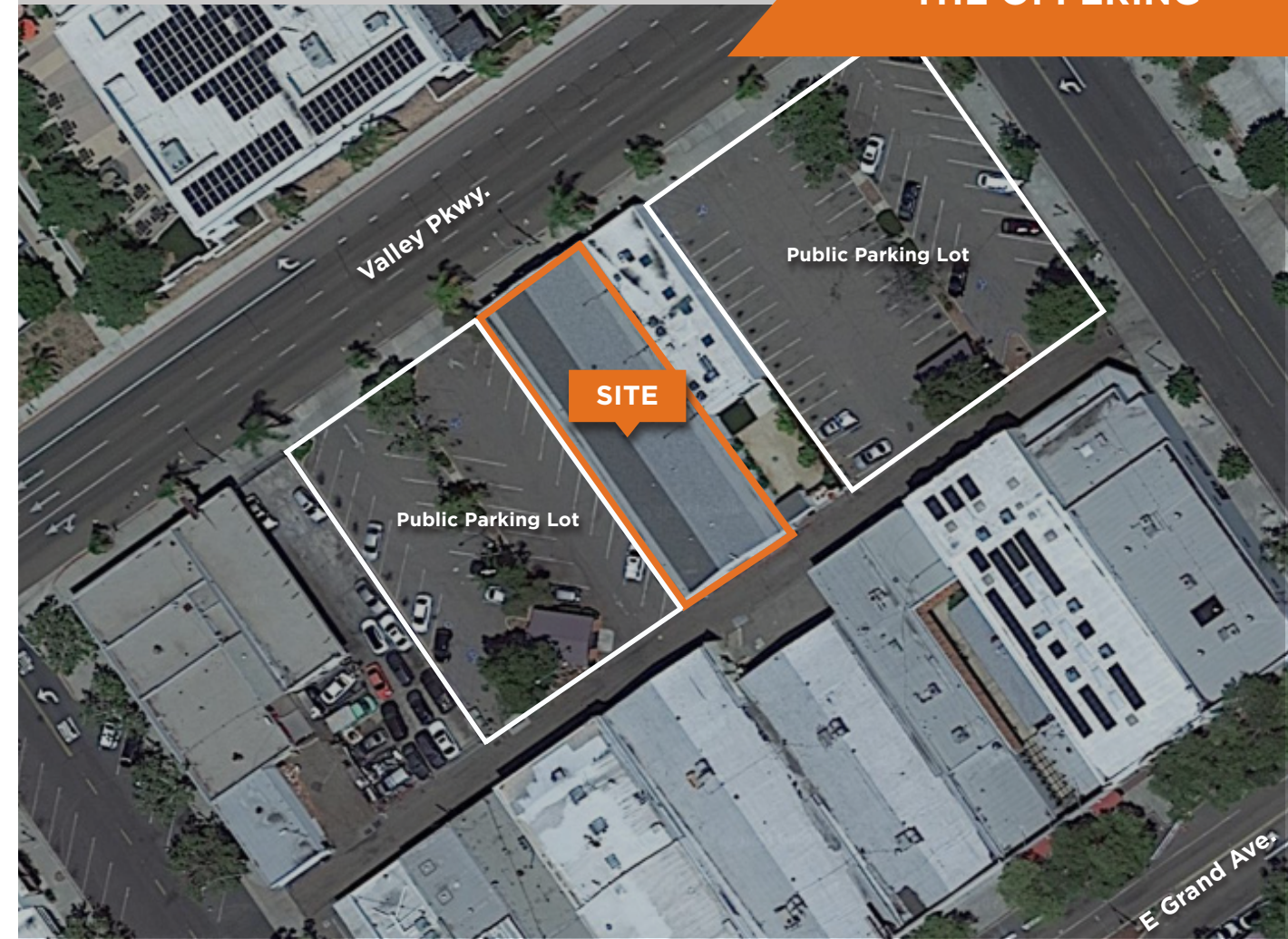
S-P

ZONING

*ADJACENT PROPERTY ALSO FOR SALE

THE OFFERING





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

- Exceptional opportunity for an owner-user or investor to purchase a large retail property with frontage on East Valley Parkway
- 7,000 SF building ideal for fitness, retail, showroom, or creative office uses

