



FOR SALE
\$1,000,000

FREESTANDING RESTAURANT & RETAIL OWNER-USER OR INVESTMENT OPPORTUNITY

243 E VALLEY PKWY
ESCONDIDO, CA 92025



INVESTMENT SUMMARY

\$1,000,000

OFFERING PRICE

2,200 SF

TOTAL BUILDING AREA

\$454

PRICE PER SQUARE FT

3,583 SF

TOTAL LAND FOOTAGE

1,383 SF

ENCLOSED PATIO

VACANT

1 UNIT

RESTAURANT

CURRENT USE

229-431-08-00

APN

S-P

ZONING

FEE SIMPLE

OWNERSHIP

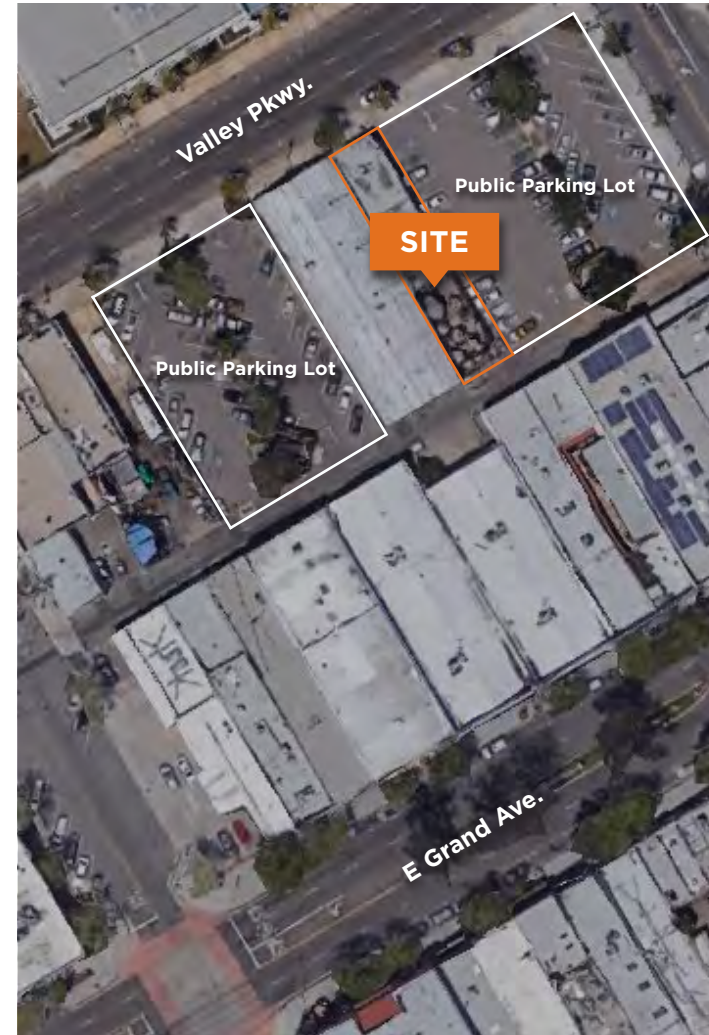


THE OFFERING



INVESTMENT HIGHLIGHTS

THE OFFERING



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

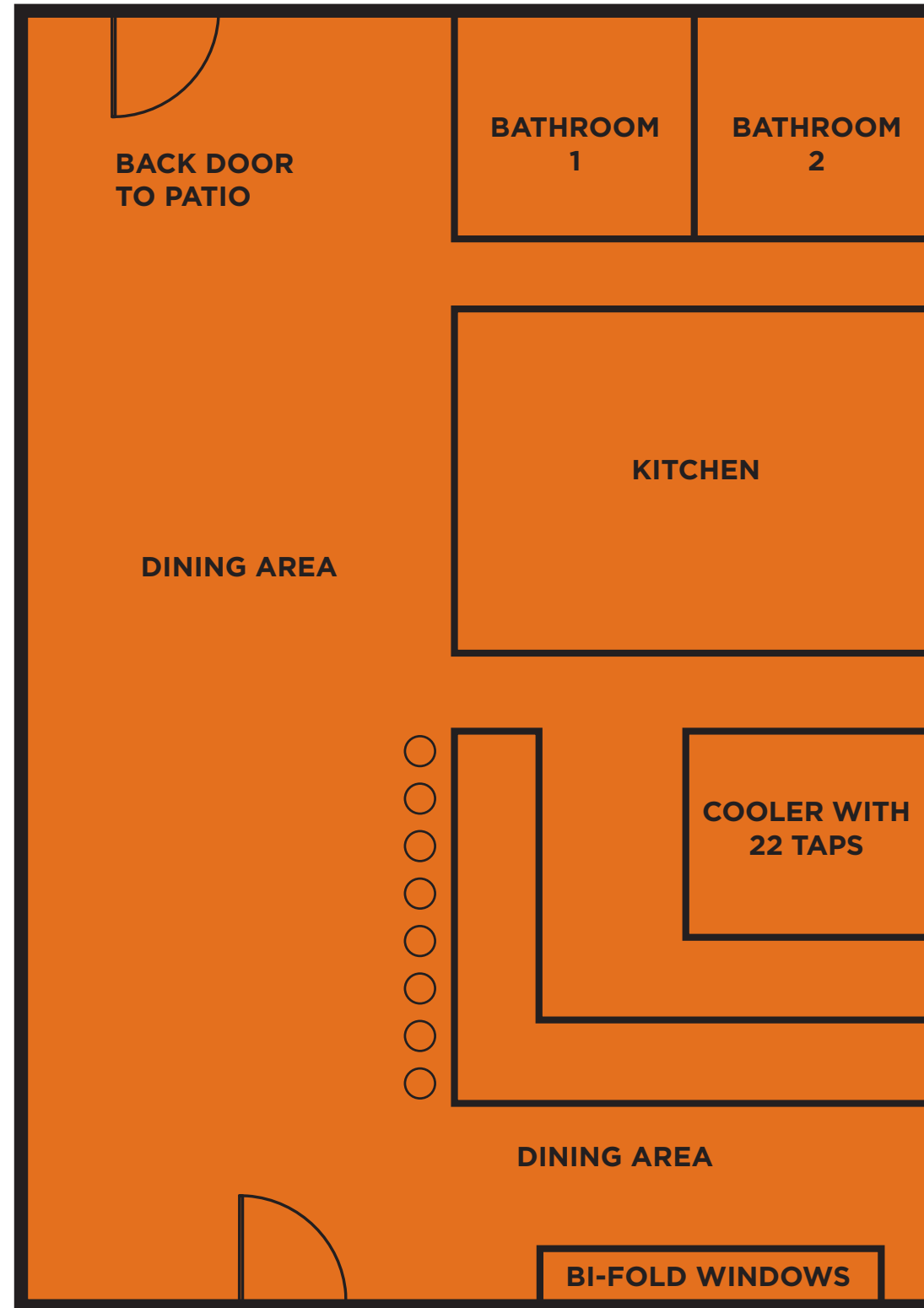
- Exceptional opportunity for an owner-user or investor to purchase a newly renovated retail/restaurant property with frontage on E Valley Parkway.
- The property measures 2,200 SF of newly built out restaurant space with a fixturized kitchen and a 1,383 SF enclosed patio.

- Abundant free public parking directly adjacent to the property.
