

401 E Grand Ave

ESCONDIDO / CALIFORNIA



FOR LEASE

Retail/Restaurant/
Medical Opportunity

RI

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

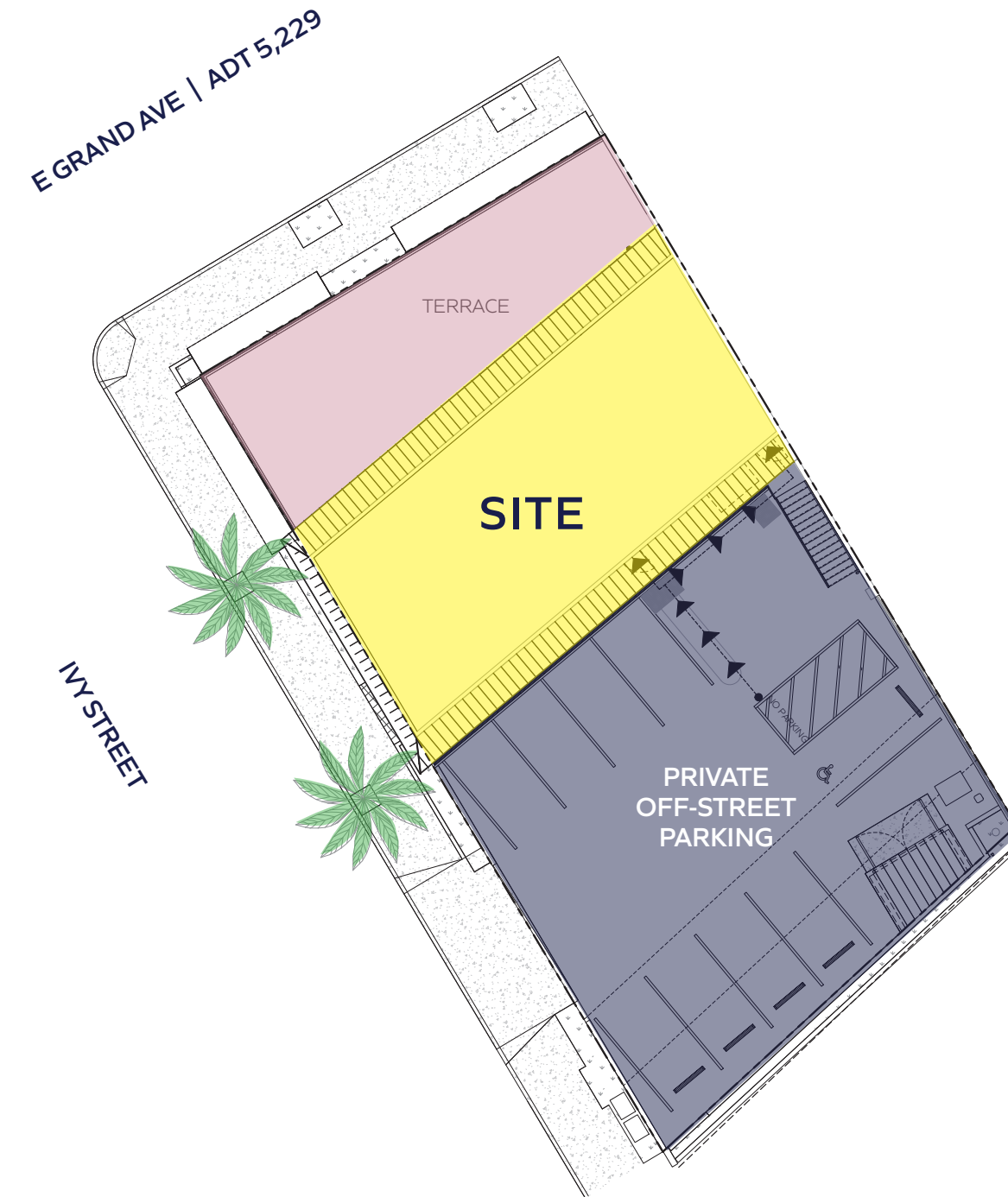
	1 mile	3 miles	5 miles
Total Estimated Population	32,797	146,660	198,509
Average Household Income	\$73,847	\$100,064	\$113,160
Daytime Population Workers	16,902	56,537	75,003
Daytime Population Residents	18,306	77,530	104,647



