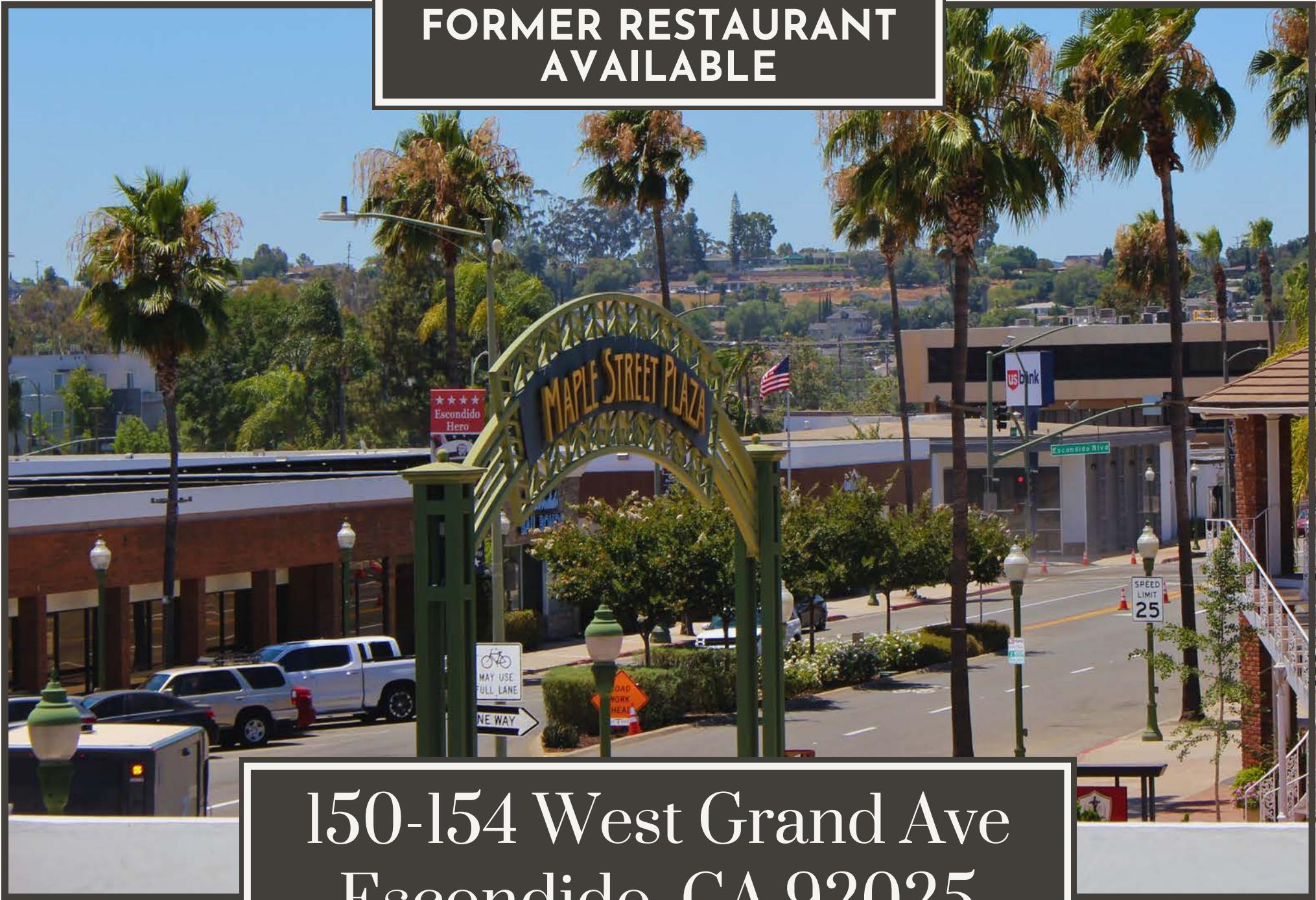


FOR LEASE

FORMER RESTAURANT
AVAILABLE



150-154 West Grand Ave
Escondido, CA 92025

Exclusively Listed By

STEVE AVOYER
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Listing Overview

150-154 W Grand Ave

Flocke & Avoyer is proud to present a former restaurant – a prime location in central Escondido with excellent visibility and strong surrounding traffic.