- Potential redevelopment opportunity with zoning permitting residential and commercial development, and opportunity to purchase adjacent property
- Highly visible on East Valley Parkway, a major corridor from core residential areas of Escondido to I-15 and SR-78 averaging 17,000 cars per day

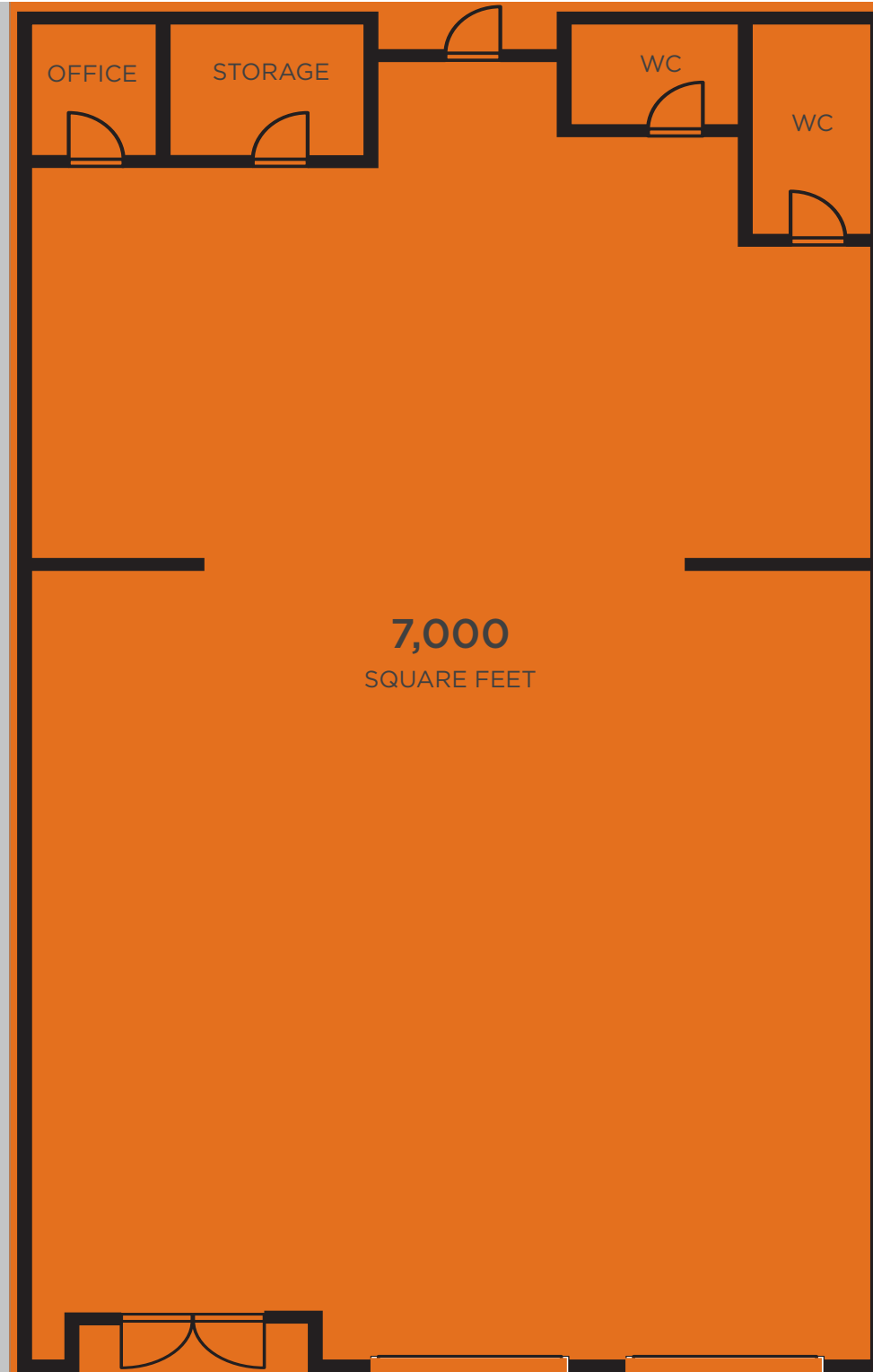
- Within a few blocks of Escondido Arts Center, Civic Center, Heritage Garden, popular restaurants on Grand Avenue, and across the street from a local highschool
- Abundant free public parking directly adjacent to the property

