

Escondido Restaurant Space

FOR LEASE



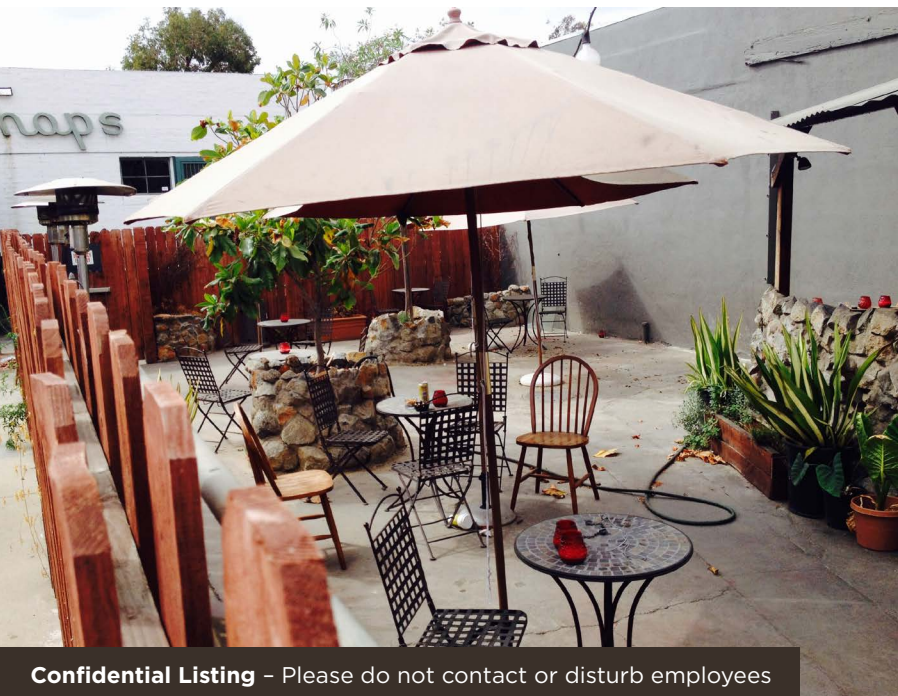
239 E Valley Pkwy, Escondido, CA 92025



Restaurant Space | 239 E Valley Pkwy, Escondido, CA 92025

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- 2,300 SF Restaurant / Retail
- 1,500 Sf Enclosed Patio
- ADA bathroom
- Great visibility on E Valley Parkway
- Great signage opportunity
- 19,000 average daily traffic count
- Easy ingress & egress



Confidential Listing – Please do not contact or disturb employees



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- Great restaurant opportunity with mechanicals in place (grease interceptor, hood, sewer/water lines)
- Large enclosed outdoor patio with separate entrance, perfect for an outdoor Beer garden
- High visibility in the heart of downtown in close proximity to Escondido Arts Center, Civic Center, Kaiser Hospital, and a variety of other restaurants, including Plan 9 Alehouse, Swami's Café
- Excellent visibility with 19,000 average daily traffic counts
- Abundant off street parking available
- Downtown Escondido recently revamped, drawing in abundant vehicular and pedestrian traffic
- Home to Stone Brewery the largest brewery in San Diego County, and 70 others along the 78 Freeway (Hops Highway)
- Directly across from new Summerhill High School
- Easy access to major freeways, Interstate 15 and Highway 78
- Average Household Income of \$89,415 within a 5 mile radius



