

FOR SALE  
\$2,395,000

# RESTAURANT OWNER - USER / INVESTMENT



**GRAND** COMEDY CLUB  
CORT MC COWN JC CURRAIS  
GREG FITZSIMMONS PAUL OGATA  
GRANDCOMEDYCLUB.COM 630 \ 830

340 E. GRAND AVE.  
ESCONDIDO, CA 92025

2 Item Minimum  
Purchase Required  
Per Person

NO Heckling  
or you will be  
asked to leave

GRAND PIZZERIA  
LUNCH SPECIAL  
\$7.99

# INVESTMENT SUMMARY

**\$2,395,000**

**6,000 SF**

TOTAL BUILDING AREA

**1,100 SF**

COURTYARD PATIO

**7,134 SF**

TOTAL LAND FOOTAGE

**MONT-TO-MONTH**

TENANT

**FEE SIMPLE**

OWNERSHIP

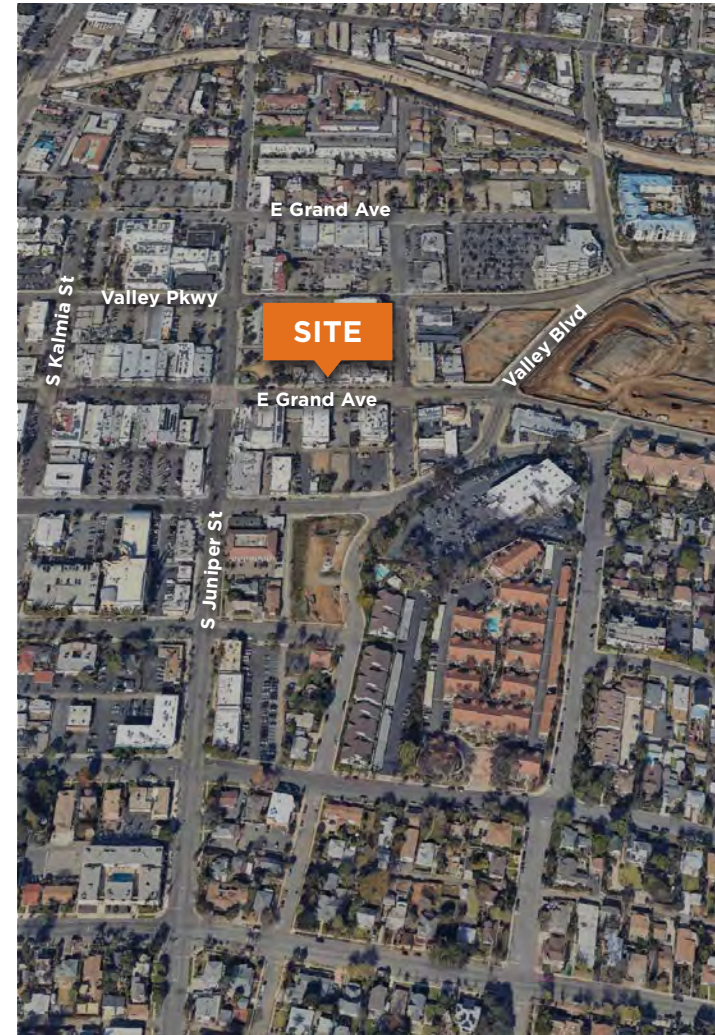


**THE OFFERING**



# INVESTMENT HIGHLIGHTS

## THE OFFERING



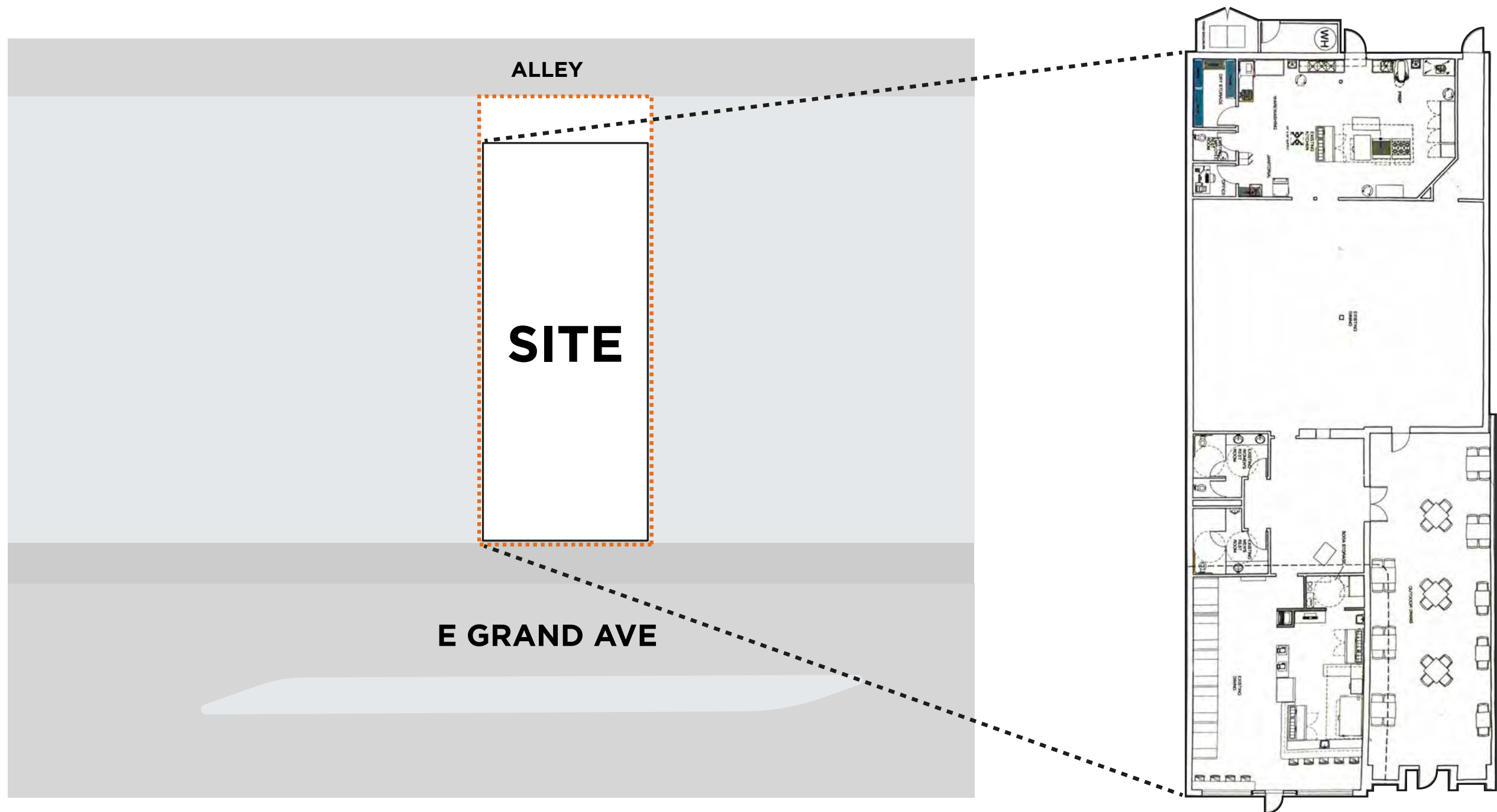
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

- Fantastic opportunity in the Historic Downtown Escondido for an owner/user to capitalize on a highly visible, fully renovated restaurant on Grand Ave
- 6,000 SF split between two turnkey businesses – one a Pizzeria & the other a Comedy Club; complemented by 1,100 SF of enclosed patio space
- Located in a high traffic area with strong daytime population and high foot traffic, touting a Walk Score of 96
- Attractive demographics with an average household income over \$100,000 within a 5 mile radius
- Best of both worlds: among strong existing tenants and neighboring a large forthcoming infill development, Palomar Heights
- Walking distance from Palomar Heights, set to feature 500+ new homes up to 12,000 SF of commercial space, attracting potential new customers