THE PROPERTY

PUBLIC
PARKING LOT

**BLACK
PLAGUE**
BREWING

2,300
SQUARE FEET



PUBLIC
PARKING LOT

E Valley Pkwy

SURROUNDING RETAIL & RESTAURANTS

THE MARKET

01



09



02



10



03



11



04



12



05



13



06



14



07



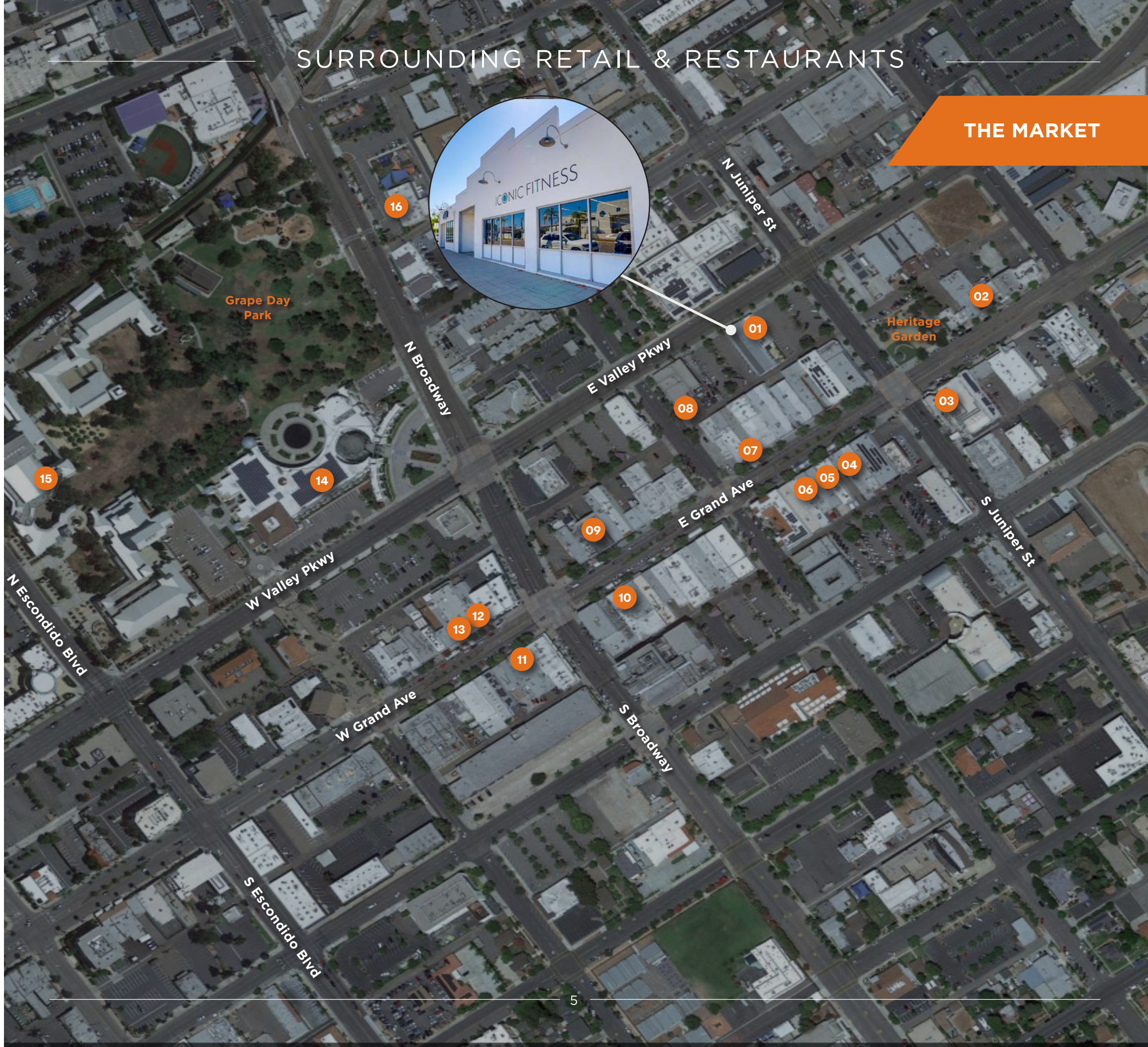
15



08



16



COMPETITIVE MARKET SET

THE MARKET



910 E. VALLEY PKWY., ESCONDIDO, CA 92025

Sale Date: January 2023

Sale Price: \$3,300,000

Size: 7,000 SF

PSF: \$472



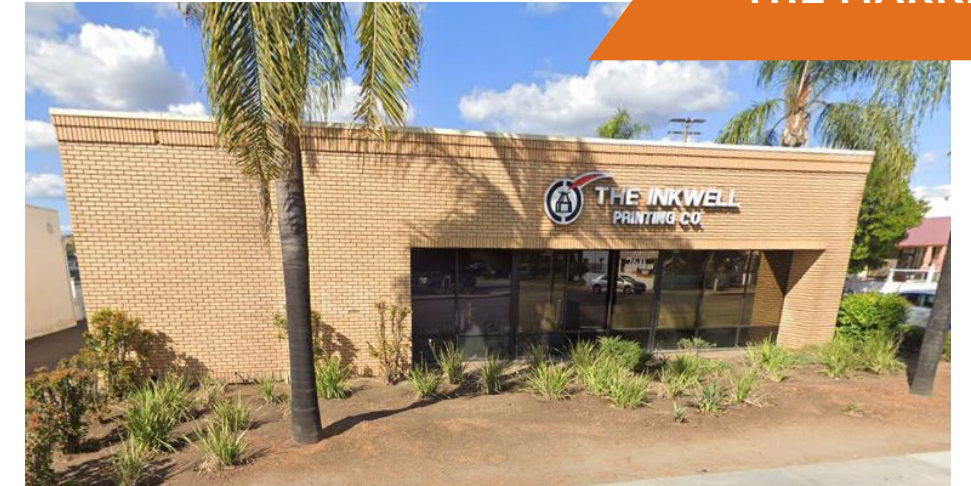
342-344 E. VALLEY PKWY., ESCONDIDO, CA

Sale Date: December 2022

Sale Price: \$1,100,000

Size: 5,025 SF

PSF: \$219



760 E. VALLEY PKWY., ESCONDIDO, CA 92025

Sale Date: November 2022

Sale Price: \$750,473

Size: 3,082 SF

PSF: \$244



750 E. VALLEY PKWY., ESCONDIDO, CA 92025

Sale Date: November 2022

Sale Price: \$624,527

Size: 1,748 SF