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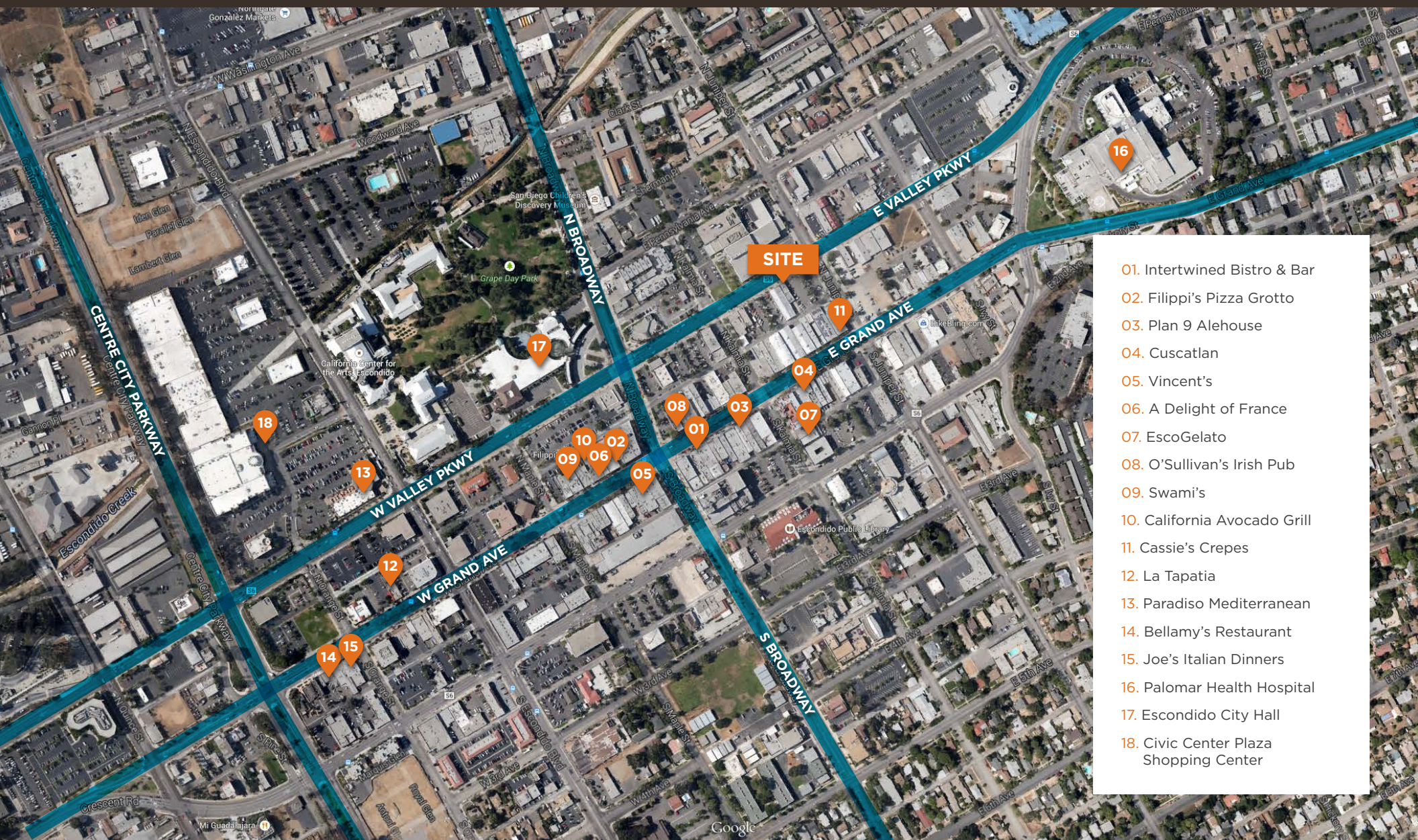
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- 01. Intertwined Bistro & Bar
- 02. Filippi's Pizza Grotto
- 03. Plan 9 Alehouse
- 04. Cuscatlan
- 05. Vincent's
- 06. A Delight of France
- 07. EscoGelato
- 08. O'Sullivan's Irish Pub
- 09. Swami's
- 10. California Avocado Grill
- 11. Cassie's Crepes
- 12. La Tapatia
- 13. Paradiso Mediterranean
- 14. Bellamy's Restaurant
- 15. Joe's Italian Dinners
- 16. Palomar Health Hospital
- 17. Escondido City Hall
- 18. Civic Center Plaza Shopping Center