- ±5,243 SF with ±1,589 SF of outdoor patio space
- Asking Rent: \$2.50 PSF/MO, plus NNN (TBD)
- Formerly The Grand Cafe
- Located in Historic Downtown District
- Across from CA Preforming Arts Center
- Two patios (1 in the front and 1 in the back)

Historic Downtown Escondido

Drawing Crowds Year-Round

Downtown Escondido is a vibrant destination with built-in foot traffic from beloved cultural institutions and community events. Whether it's live performances, public programs, or seasonal festivities, the district consistently draws locals and visitors alike. These attractions not only energize the area but create lasting connections between people and place. With steady engagement throughout the year, the momentum supports a thriving downtown ecosystem.

CA Center for the Arts

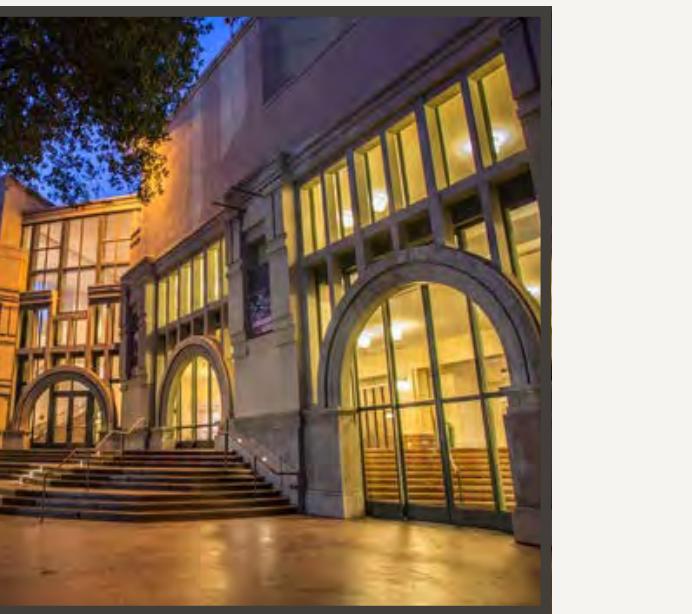
± 300,000 Average Annual Attendance

Escondido Public Library

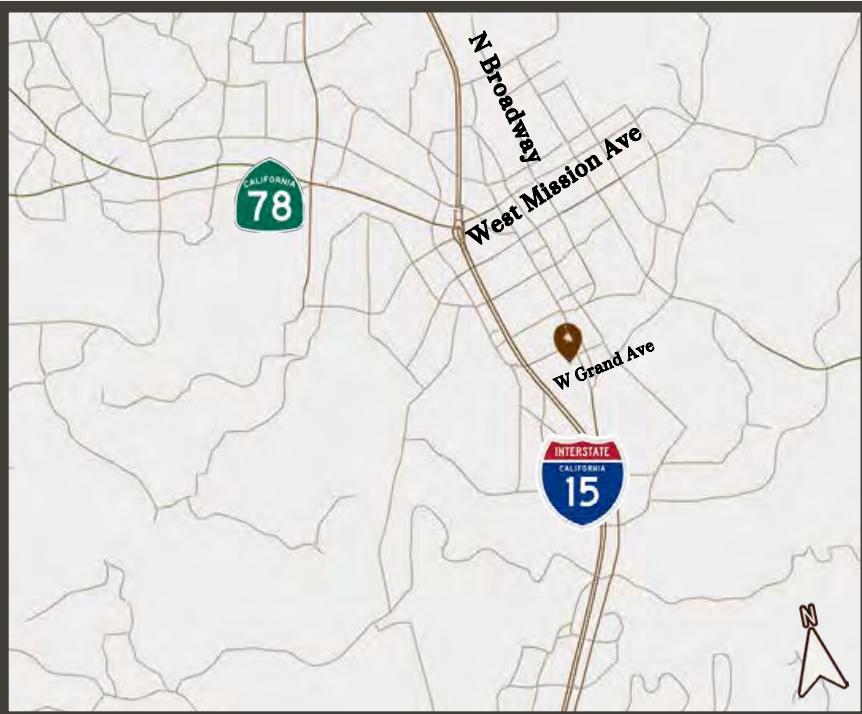
± 264,976 Average Annual Attendance

Crusin' Grand

± 7,000 Average Annual Attendance



Escondido



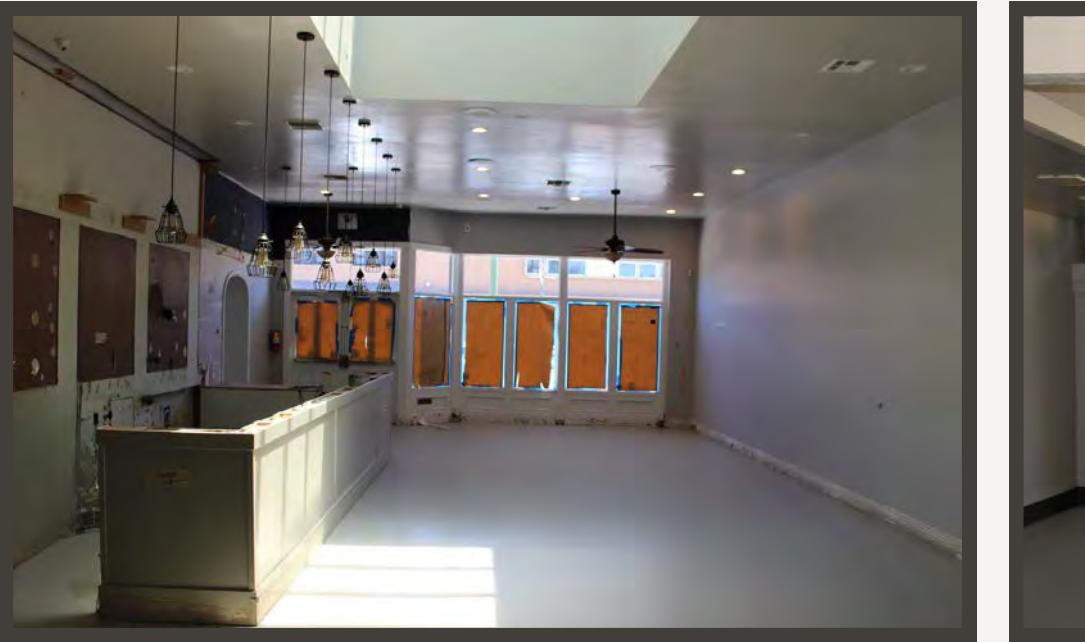
Nestled in the heart of North County, Historic Downtown Escondido blends character with culture. Its preserved architecture, local boutiques, art galleries, and award-winning eateries create a small-town charm that's rich with energy and possibility. From tree-lined streets and events like Crusin' Grand, the district buzzes with creativity and community. Conveniently located near major highways, it offers easy access with a truly unique sense of place.