Opportunity

IN HISTORIC DOWNTOWN ESCONDIDO

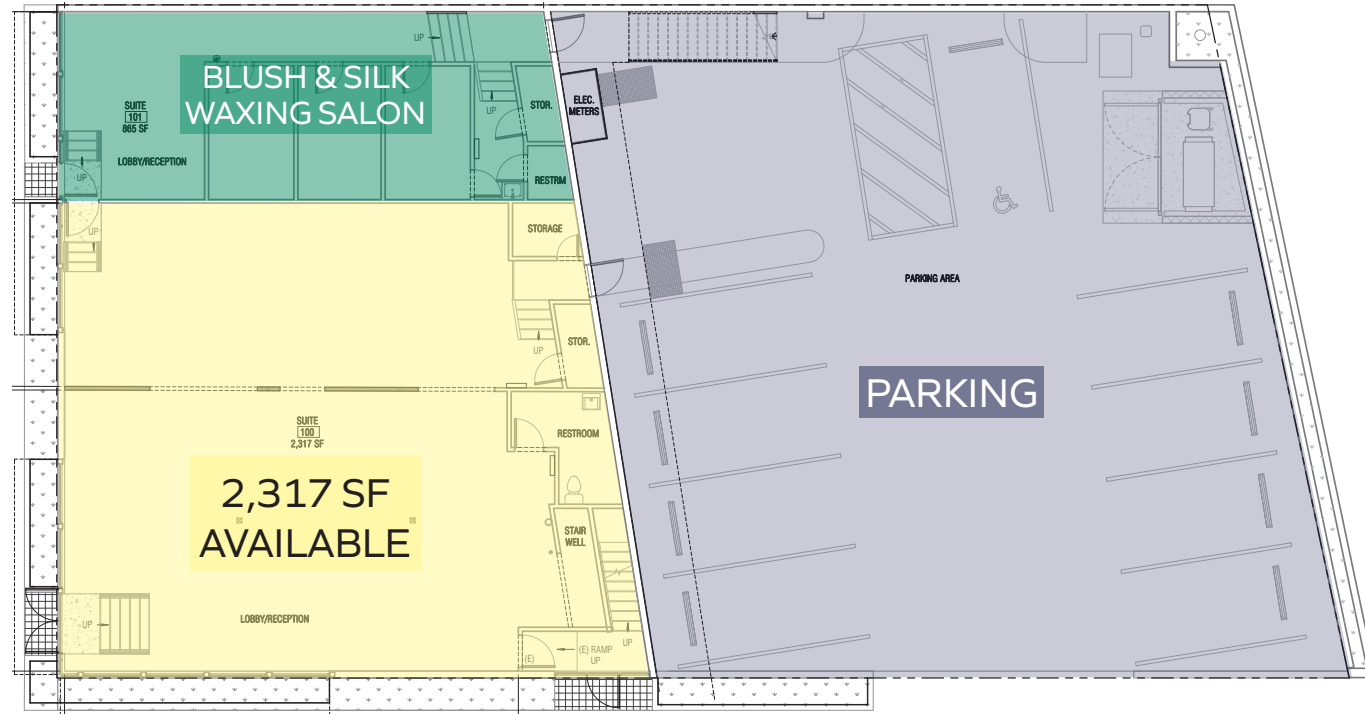
- 401 E Grand Ave is a dynamic project located in the heart of Downtown Escondido
- Downtown district of Escondido is in the pathway of tremendous commercial and residential growth
- Ideal space for a wide range of retail and service uses
- 2,317 SF available on the ground floor
- 1,643 SF + 1,438 SF Terrace available on the second floor
- The spaces can be combined