- Highly visible in the heart of downtown in close proximity to Escondido Arts Center, Civic Center, Kaiser Hospital, a variety of restaurants, a local high school, and one block from Grand Avenue.

- Improved subject property would demand approximately \$2.50 per square foot + NNN rent or higher.
- Located in Downtown Escondido, home to Stone Brewery, San Diego County's largest brewery and more than 70 other breweries along the 78 Freeway (Hops Highway).

SITE PLAN

THE PROPERTY



E Valley Pkwy

RENT ROLL

PROFORMA RENT ROLL (NNN)						
TENANT	SQ FT.	EXPIRATION	OPTIONS	MONTHLY RENT	NNNs	GROSS RENT PSF
Restaurant - Vacant	2,200	Vacant	N/A	\$5,500	\$0.53	\$2.50
TOTAL	2,200			\$5,500	\$0.53	\$2.50

PROFORMA OPERATING STATEMENT

MARKET PROFORMA	
Base Rent	\$66,000
NNN Charges	\$13,695
Total Gross Income	\$79,695
Expenses	
Property Taxes ¹	\$10,395
Insurance	\$2,300
Utilities & Maintenance	\$1,000
Total Expenses	\$13,695
Net Operating Income	\$66,000
Asking Price	\$1,000,000
Cap Rate	6.6%

¹ Based on a reassessed value upon sale.