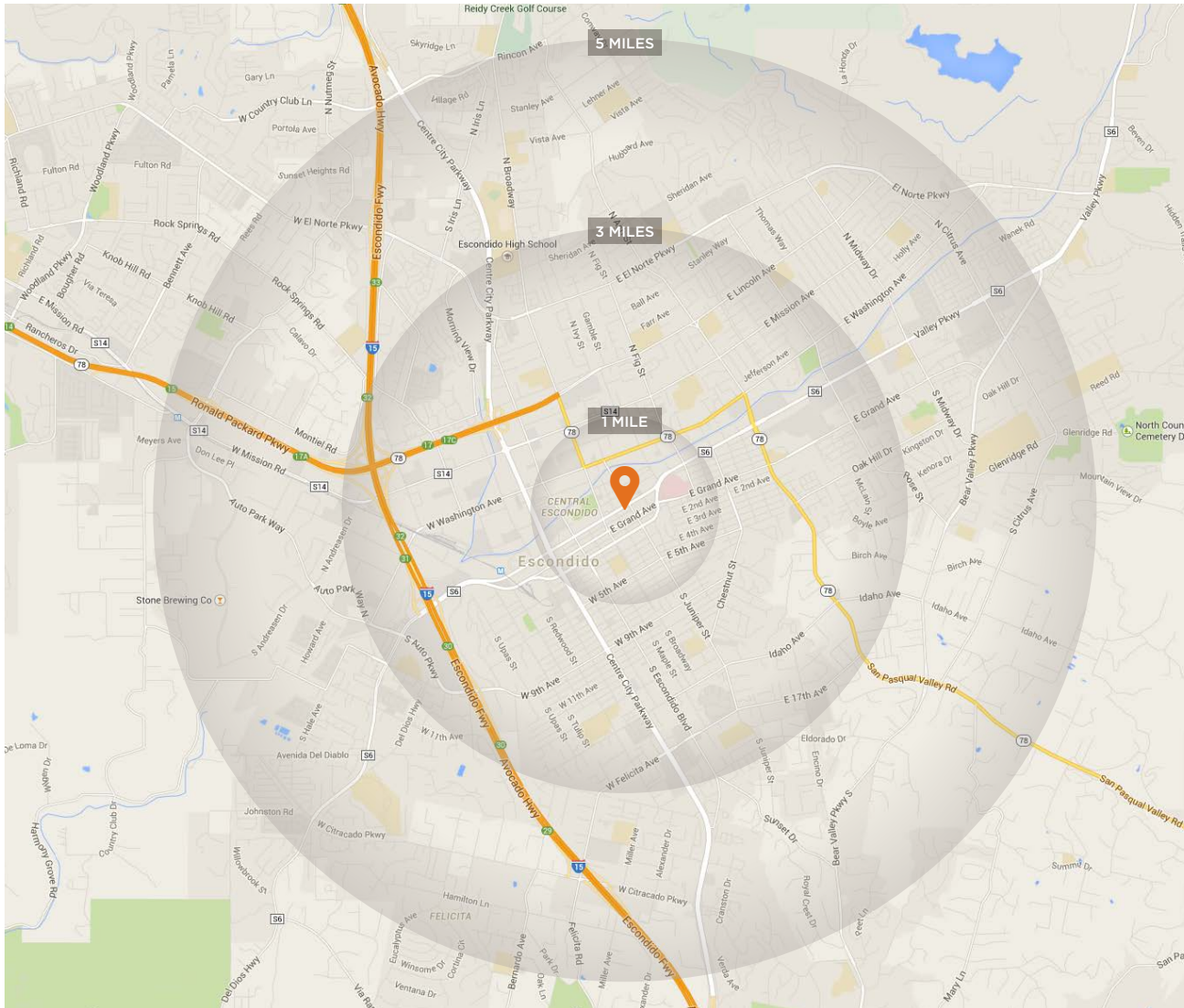


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1 MILE	2010	2013	2018
Population	31,055	32,535	34,290
Households	8,479	8,876	9,375
Household Income	N/A	\$51,369	\$58,175

3 MILES	2010	2013	2018
Population	141,542	146,326	152,869
Households	44,212	45,408	47,403
Household Income	N/A	\$69,913	\$78,670

