



**THE GRAND  
PROFESSIONAL BUILDING**

**300**

W Grand Ave

Escondido, CA 92025

*\*Located in an Opportunity Zone\**

**For Sale | Escondido Medical/Office Building  
±20,260 SF | SALE PRICE \$3,950,700**

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**SRS**  
INDUSTRIAL





## The Grand Professional Building

Colliers is pleased to present a rare opportunity for an owner-user or investor to acquire a Class A Office building in Escondido's downtown corridor. The building is 71% occupied by a diverse group of tenants. In addition, the property is within walking distance of numerous restaurants, cafes, and retail amenities. The building also features exceptional mountain views from the third floor.

**±20,260 SF**

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2,391 SF on the 1st floor available for occupancy  
1,473 SF on the 2nd floor available for occupancy  
1,918 SF on the 3rd floor available for occupancy

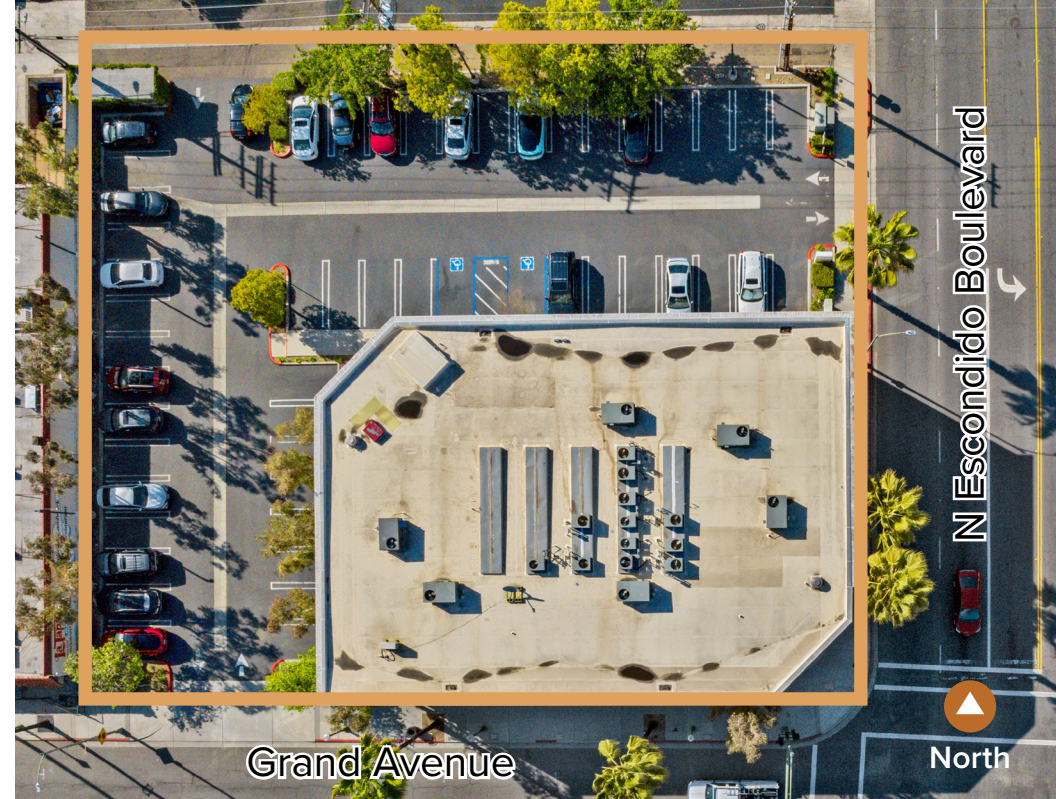
**Excellent Location**

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Located in the **Opportunity Zone**, with access to I-15 and Highway 78

**Sale Price: \$3,950,700 (\$195/SF)**

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## Property Details

- 20,260 SF Class A Medical/Office Building with prominent visibility on the corner of Grand Avenue and Escondido Boulevard
- Sale Price: \$3,950,700 (\$195/SF)
- Building priced significantly below replacement cost
- APN: 229-411-16
- Parking: 50 Spaces
- Fully Sprinklered
- Ground Floor Opportunity  
*Prime turnkey bank space with covered, walk-up ATM, vault, and teller counter*
- Zoning: Downtown Specific Planning area – SPA 9
- Highly visible building signage available