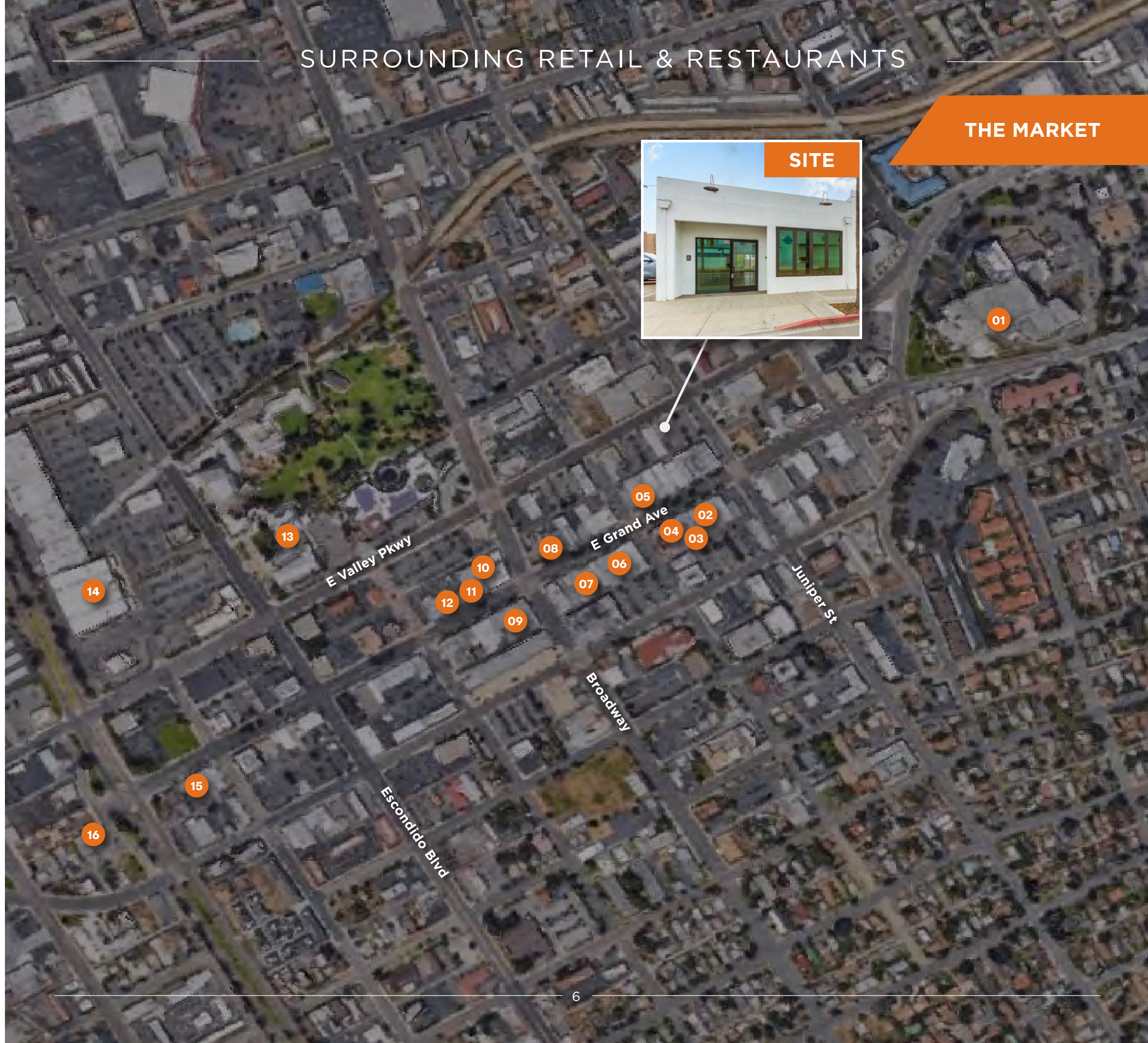
FINANCIAL OVERVIEW

THE PROPERTY



SURROUNDING RETAIL & RESTAURANTS

THE MARKET



COMPETITIVE MARKET SET

THE MARKET



221 E GRAND AVE., ESCONDIDO, CA 92025

Sale Date: May 2020

Sale Price: \$880,000

Size: 2,850 SF

PSF: \$309

Land Size: 3,418 SF



417 W GRAND AVE., ESCONDIDO, CA 92025

Sale Date: June 2020

Sale Price: \$435,000

Size: 1,704 SF

PSF: \$255

Land Size: 3,657 SF



413 W GRAND AVE., ESCONDIDO, CA 92025

Sale Date: November 2020

Sale Price: \$678,081

Size: 2,025 SF

PSF: \$335

Land Size: 3,435 SF



227 E GRAND AVE., ESCONDIDO, CA 92025

Sale Date: April 2021

Sale Price: \$835,000

Size: 2,568 SF

PSF: \$325

Land Size: 3,361 SF



735 N ESCONDIDO BLVD., ESCONDIDO, CA 92103

Sale Date: June 2021

Sale Price: \$1,250,000

Size: 4,450 SF