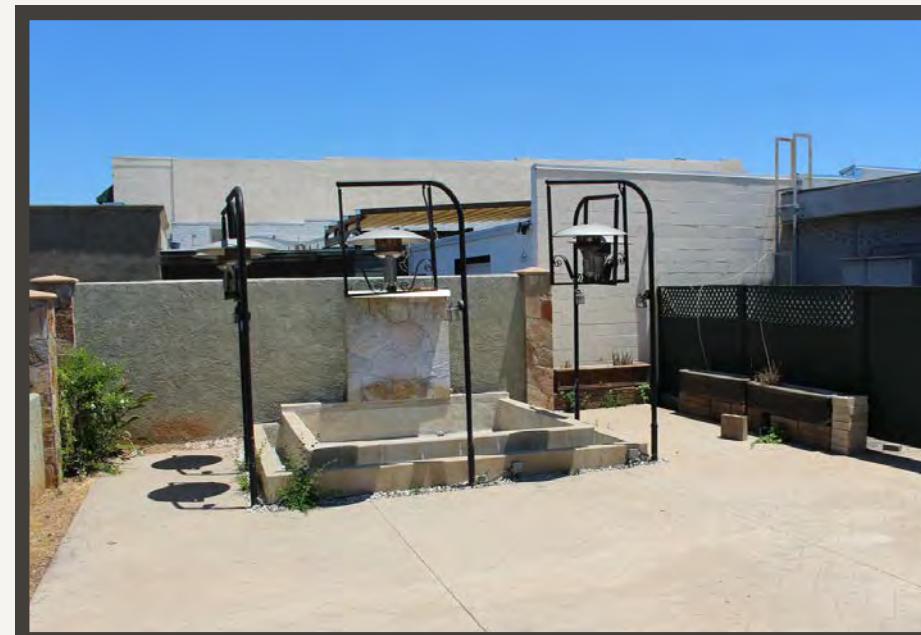
Historic Downtown Escondido



Interior Photos



Back Patio Photos



Aerial



Demographics



POPULATION

1 Mile: 28,922
3 Miles: 143,554
5 Miles: 202,319



AVERAGE HHI

1 Mile: \$84,663
3 Miles: \$118,812
5 Miles: \$134,413



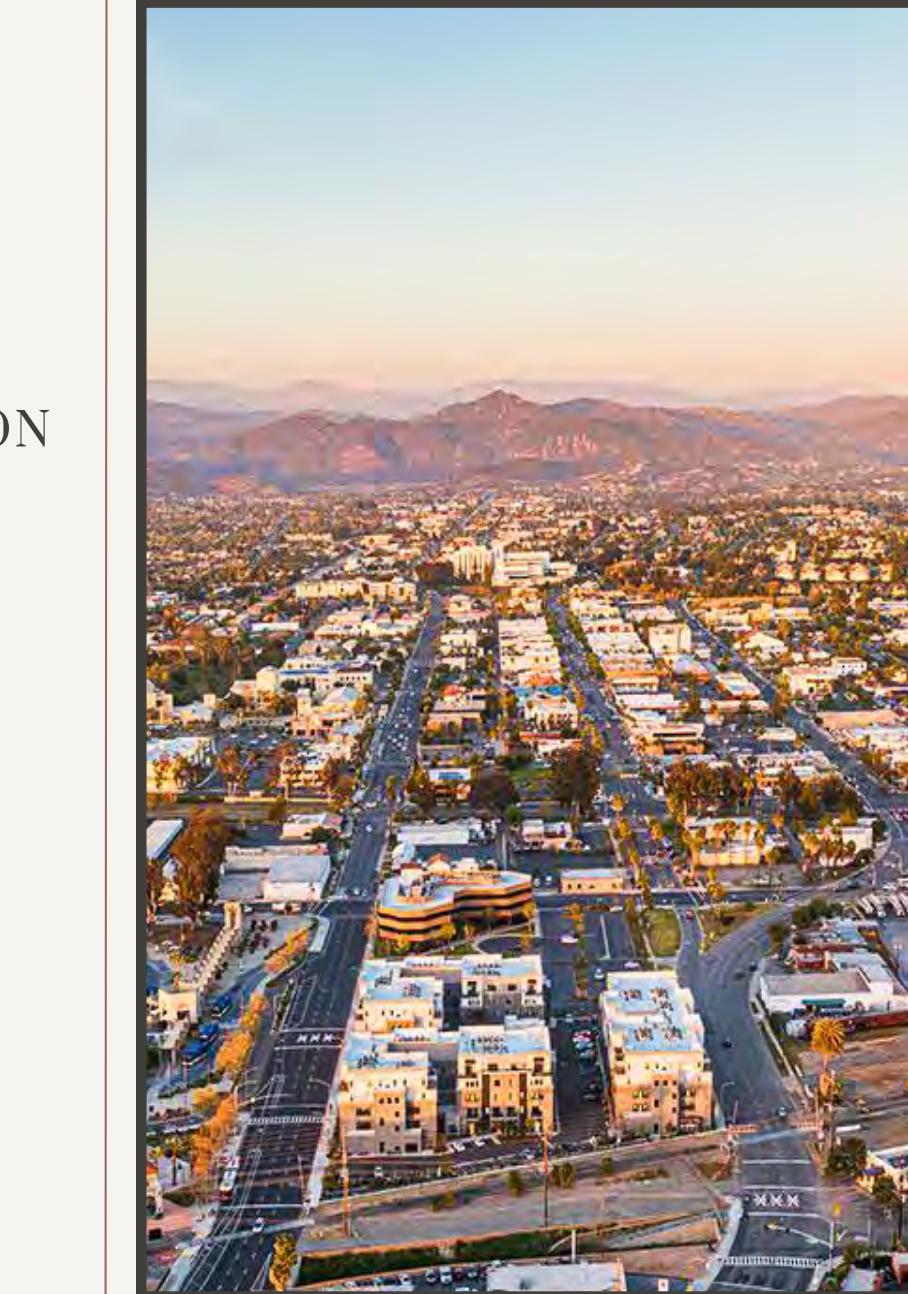
DAYTIME POPULATION

1 Mile: 25,155
3 Miles: 88,357
5 Miles: 121,494