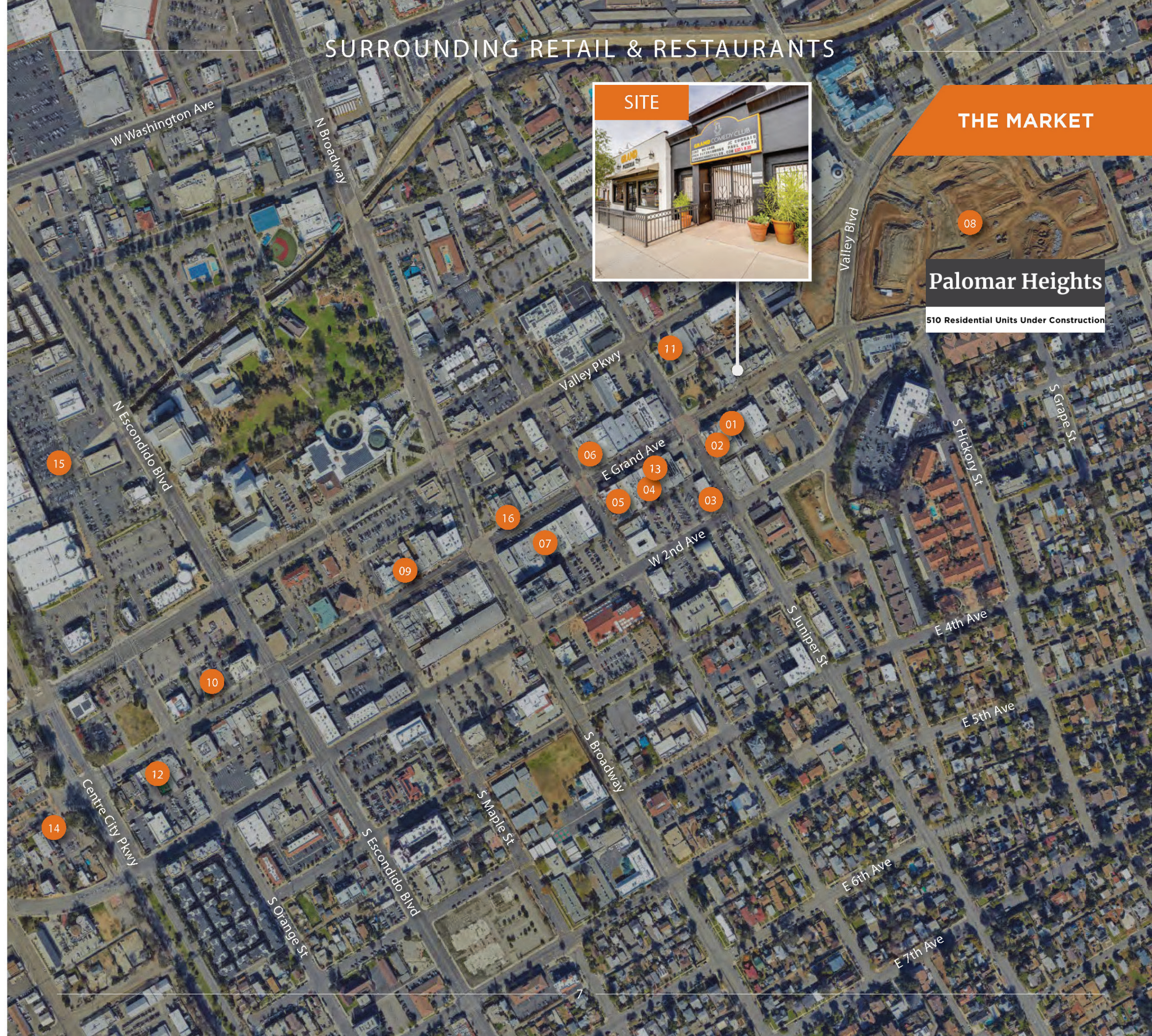
GRAND PIZZERIA





# SURROUNDING RETAIL & RESTAURANTS

- 01 
- 02 
- 03 
- 04   
mikko sushi
- 05 
- 06   
H+ BROTHERS
- 07 
- 08   
Palomar Heights
- 09   
SMOKED *and* TASTY
- 10   
KLAVERAS
- 11 
- 12   
BELLAMY'S  
RESTAURANT
- 13 
- 14 
- 15 
- 16   
O'SULLIVAN'S