PSF: \$281

Land Size: 15,128 SF



128 N BROADWAY, ESCONDIDO, CA 92025

Sale Date: July 2021

Sale Price: \$2,170,000

Size: 5,067 SF

PSF: \$428

Land Size: 22,215 SF

DEMOGRAPHICS

1 MILE



Population 34,778



Daytime Population 20,168



Average Household Income \$64,464

3 MILES



Population 151,167



Daytime Population 59,424



Average Household Income \$87,385

5 MILES



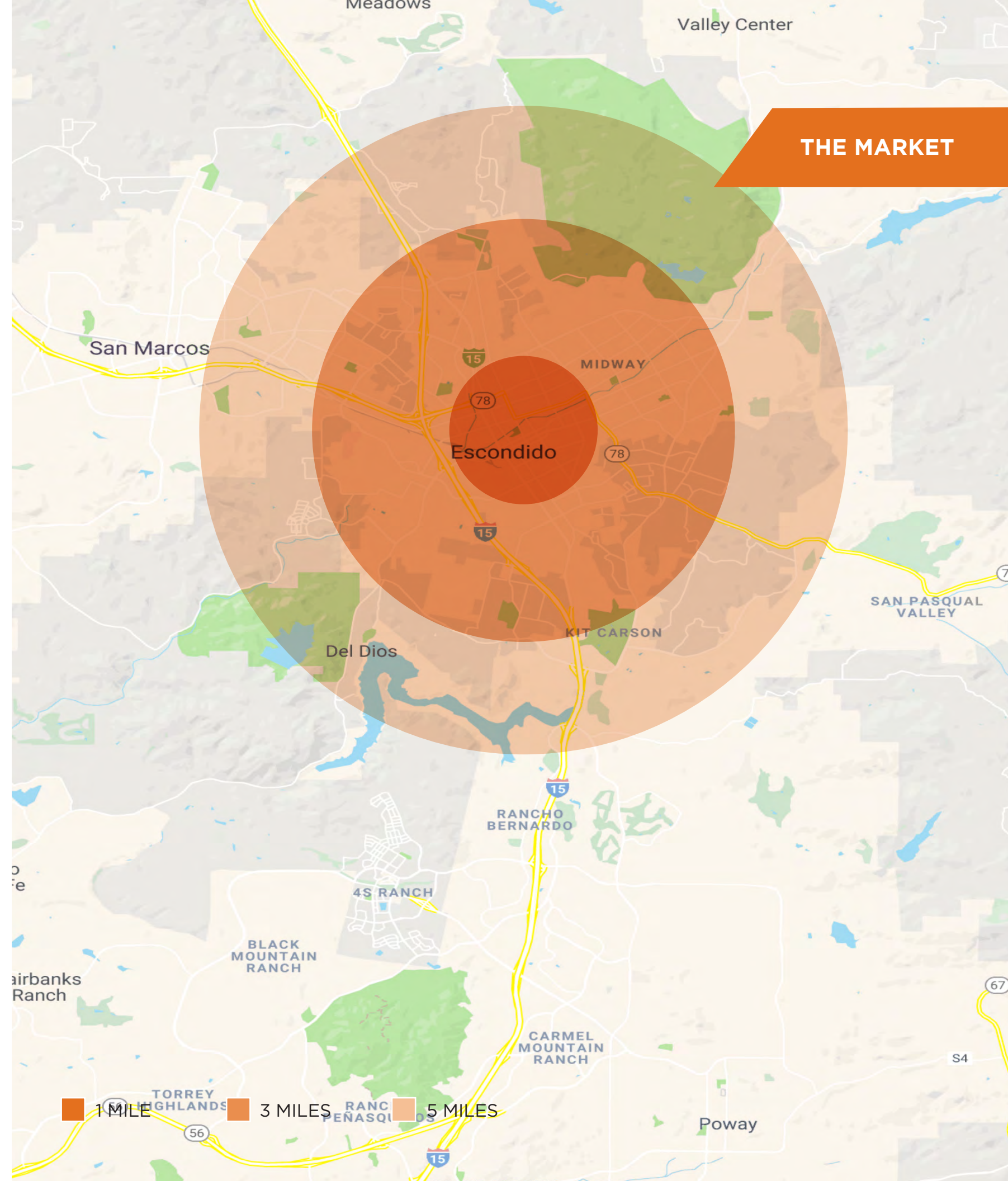
Population 206,815



Daytime Population 77,352



Average Household Income \$98,266



THE MARKET

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SALES INQUIRIES



MARC KARREN
CA LIC #01912607
858-779-3196
marc@locationmatters.com



HANNAH SIERPINA
Client Services Coordinator
CA LIC #02113476
858-764-1828
hannah@locationmatters.com

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