

Rare

retail opportunity in **Historic Downtown Escondido**

- 105 W Grand Ave is a unique property resting in **the heart of downtown Escondido**
- **596 SF Available for Lease.** Perfect for a small shop, studio or store
- **Easily walkable** to nearby retailers, restaurants, and the Civic Center for Performing Arts
- The property is **located in the main corridor** of the Escondido walking promenade
- The City of Escondido is in the process of executing on a plan that will **completely re-imagine the Downtown Escondido Cityscape** ie: parking, lighting, façade renovations, and more
- This is a **rare opportunity to join a generational mix of tenants** and add to the unique retail offerings of Downtown Escondido



THIS IS
Escondido

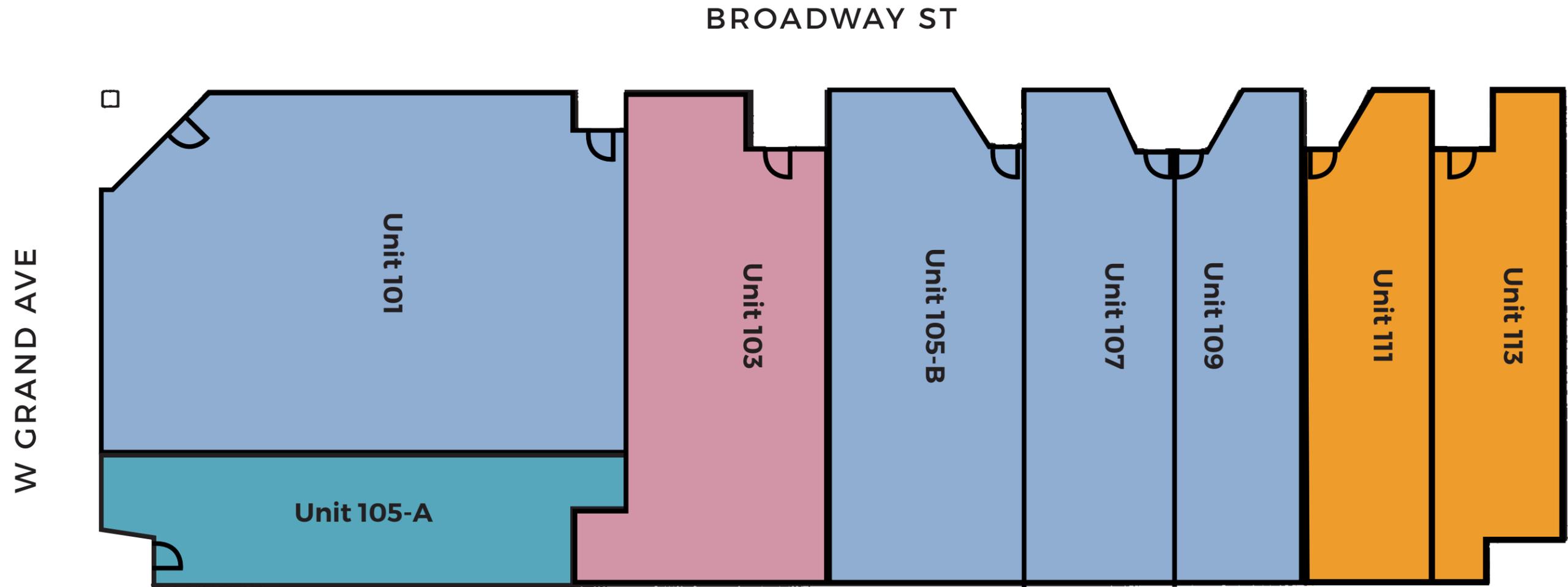
Historic Downtown Escondido is a vibrant community comprised of both local artisans and residents as well as tourists. The Downtown promenade area lends itself to one-of-kind dining, shopping, and leisurely activities. The City of Escondido is invested in re-imagining the historic community and modernizing it in a way that protects the history of one of North County San Diego's oldest towns. New lighting, abundant parking, and a City incentivized façade remodel program are just a few examples.

Escondido's historic look and feel creates a sense of place for all those who visit. This small town has an approachable feel with a big appetite for creativity, entertainment, and exploration.

