

FOR SALE

Unparalleled Freestanding Restaurant Venue in North County

340 W. GRAND AVENUE
ESCONDIDO, CA 92025

LOCATION
MATTERS 



Investment Highlights

/ Summary

- \$2,000,000 offering price
- Supplemental cost : \$199,000 for grandfathered ABC license plus FF&E
- Market: Downtown Escondido
- 14,191 SF/0.33 acre lot size
- 3,960 SF restaurant building + covered patio
- Building mid-block lot with approximately 100 ft. of frontage
- APN: 229-411-25-00
- Commercial zoning

- / **Rare Freestanding Building and ABC License** with an exclusive parking lot, covered patio, and grandfathered 47 license allowing for service until 2am, entertainment, and cabaret

- / **Amazing Visibility** on West Grand Avenue steps away from Escondido's city signage, Maple Street Plaza, City Hall, and newly development luxury condos

- / **Incredible Opportunity** to purchase as a value add, owner and/or user investment property in a growing community-centric neighborhood

- / **Fully Fixturized Restaurant** with 3 hoods, 2 fryers, steam table, walk-in freezer and cooler, full bar, unique fireplace and booth seating, plus an abundant amount of storage

- / **Located in Central Escondido** in close proximity to major freeways I-15 and SR-78, and at the epicenter of all major city events



FOR
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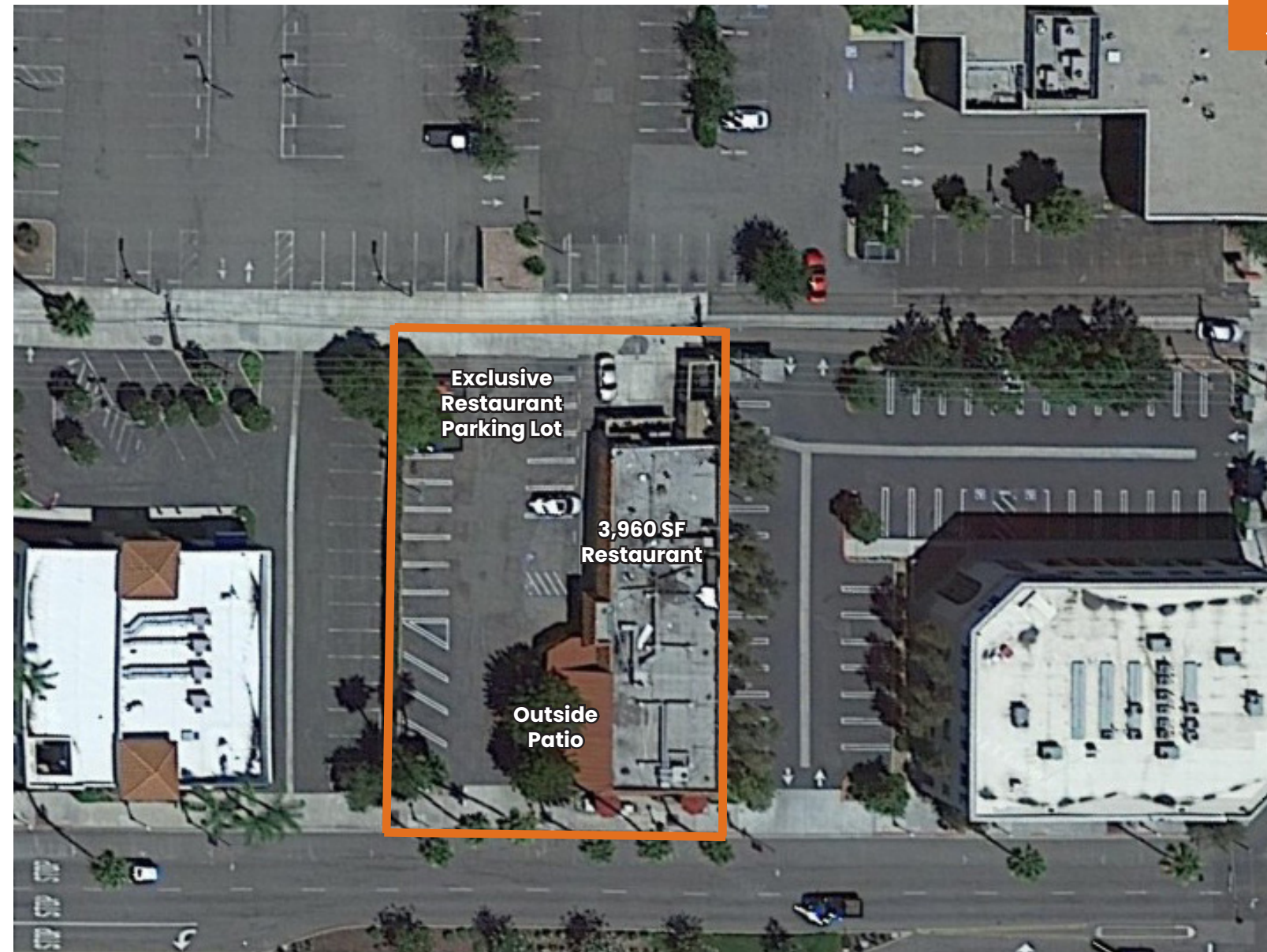