# PROPERTY PHOTOS



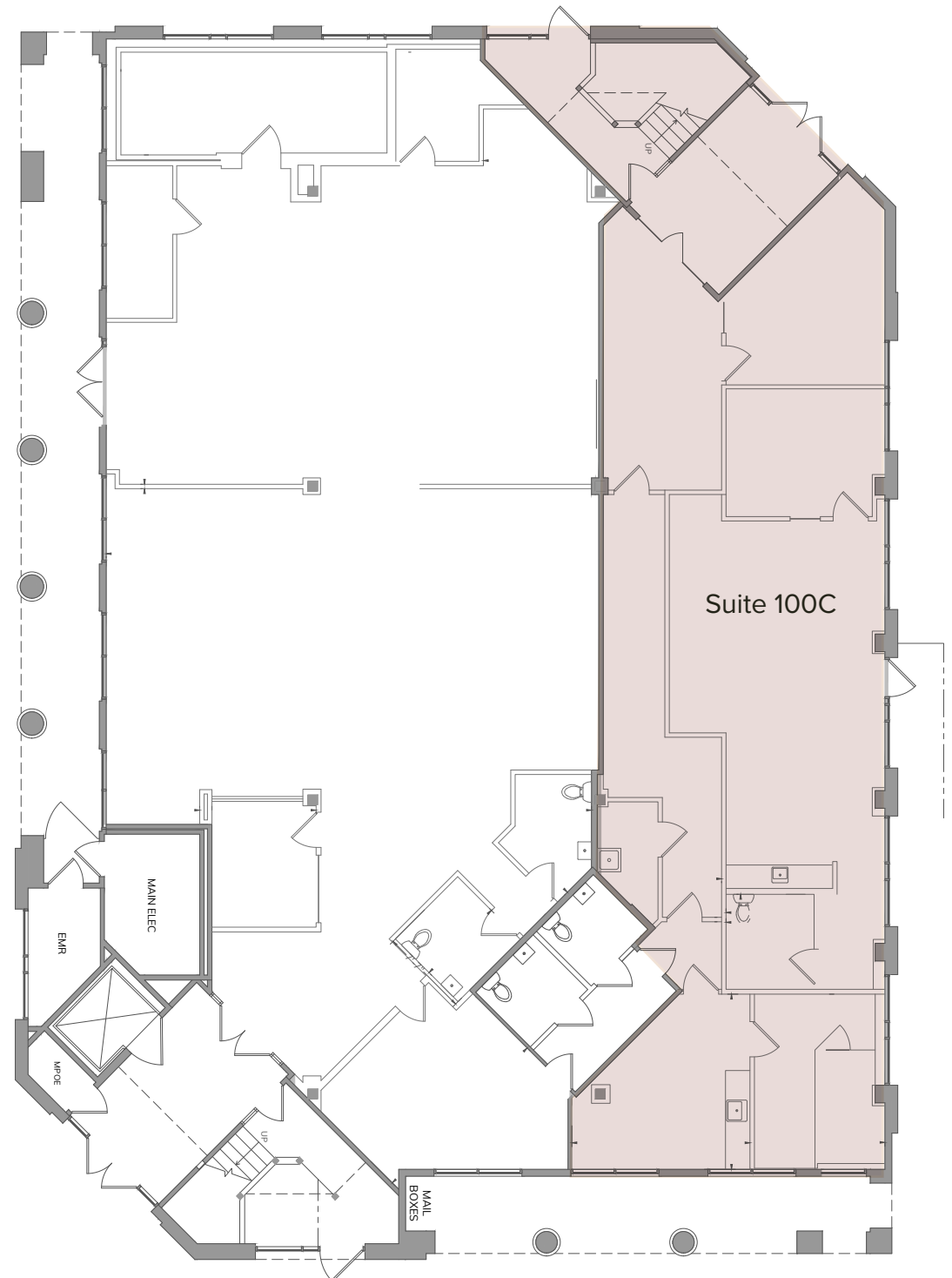
**OPPORTUNITY ZONES** are a tax advantaged tool that provides an income tax incentive for investors to reinvestment capital gains into the local community. Opportunity Zones allow investors, fund managers and communities to use privately-sourced funds for eligible economic development and community re-investment projects.



