

***Confidential Sale — Please do not speak with employees or customers regarding the sale.**

**TRACKCITY
RECORDS**

COLLETTE'S
COLLABORATIVE COLLECTIVE CUISINE

Plushed
Bash Loop

Escondido Restaurant Property For Sale

113 W Grand Ave - Downtown Escondido



113 W Grand Ave

Executive Summary

A rare opportunity to acquire a fully built-out restaurant property along Grand Avenue in the heart of Historic Downtown Escondido. Positioned within one of North County's most established dining and retail districts, the property benefits from the City of Escondido's significant investment in the Grand Avenue corridor, with more than \$10 million invested in streetscape and pedestrian improvements designed to enhance walkability, outdoor dining, and the overall vitality of Downtown.

The property offers an attractive opportunity for an owner-user to own rather than lease a restaurant location while avoiding much of the cost, time, and uncertainty associated with building out a new space from scratch.

The existing restaurant infrastructure includes a large kitchen and prep area, walk-in cooler, approximately 10-foot Type 1 hood, substantial dry storage, built-out bar, and an exclusive front patio. Most furniture, fixtures, and equipment are included in the sale, providing a strong foundation for a new operator to customize the space and begin operations.

Located along Grand Avenue's revitalized historic retail corridor, the property is surrounded by a growing mix of local restaurants, bars, cafés, entertainment venues, and boutique retailers that make Downtown Escondido one of North County's most distinctive pedestrian-oriented commercial districts.

For an established restaurant operator or emerging concept seeking a long-term location, the property presents the opportunity to control its real estate, capitalize on an existing restaurant buildout, and establish a presence within a continually improving downtown environment.



113 W Grand Ave

Highlights / Details

Address — 113 W Grand Ave, Escondido, CA 92025

Building Size — +/-3,000 SF

Parcel Size — +/- 3,052 SF

Asking Price — \$1,425,000

FF&E — Most items included in sale

APN — 233-062-11-00

Zoning — [Downtown Specific Plan \(SPA #9\) – Historic Downtown District](#)