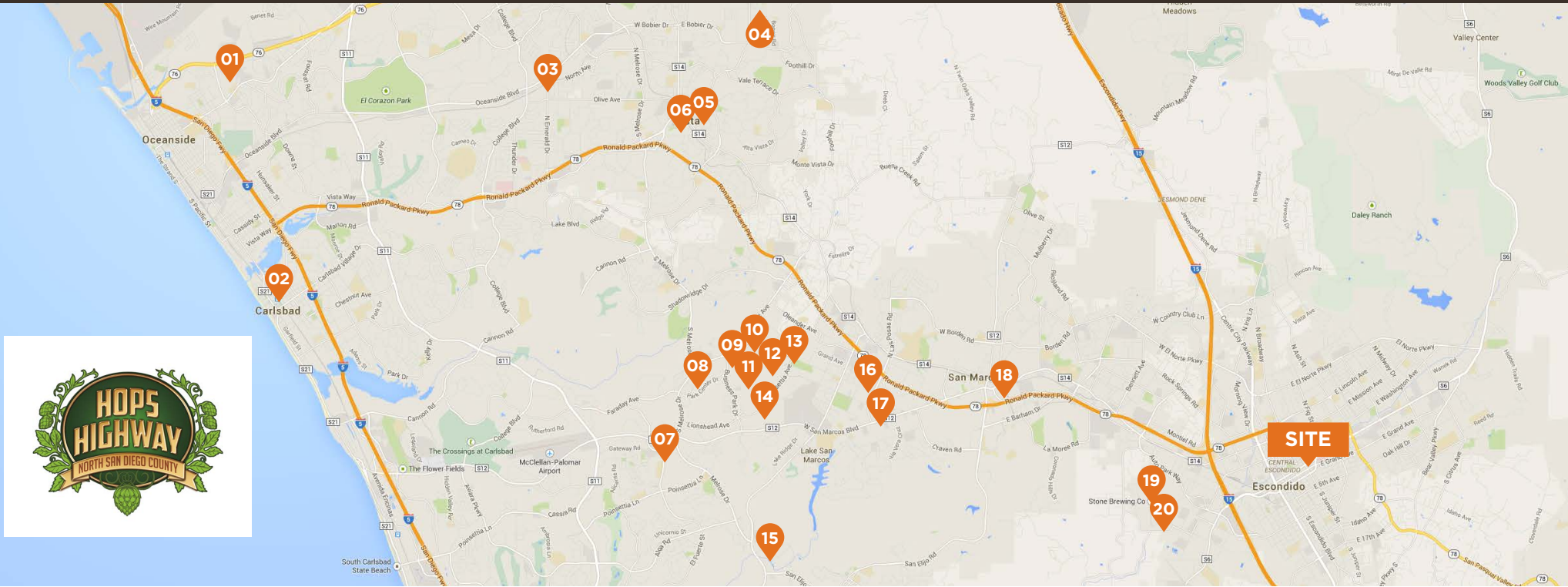
5 MILES	2010	2013	2018
Population	190,539	197,372	206,564
Households	61,364	63,192	66,095
Household Income	N/A	\$79,045	\$89,415



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Hops Highway - North County San Diego Breweries

- 01. Legacy Brewing Co.
- 02. Pizza Port Carlsbad
- 03. Oceanside Ale Works
- 04. Prohibition Brewing Co.
- 05. Mother Earth Brewing Co.
- 06. Black Street Brewing
- 07. Pizza Port Bressi Ranch
- 08. Iron Fist Brewing Co.
- 09. Aztec Brewing Co.
- 10. Indian Joe Beer
- 11. Belching Beaver Brew
- 12. Barrel Harbor Brewing
- 13. Booze Brothers Brewing Co.
- 14. Latitude 33 Brewing
- 15. Stumblefoot Brewing Co.
- 16. Rip Current Brewing Co.
- 17. San Marcos Brewery & Grill
- 18. The Lost Abbey/Port Brewing
- 19. Stone Brewing
- 20. Offbeat Brewing Co.



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