# FLOOR PLAN

## First Floor

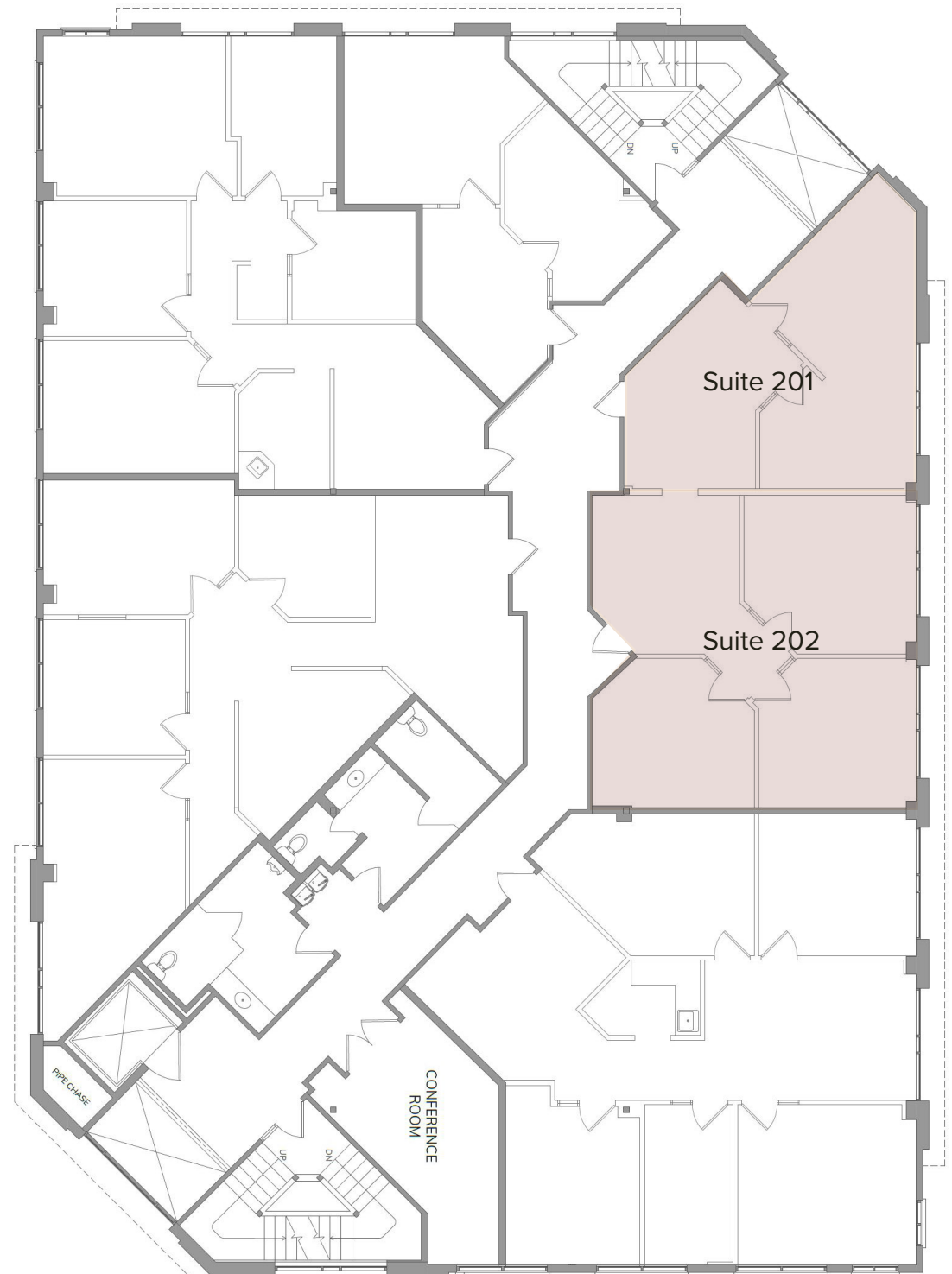
- Ground Floor Opportunity
- Suites 100C Available | 2,391 SF
- Rent Roll and Expenses Available Upon Request



