

# Building For Sale or Lease    Retail - Office - Warehouse

119 E Grand Ave.  
Escondido, CA



**Flexible Downtown  
Owner-User Opportunity**

For more information, please contact:

**Nick Zech**  
858-232-2100  
nzech@cdccommercial.com  
CalBRE Lic. #01721457

**Matt Orth**  
858-736-1337  
morth@cdccommercial.com  
CalBRE Lic. #01884500

**Don Zech**  
858-486-9999  
dzech@cdccommercial.com  
CalBRE Lic. #00885909

11440 W. Bernardo Ct., #300  
San Diego, CA 92127  
T: 760-743-8500  
www.cdccommercial.com

# Investment Highlights

**BUILDING AREA:** +/- 7,000 SF

**BUILDING PRICE PSF:** \$228 PSF

**LAND AREA:** +/- 7,116 SF

**APN #:** 233-081-24-00

**YEAR BUILT:** 1939

**OCCUPANCY:** ~22% Occupied

**ZONING:** [SPA9: Downtown SP](#)

**PARKING:** N/A

**Contact Broker for additional information.**



# \$1,600,000

**Owner-User Opportunity**

**Occupy ~5,500 SF (~78%)**

**For Lease: \$1.30 MG**

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. V4

For more information, please contact:

**Nick Zech**  
858-232-2100  
[nzech@cdccommercial.com](mailto:nzech@cdccommercial.com)  
CalBRE Lic. #01721457

**Matt Orth**  
858-736-1337  
[morth@cdccommercial.com](mailto:morth@cdccommercial.com)  
CalBRE Lic. #01884500

**Don Zech**  
858-486-9999  
[dzech@cdccommercial.com](mailto:dzech@cdccommercial.com)  
CalBRE Lic. #00885909

11440 W. Bernardo Ct., #300  
San Diego, CA 92127  
T: 760-743-8500  
[www.cdccommercial.com](http://www.cdccommercial.com)

# Front Space

**Front Space SF: +/- 1,500 SF**

**The front unit of the building is occupied by a Coffee shop. The Tenant recently signed a new three year lease.**



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. V4

For more information, please contact:

**Nick Zech**  
858-232-2100  
nzech@cdccommercial.com  
CalBRE Lic. #01721457

**Matt Orth**  
858-736-1337  
morth@cdccommercial.com  
CalBRE Lic. #01884500

**Don Zech**  
858-486-9999  
dzech@cdccommercial.com  
CalBRE Lic. #00885909

11440 W. Bernardo Ct., #300  
San Diego, CA 92127  
T: 760-743-8500  
www.cdccommercial.com

# Rear Space - For Lease

**Rear Space SF: +/- 5,500 SF**

**\$1.30 psf MG**

**The rear unit of the building was occupied by a publishing company. The space is a mix of both office and Warehouse. Dedicated Entry with additional access through coffee shop.**