Freestanding Restaurant Venue in *Escondido*





**Spacious
restaurant
layout with two
dining areas and
outside patio**

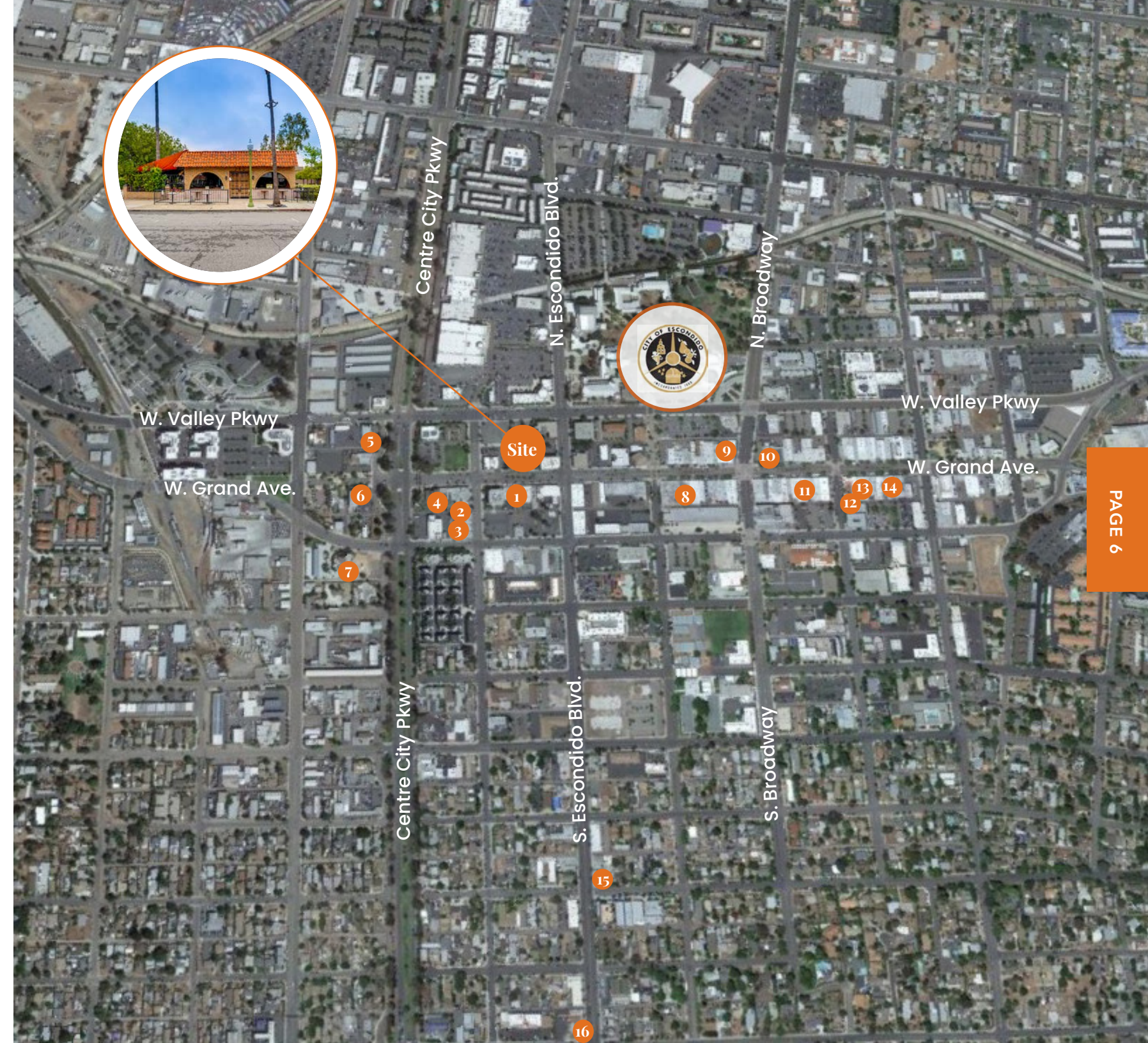


West Grand Avenue

The Neighborhood



1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	



The Demographics

1 MILE

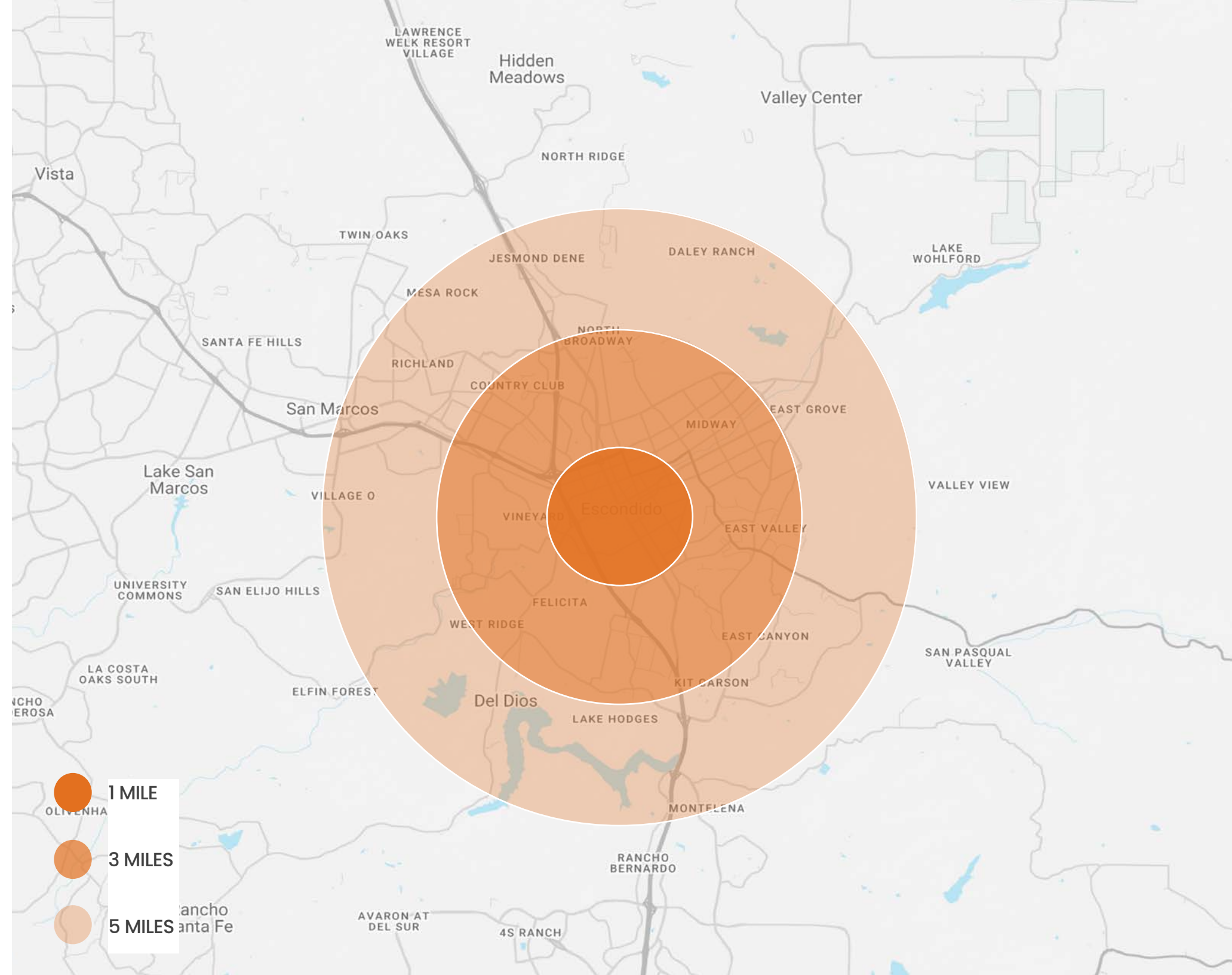
Daytime Population	23,715
Population	26,943
Average HH Income	\$70,120

3 MILES

Daytime Population	59,151
Population	147,871
Average HH Income	\$90,876

5 MILES

Daytime Population	78,253
Population	210,204
Average HH Income	\$101,909



Escondido means hidden in Spanish, and while hidden from the San Diego coastline, there is no shortage of scenery and community charm. This Northern inland municipality is best known for its rich history and vibrant urban culture in the midst of natural beauty. It offers a multitude of experiences within its city limits, from stunning golf courses, enticing wineries and breweries, to exhilarating hikes, animal parks and museums, delighting all locals and visitors.



What is Happening Around *Escondido*

Farmers Market



A weekly farmers market brings together the local community every Tuesday at Heritage Garden Park. With a variety of vendors, the Farmers Market offers visitors a well-crafted mix of sourced goods alternating from local farmers, artisans, and businesses in San Diego County. Attendees can find fresh produce, floral arrangements, delicious food, baked goods, crafts, and more every week.

Cruisin' Grand



Cruisin' Grand has spectators traveling back in time as they watch a parade of vintage cars. **Every Friday night from June to September, Grand Avenue showcases an array of pre-1974 vehicles.** Each week highlights a different model type, ranging from hot rods, antiques, to customs. Visitors can stroll downtown checking out the classics and visit local shops and restaurants that stay open late to accommodate the fun event.

2nd Saturdays



2nd Saturday is a celebration of Art and Culture in Escondido. Through community driven magec (Museums & Arts: Growing Escondido Culture) local businesses and museums host unique events every month. These events differ from pop-ups, exhibit openings, art shows, murals at Esco Alley, and performances. 2nd Saturdays enhances community appreciation and support of its growing art scene.

Street Festivals



Nothing brings the city together more than it's bi-annual festivals on Grand Avenue. **For over 30 years the Escondido Street Festival has been held every Spring followed by the Grand Avenue Festival in the Fall.** The festivals are centered around live music, delicious food, and family fun, complete with a Kids Zone, beer and wine garden, and talented artists showcasing their gifts at Art in the Garden at Heritage Park.

Sale Inquiries:



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