# FLOOR PLAN

## Second Floor

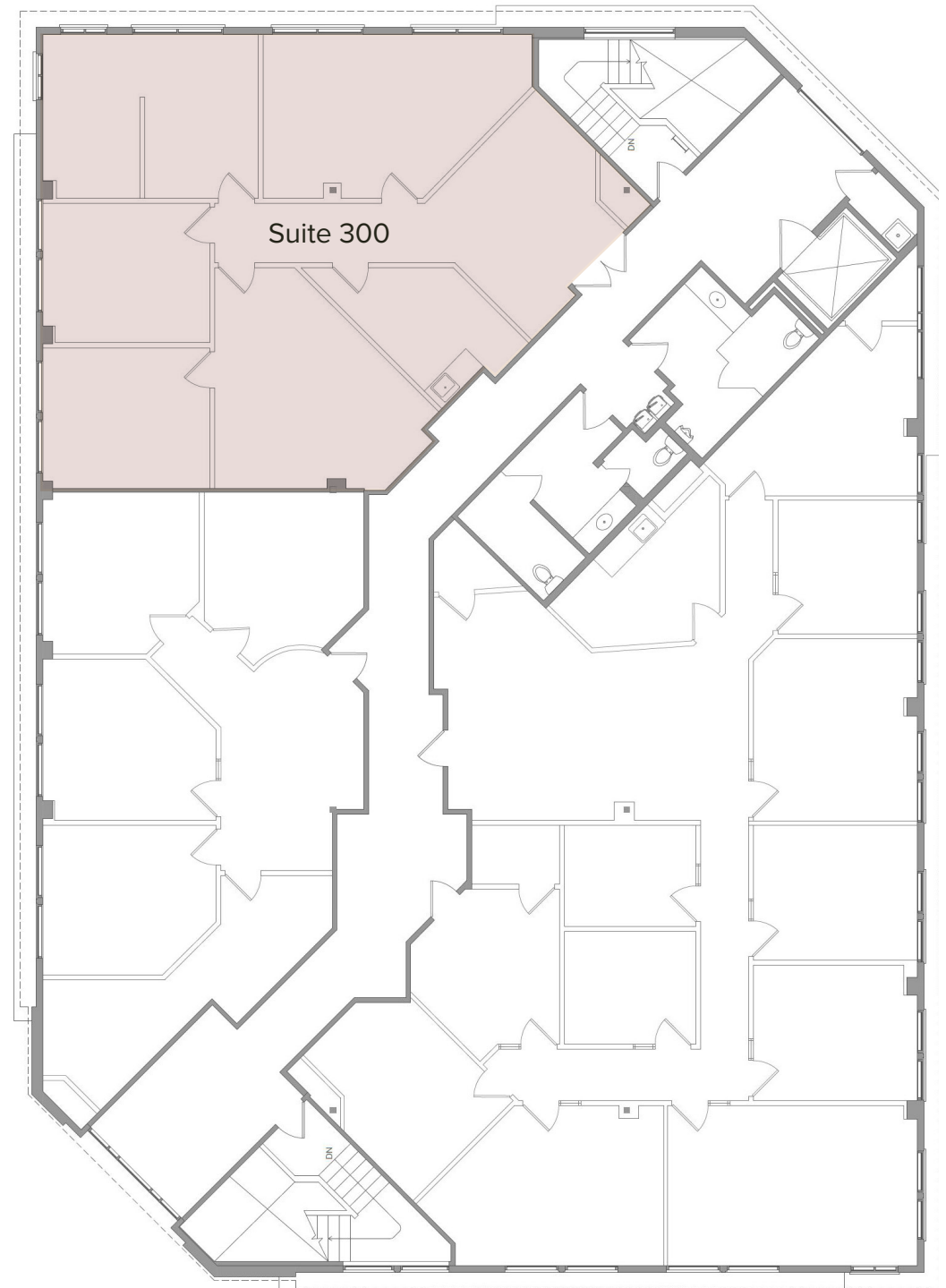
- 6,631 RSF
- Suite 201 Available | 591 SF  
Suite 202 Available | 882 SF
- Rent Roll and Expenses Available  
Upon Request



# FLOOR PLAN

## Third Floor

- 6,850 RSF
- Suite 300 Available | 1,918 SF
- Rent Roll and Expenses Available Upon Request