ESCONDIDO DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Estimated Population	30,226	146,642	207,667
Average Household Income	\$75,736	\$100,046	\$114,926
Daytime Population Workers	18,332	57,223	77,797
Daytime Population Residents	16,804	77,579	109,867





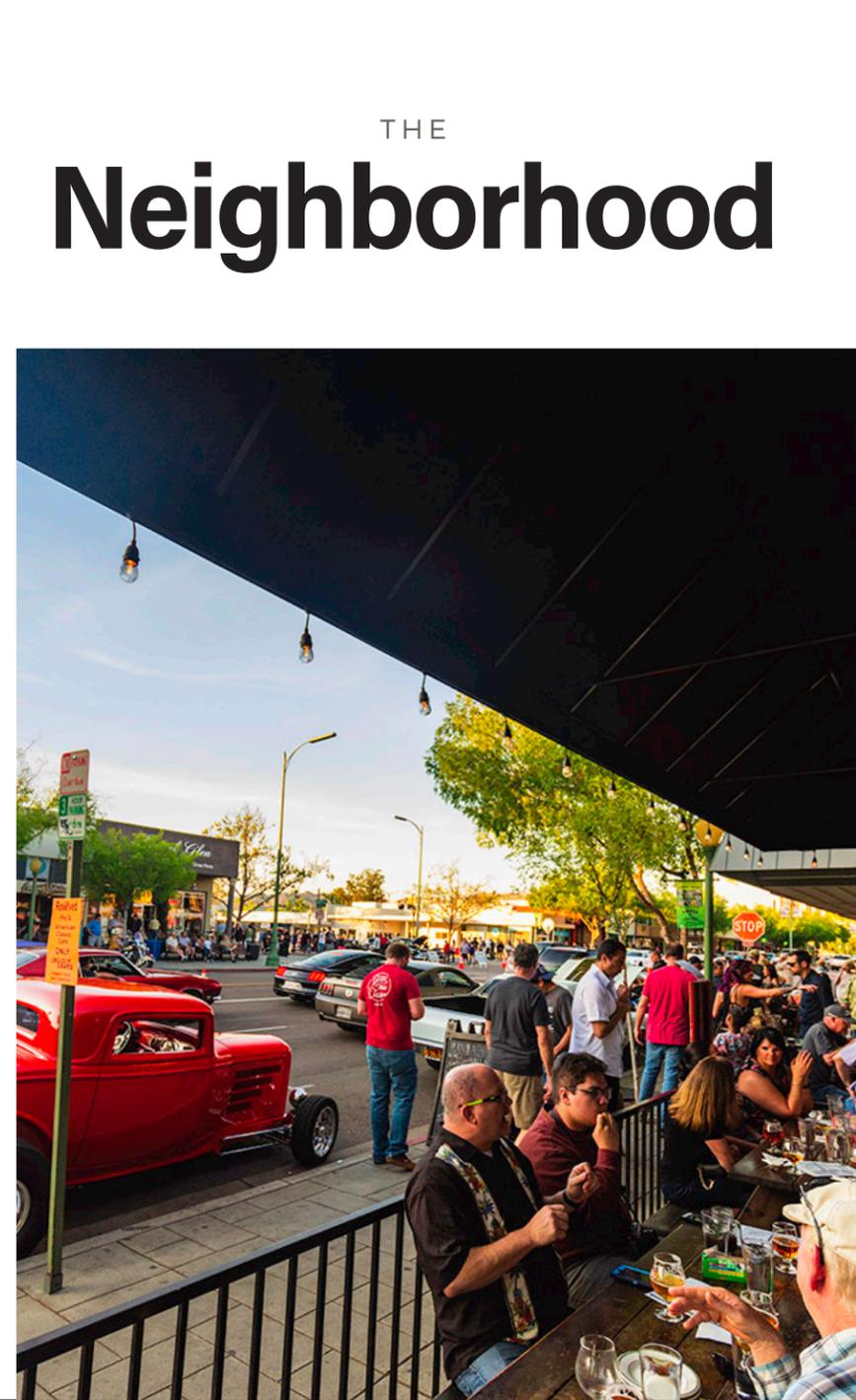
SITE PLAN
105 W Grand Ave

	Coast Sew & Vacuum 3,808 SF
	Doart Shoe Repair 921 SF
	Clarity Hair 1,108 SF
	John Torok Photography 596 SF



THE Location

Historic Downtown Escondido is a community in transformation. This charming town has become a destination for some of the most unique and artisanal concepts in North County San Diego. The historic architecture and pedestrian-friendly promenade lend themselves to leisurely afternoons where one can shop, dine, and play. The relaxed feel of this quaint town is not to be underestimated. Escondido is a community filled with energy, vibrance, and a passion for uniqueness.



THE Neighborhood

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