## COMPETITIVE MARKET SET

### THE MARKET



**311 E VALLEY PKWY, ESCONDIDO, CA 92025**

**Sale Date:** August 2022

**Sale Price:** \$470,000

**Size:** 2,400 SF



**340 E GRAND AVE, ESCONDIDO, CA 92025**

**Sale Date:** September 28th 2023

**Sale Price:** \$2,000,000

**Size:** 4,000 SF



**130-136 W GRAND AVE., ESCONDIDO, CA 92025**

**Sale Date:** December 2023

**Sale Price:** \$1,800,000

**Size:** 3,228 SF



# DEMOGRAPHICS

## 1 MILE



**Population** 34,559



**Daytime Population** 21,696



**Average Household Income** \$68,594

## 3 MILES



**Population** 149,161



**Daytime Population** 58,667



**Average Household Income** \$90,779

## 5 MILES



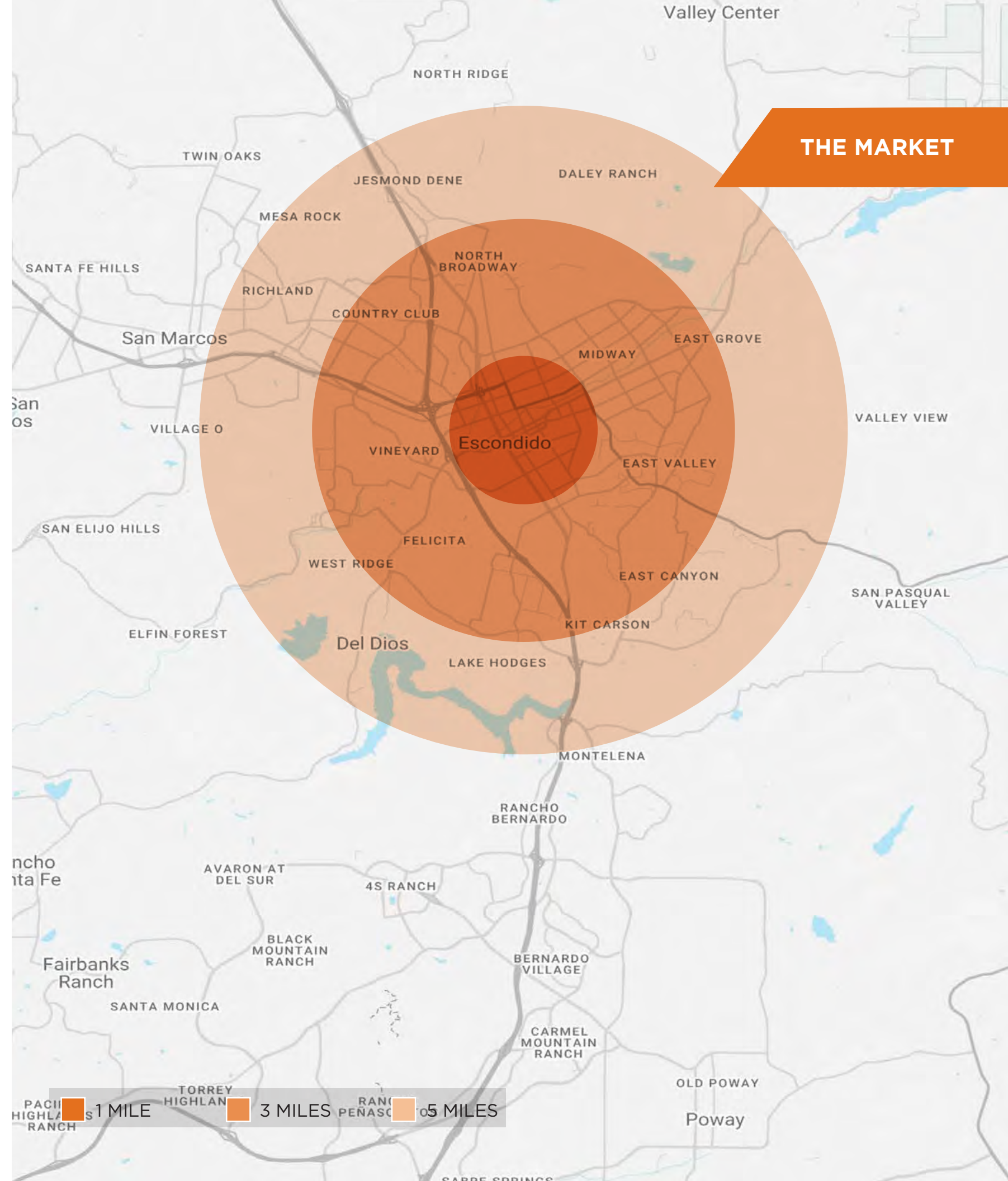