# AREA AMENITIES

## FINANCIAL DISTRICT NEIGHBORS



## THE GRAND PROFESSIONAL BUILDING

### DRIVE TIMES

Highway 78	3 Minutes
I-15	4 Minutes
I-5	18 Minutes
Riverside County	25 Minutes
Downtown San Diego	28 Minutes
Orange County	40 Minutes



Downtown Escondido is the heart of North County San Diego. It has vintage buildings filled with eclectic shops, galleries, parks, and fabulous restaurants—including iconic local eateries and new culinary destinations making headlines. Less than a mile away, near the easily accessible I-15, you will find large retailers for all your day-to-day needs, including Target, The Home Depot, and 24 Hour Fitness.

### Downtown Escondido

- |                        |                        |                                |
|------------------------|------------------------|--------------------------------|
| James Coffee Cafe      | The Grand Tea Room     | California Center for the Arts |
| Charlie's              | Filippi's Pizza Grotto | The Grand - Ritz Theater       |
| Urban Barn             | Pounders Sports Pub    | San Diego Children's Museum    |
| Burger Bench           | Kettle Coffee & Tea    | Cute Cakes Bakery              |
| EscoGelato             | Starbucks              | Bellamy's                      |
| Plan 9 Beer Co.        | Jilbertos Mexican      | Sunny Side Kitchen             |
| O'Sullivan's Irish Pub | Hunsaker's             | Swami's Cafe                   |
| Good Omen Winery       | La Tapatia             | Jacked Up Brewery              |
| Escondido City Hall    | A Delight of France    | Sip Wine & Beer                |

### East of I-15

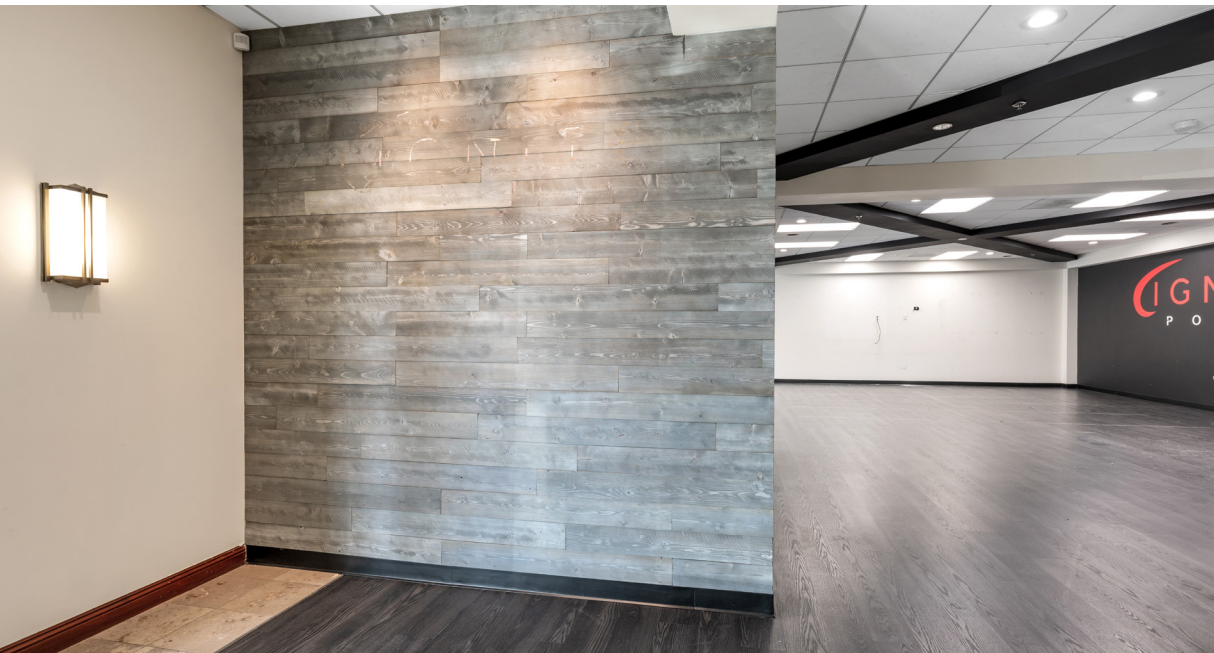
- |                  |                     |                   |
|------------------|---------------------|-------------------|
| Dixieline Lumber | Panya Thai Kitchen  | ARCO              |
| Barnes & Noble   | Chili's             | Cocina del Charro |
| Petco            | Olive Garden        | SpringHill Suites |
| McDonald's       | Kettle Coffee & Tea | 24 Hour Fitness   |