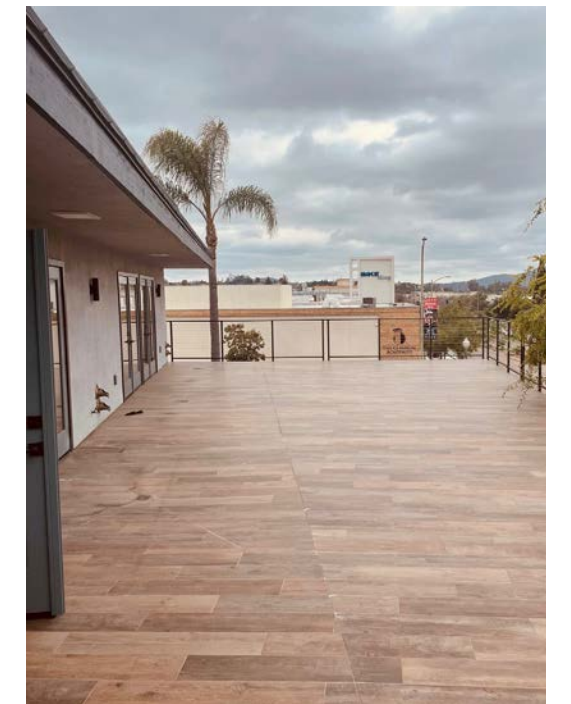
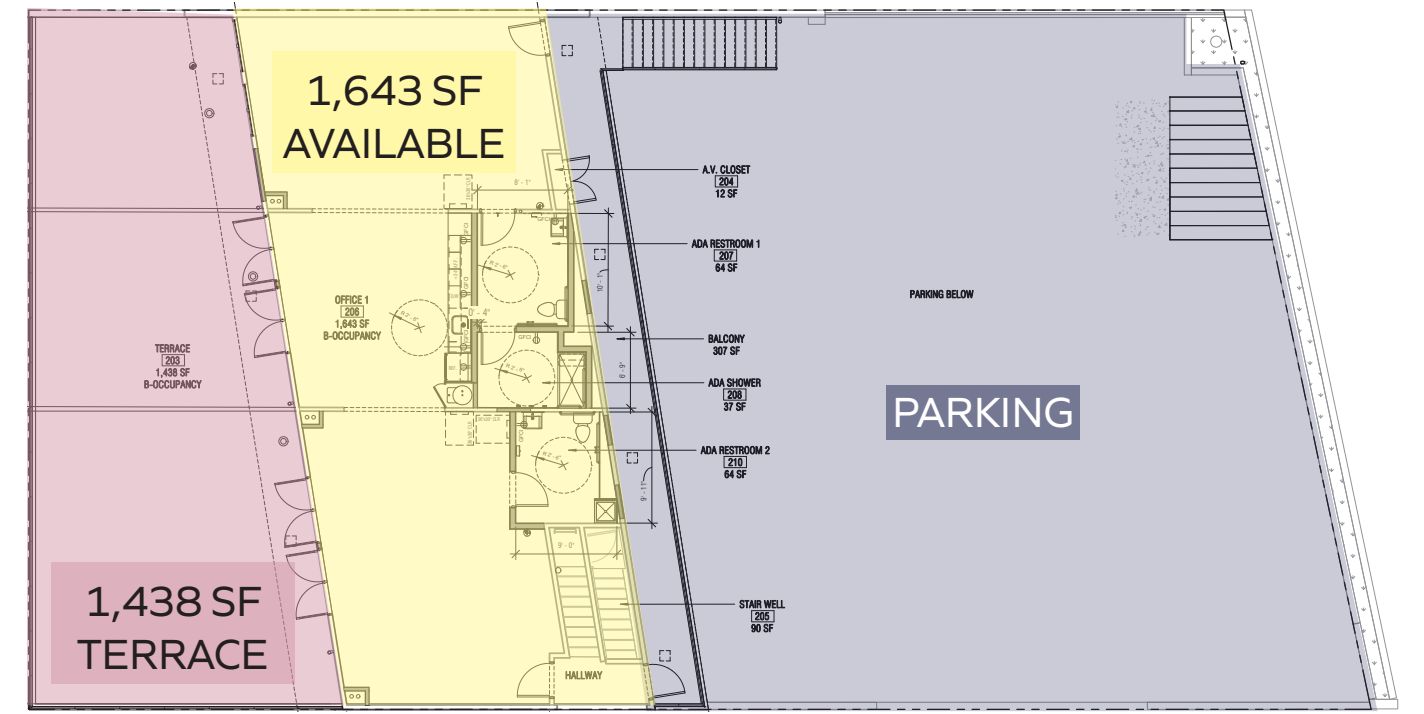
Site Plan