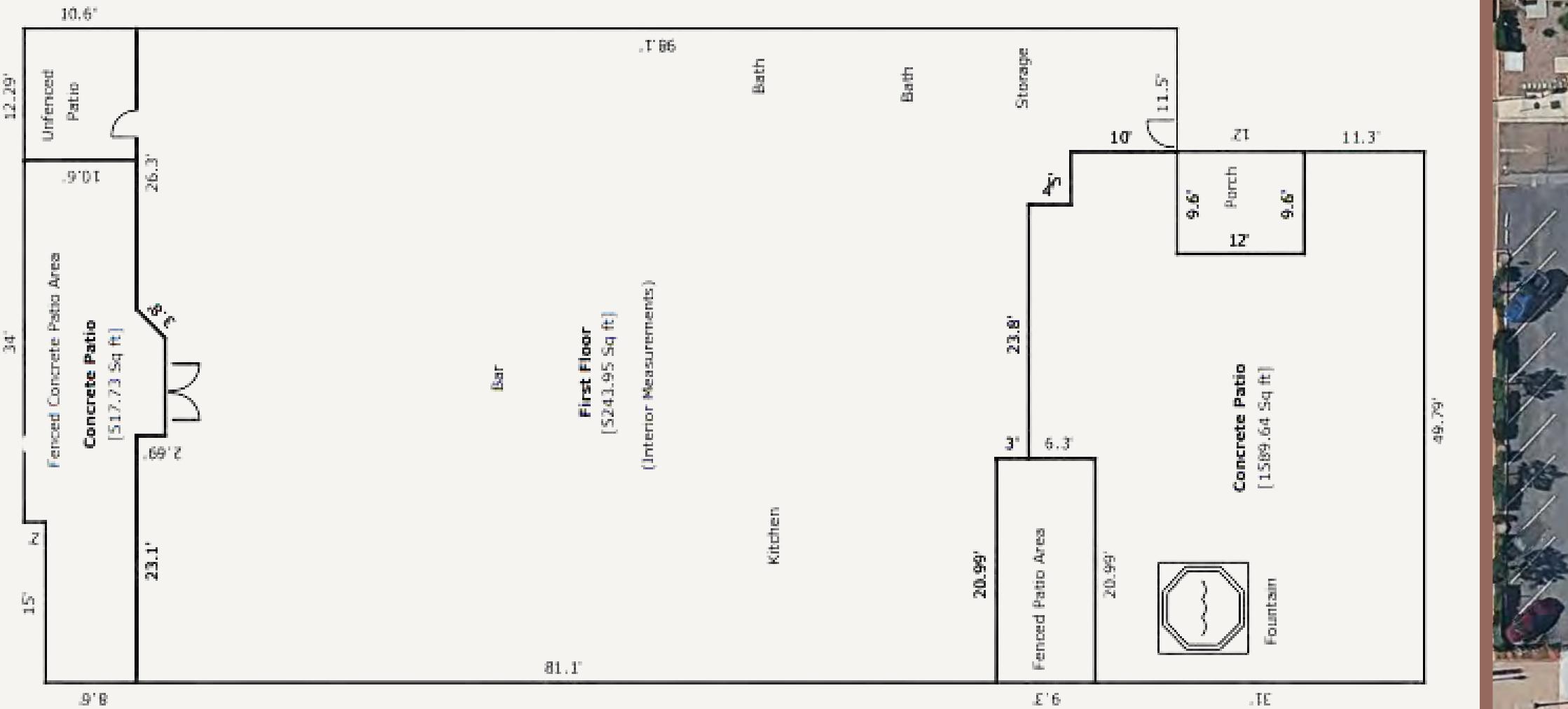


TRAFFIC COUNTS

W Valley Parkway ± 18,217 ADT
W Grand Ave ± 11,572 ADT
S Escondido Blvd. ± 17,192 ADT



Site Plan



Site Plan

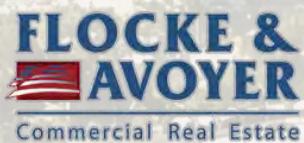


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*DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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