### West of I-15

- |                       |                |                     |
|-----------------------|----------------|---------------------|
| In-N-Out Burger       | Starbucks      | Target              |
| Raising Cane's        | Panera Bread   | Holiday Inn Express |
| Dick's Sporting Goods | Planet Fitness | Chick-fil-A         |
| The UPS Store         | ALDI           | Board & Brew        |
| BevMo!                | Express Fuel   | Savoy Donuts        |
| Albertsons            | CVS            | The Home Depot      |



# INTERIOR PHOTOS



# ESCONDIDO LIFESTYLE

## A Thriving Urban Environment in the Midst of Gentle Rolling Hills

Settled in a long valley in the coastal mountains of Southern California, Escondido, which means "hidden" in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community with just the right mix of small-town friendliness and big-city buzz.

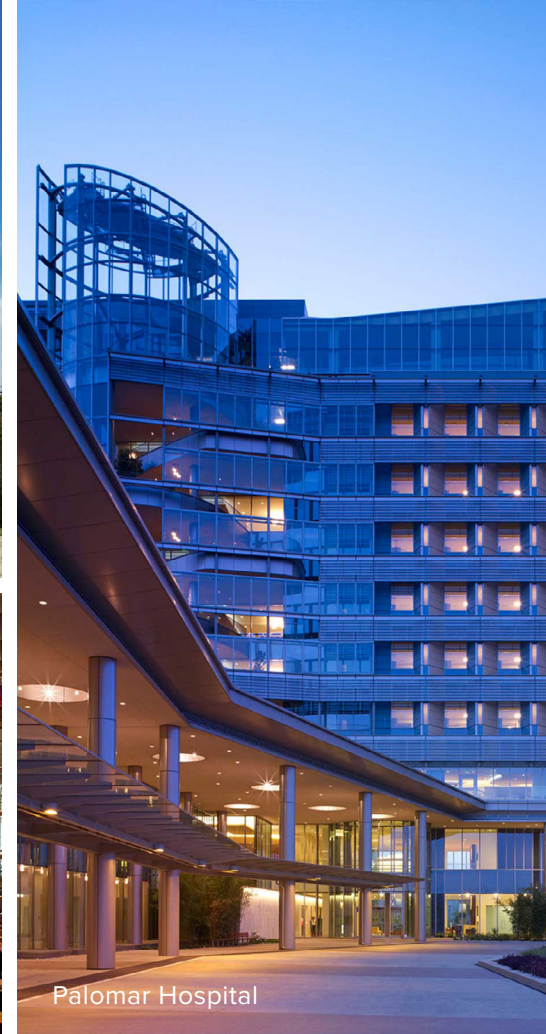
More and more people are making Escondido their "City of Choice." As the heart of San Diego North, it is one of the few remaining communities where people of all income levels can enjoy the Southern California lifestyle. Escondido offers attractive homes in a wide range of prices, two lakes, several parks, a sports center, golf courses, restaurants, wineries, shopping centers, comprehensive healthcare, and the nearby San Diego Zoo Safari Park. In addition, the California Center for the Arts, Escondido, brings world-class entertainment to the area along with Queen Calafia's Magical Circle, a sculpture garden in Kit Carson Park donated by late internationally renowned artist Niki de Saint Phalle. In recent years Escondido was named by Money Magazine as the Best Place in the West in which to retire and, at the other end of the spectrum, was named a Kid-Friendly City for a broad range of youth programs. Ladies Home Journal also ranked Escondido number eight among the Top Ten Cities for Government.



San Diego Zoo Safari Park



Stone Brewing Company



Palomar Hospital



\$105,571

Average Household  
Income



34.7

Median  
Age



\$585,686

Median Home  
Value



151,694

Total Population



5,300

Acres Natural  
Open Space

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