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113 W Grand Ave

The Property



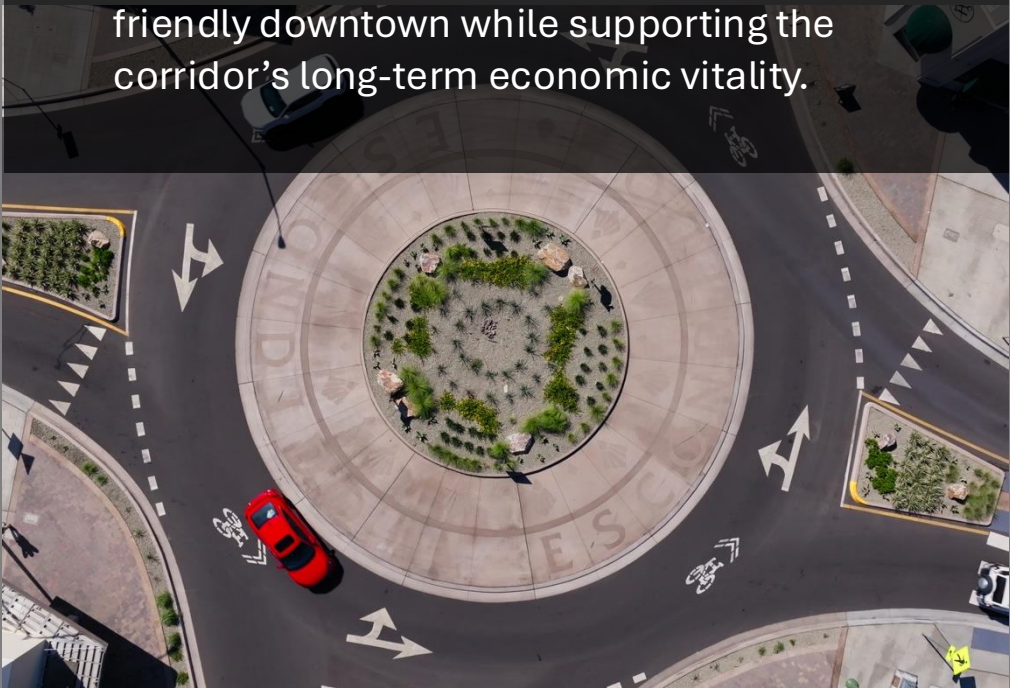
113 W Grand Ave

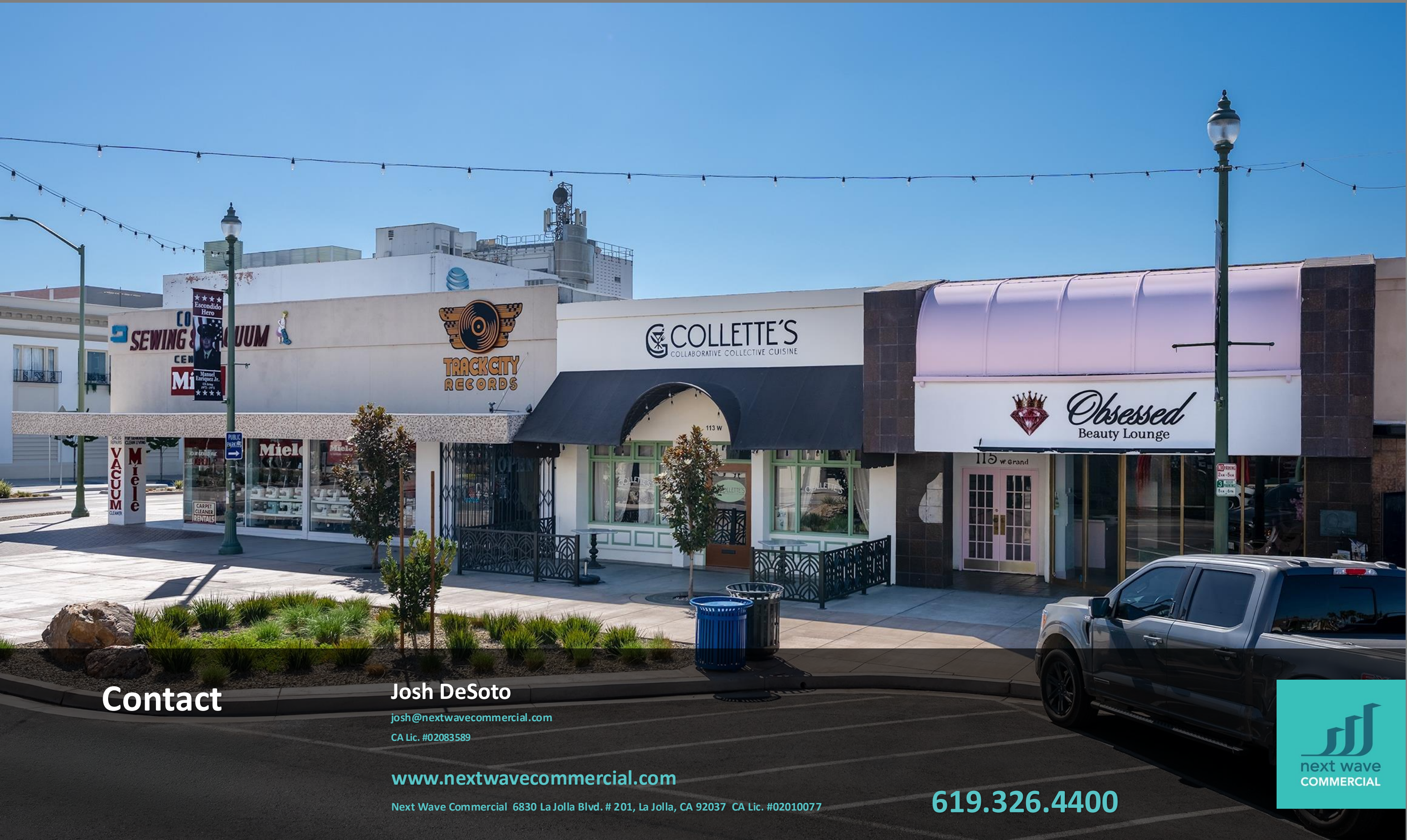
Downtown Escondido

“Historic Grand Avenue has long been recognized as the economic and entertainment heart of Escondido.”

— Escondido Downtown Business Association

Downtown Escondido has been the focus of significant public investment through the City’s Grand Avenue Vision Project, bringing wider sidewalks, expanded outdoor dining areas, new landscaping, improved pedestrian crossings, traffic-calming roundabouts and additional parking to Grand Avenue. The improvements are specifically intended to create a more pedestrian-friendly downtown while supporting the corridor’s long-term economic vitality.





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