**Population** 202,935



**Daytime Population** 76,800



**Average Household Income** \$101,069



## WHAT IS HAPPENING AROUND ESCONDIDO

### THE MARKET



#### 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



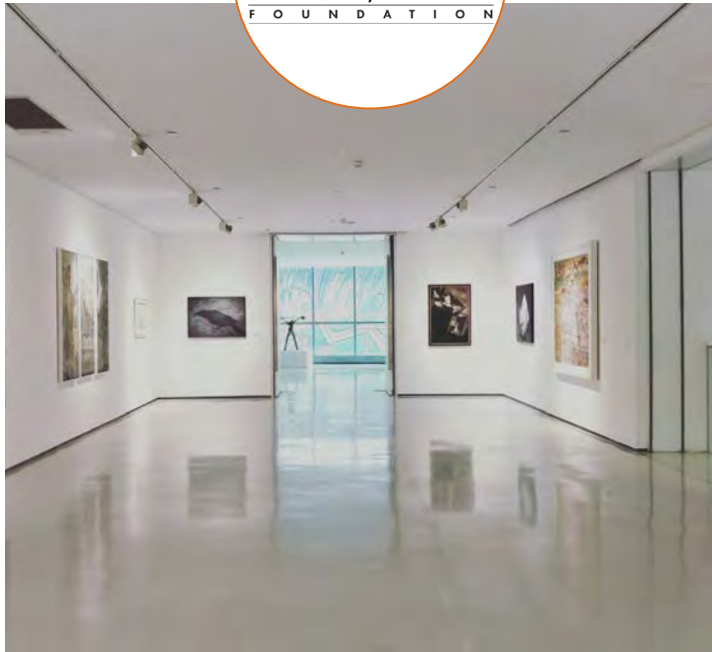
#### STREET FESTIVALS

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.

# ESCONDIDO LANDMARKS

## THE MARKET

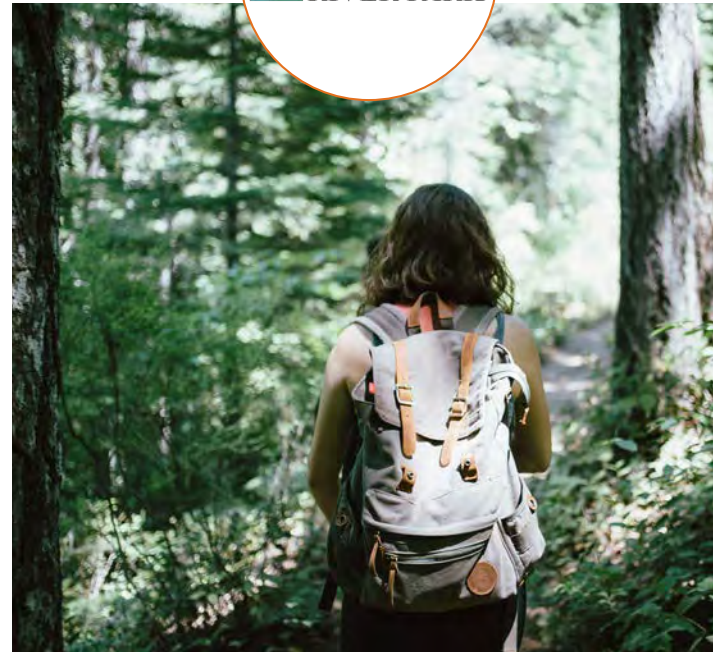
California Center  
for the Arts, Escondido  
FOUNDATION



### CALIFORNIA CENTER FOR THE ARTS

The California Center for the Arts, Escondido, is North San Diego County's cultural hub, featuring a concert hall, theater, and art museum. Hosting diverse events like Música en la Plaza and festivals, it serves as a venue for both artistic and personal gatherings. Guided by a dedicated Board of Trustees, the center enriches cultural experiences and arts education for the community and beyond.