Floor Plans

GROUND FLOOR



2ND FLOOR

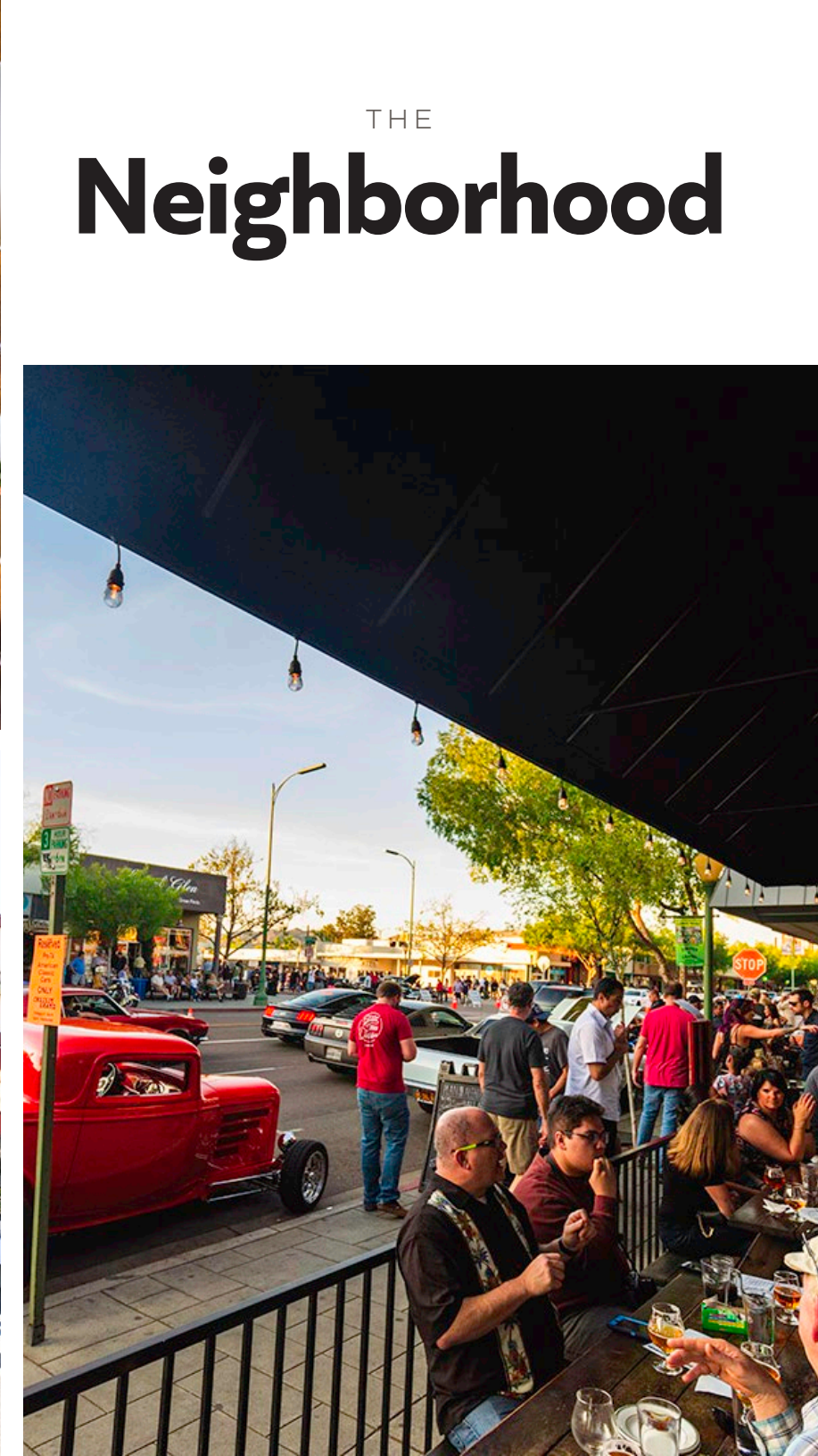




THE Location

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.



401

E Grand Ave

ESCONDIDO, CA

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