

# FOR LEASE

## Highly Visible Retail/Restaurant Space

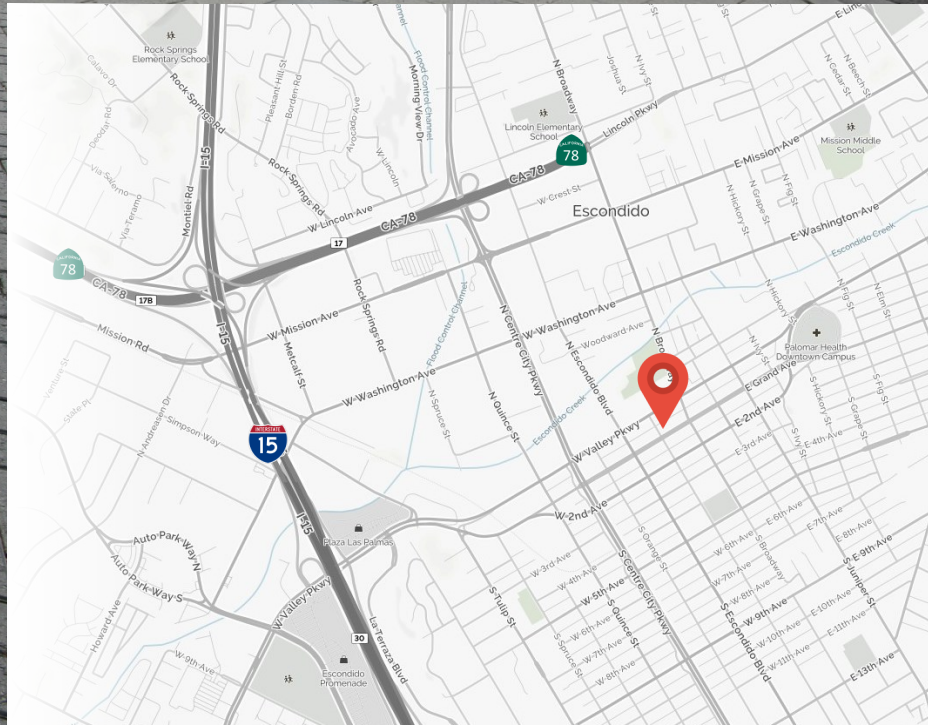
158 W. Grand Ave  
Escondido, CA 92025

### PROPERTY FEATURES

- Approx. 1,700 SF Street Front Retail Space
- Equipped with Grease Trap and Plumbing - Warm Shell Restaurant
- Highly Visible Window-Lined Storefront
- Onsite Parking Behind Property & Nearby Public Parking
- Great Freeway Access to I-15 and Hwy 78
- Excellent Downtown Escondido Location
- Within Close Proximity to Public Schools and New Multi-Family Housing Developments
- Zoned: CG - General Commercial, Escondido
- Located within Major Retail Corridor, Surrounded by Restaurants & Numerous Civic Attractions Including:

- City Hall
- Grape Day Park
- Escondido Public Library
- Escondido Transit Center
- James A Stone Public Pool
- California Center for the Arts
- Children's Discovery Museum
- Palomar Health Downtown Campus
- Patio Playhouse Community Theatre

**Lease Rate: \$2.00/SF**



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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.



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