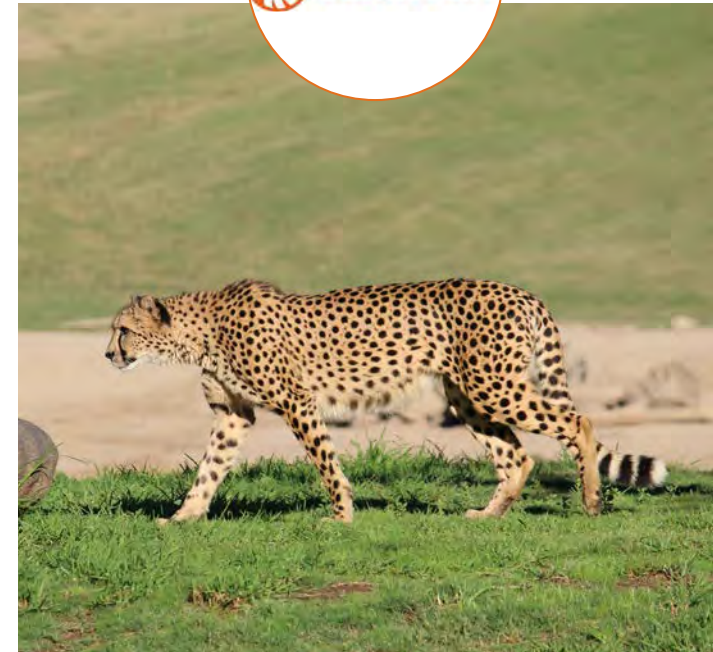
SAN DIEGUITO  
RIVER PARK



### SAN DIEGUITO RIVER PARK

Established in 1989, the San Dieguito River Park is a vast 55-mile greenway from Del Mar to Volcan Mountain, offering over 65 miles of trails for hiking, biking, and equestrian activities. Managed by the San Dieguito River Valley Conservancy, the park covers 92,000 acres, featuring lush greenery, the San Dieguito Lagoon, and diverse recreational programs like full moon hikes and the Trails & Ales series, combining hiking with craft beer tasting.

San Diego Zoo  
Safari Park



### SAN DIEGO ZOO SAFARI PARK

The San Diego Zoo Safari Park sprawls across 1800 acres in the picturesque San Pasqual Valley. Renowned for its diverse collection of nearly 3,000 animals representing 400 species, the park offers a unique safari experience. Visitors can explore expansive grassland exhibits via the Africa Tram, encountering free-range species like antelopes, giraffes, buffalo, cranes, and rhinoceros.

QUEEN  
CALIFIA'S  
Magical  
Circle



### QUEEN CALIFIA'S MAGICAL CIRCLE

Queen Calafia's Magical Circle, located in Kit Carson Park is a unique American sculpture garden and the final international project by French artist Niki de Saint Phalle. Inspired by California's cultural roots, it features nine large-scale sculptures, a captivating "snake wall," and a maze entryway adorned with mosaic tiles. The central courtyard showcases Queen Calafia on a five-legged eagle, surrounded by totemic sculptures reflecting

340 E. GRAND AVE., ESCONDIDO, CA 92025

**FOR SALE**  
\$2,395,000

**GRAND**  
PIZZERIA

**GRAND COMEDY CLUB**  
CORT MC COWN JC CURRAIS  
GREG FITZSIMMONS PAUL OGATA  
GRANDCOMEDYCLUB.COM 630 \ 830

**SALES INQUIRIES**



**MICHAEL SPILKY, PRESIDENT**

CA LIC #01469032

858-792-5521

mike@locationmatters.com

2 Item Minimum  
Purchase Required  
Per Person  
  
NO Heckling  
or you will be  
asked to leave

**LOCATION  
MATTERS**

LOCATIONMATTERS.COM