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. V4

*For more information, please contact:*

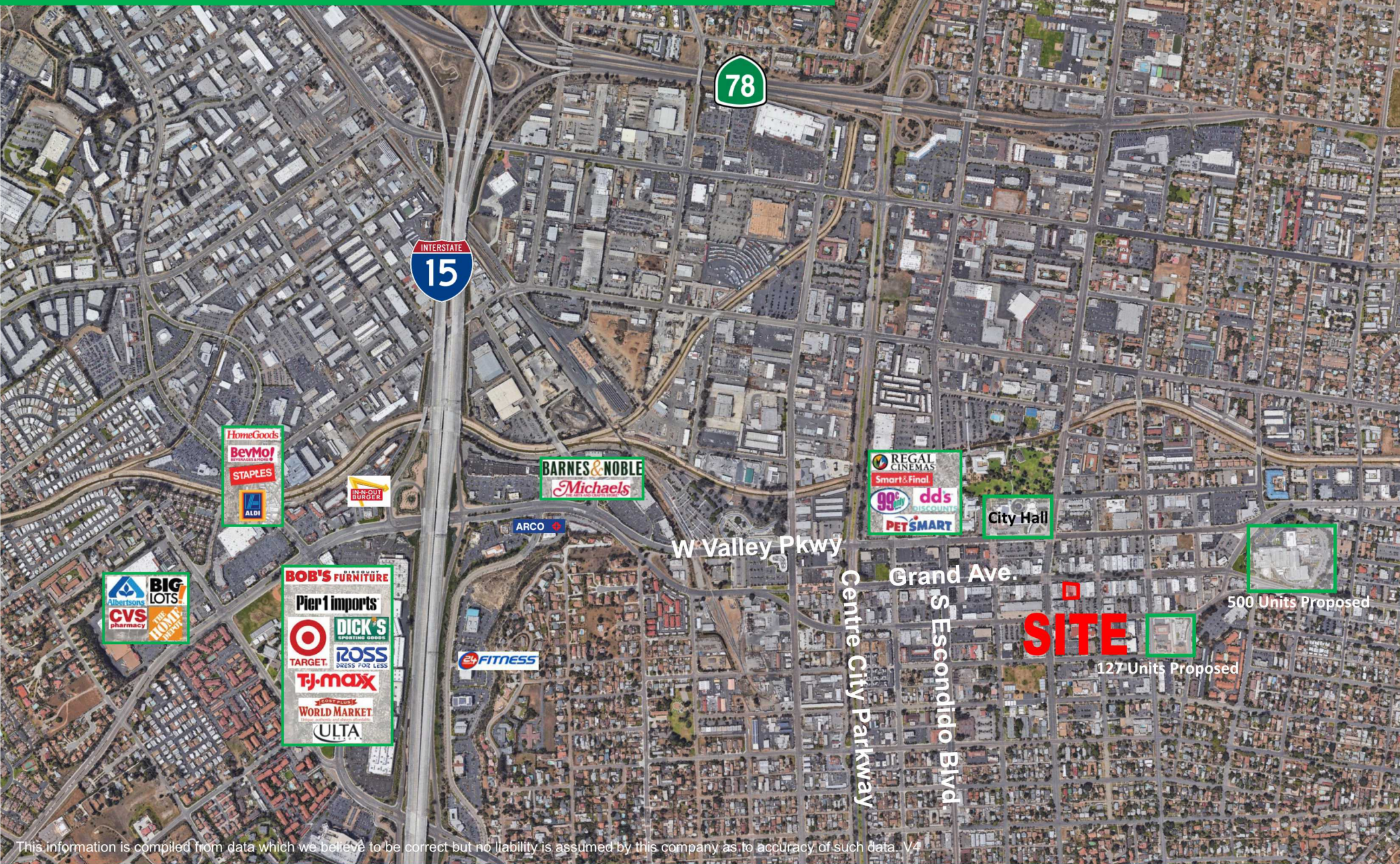
**Nick Zech**  
858-232-2100  
nzech@cdccommercial.com  
CalBRE Lic. #01721457

**Matt Orth**  
858-736-1337  
morth@cdccommercial.com  
CalBRE Lic. #01884500

**Don Zech**  
858-486-9999  
dzech@cdccommercial.com  
CalBRE Lic. #00885909

11440 W. Bernardo Ct., #300  
San Diego, CA 92127  
T: 760-743-8500  
www.cdccommercial.com

# Aerial Map



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. V4

For more information, please contact:



**Nick Zech**  
858-232-2100  
nzech@cdccommercial.com  
CalBRE Lic. #01721457

**Matt Orth**  
858-736-1337  
morth@cdccommercial.com  
CalBRE Lic. #01884500

**Don Zech**  
858-486-9999  
dzech@cdccommercial.com  
CalBRE Lic. #00885909

11440 W. Bernardo Ct., #300  
San Diego, CA 92127  
T: 760-743-8500  
www.cdccommercial.com

# Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Total Population:	98,225	208,154	467,873
2025 Population Projection:	100,361	213,021	480,722
Pop Growth 2010-2020:	0.7%	0.8%	1.1%
Median Age:	32.2	35	37.4
Households			
2020 Total Households:	29,683	67,978	159,848
HH Growth 2020-2025:	0.5%	0.6%	0.8%
Median Household Inc:	\$55,784	\$71,247	\$90,128
Avg Household Size:	3.30	3.00	2.9
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$446,355	\$537,427	\$697,215
Median Year Built:	1976	1980	1985



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. V4