PSF: \$325



1035 E. VALLEY PKWY., ESCONDIDO, CA 92025

Sale Date: November 2022

Sale Price: \$850,000

Size: 2,975 SF

PSF: \$286



311 E. VALLEY PKWY., ESCONDIDO, CA 92025

Sale Date: August 2022

Sale Price: \$470,000

Size: 2,400 SF

PSF: \$613

DEMOGRAPHICS

1 MILE



Population 34,559



Daytime Population 21,696



Average Household Income \$68,594

3 MILES



Population 149,161



Daytime Population 58,667



Average Household Income \$90,779

5 MILES



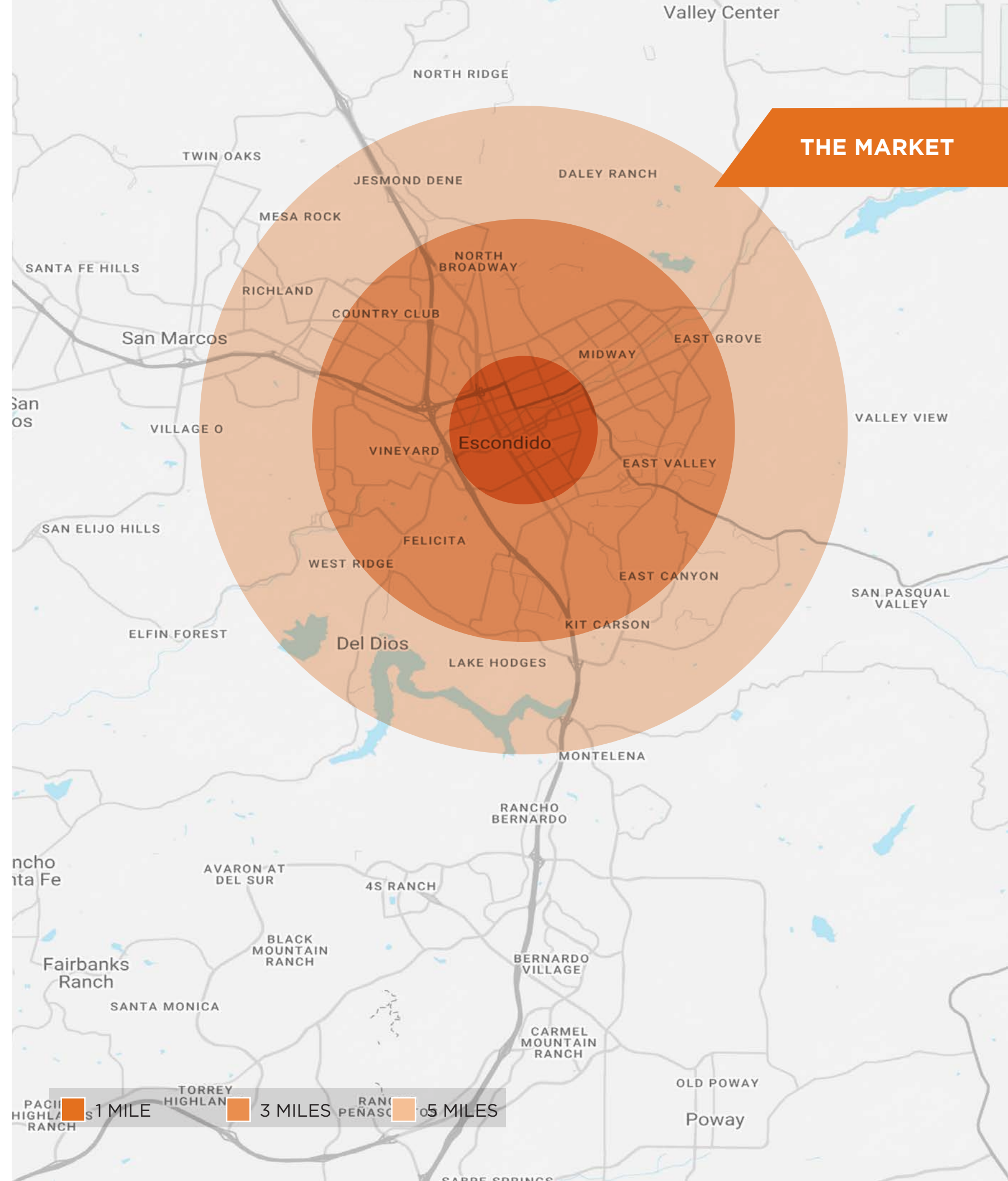
Population 202,935



Daytime Population 76,800



Average Household Income \$101,069





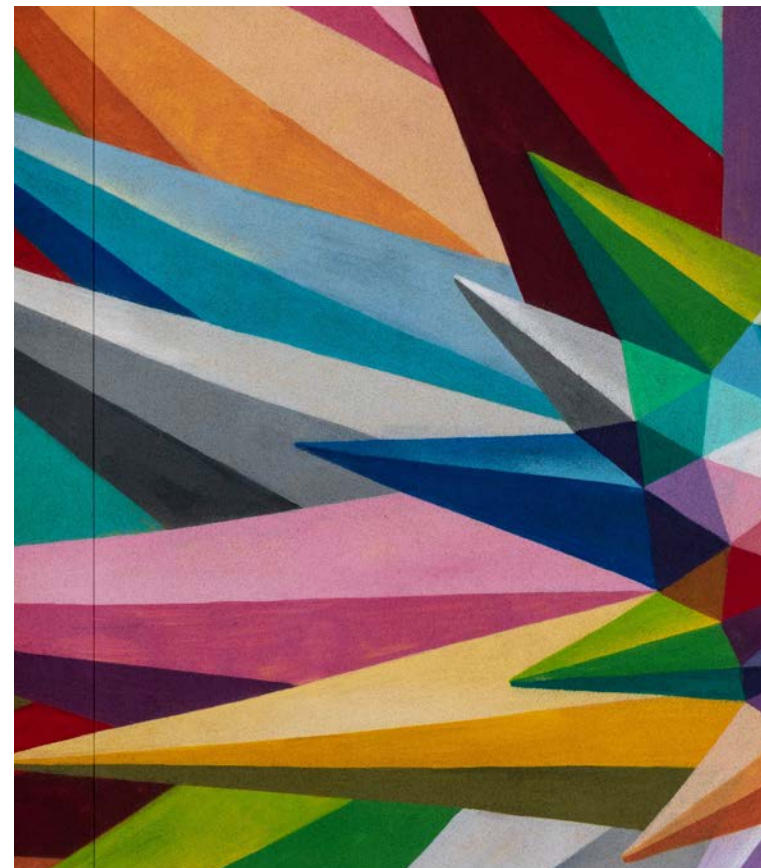
FARMERS MARKET

A weekly farmers market brings together the local community every Tuesday at Heritage Garden Park. With a variety of vendors, the Farmers Market offers visitors a well-crafted mix of sourced goods alternating from local farmers, artisans, and businesses in San Diego County. Attendees can find fresh produce, floral arrangements, delicious food, baked goods, crafts, and more every week.



CRUISIN' GRAND

Cruisin' Grand has spectators traveling back in time as they watch a parade of vintage cars. Every Friday night from June to September, Grand Avenue showcases an array of pre-1974 vehicles. Each week highlights a different model type, ranging from hot rods, antiques, to customs. Visitors can stroll downtown checking out the classics and visit local shops and restaurants that stay open late to accommodate the fun event.



2ND SATURDAYS

2nd Saturday is a celebration of Art and Culture in Escondido. Through community driven magec (Museums & Arts: Growing Escondido Culture) local businesses and museums host unique events every month. These events differ from pop-ups, exhibit openings, art shows, murals at Esco Alley, and performances. 2nd Saturdays enhances community appreciation and support of its growing art scene.



STREET FESTIVALS

Nothing brings the city together more than it's bi-annual festivals on Grand Avenue. For over 30 years the Escondido Street Festival has been held every Spring followed by the Grand Avenue Festival in the Fall. The festivals are centered around live music, delicious food, and family fun, complete with a Kids Zone, beer and wine garden, and talented artists showcasing their gifts at Art in the Garden at Heritage Park.

237 E VALLEY PKWY, ESCONDIDO, CA 92025

FOR SALE
\$1,850,000

SALES INQUIRIES



MARC KARRN
CA LIC #01912607
858-779-3196
marc@locationmatters.com

ICONIC FITNESS

237

**LOCATION
MATTERS**

LOCATIONMATTERS.COM