

FOR SUBLEASE/LEASE 1,000 - 3,000 SF RETAIL/OFFICE AVAILABLE



237 W. GRAND AVENUE, ESCONDIDO CA, 92025

PROPERTY FEATURES

- 1,000-3,000 SF of Retail / Office Space
- Direct Long-Term Lease Available
- Excellent Visibility Along West Grand Ave
- Designated Parking Behind Property
- Opportunity for Building Signage
- Lease Rate: \$1.75/SF Month - Modified Gross



PROJECT SITE

[Click Here for Map](#)

Lauren Wilson
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619.442.9200

4455 Murphy Canyon Road
Suite 200 San Diego, CA 92123

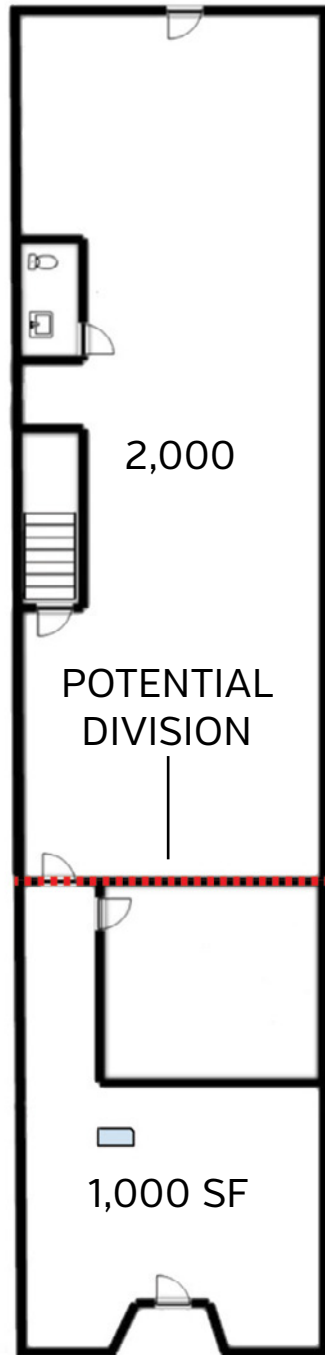
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® businesses are independently owned and operated.

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FLOOR PLAN



PROPERTY PHOTO



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RETAILER MAP



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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	32,249		154,181		211,296	
2019 Estimate	30,364		149,341		204,695	
2010 Census	23,325		139,399		191,272	
Growth 2019 - 2024	6.21%		3.24%		3.22%	
Growth 2010 - 2019	30.18%		7.13%		7.02%	
2019 Population by Hispanic Origin	22,439		80,056		96,702	
2019 Population	30,364		149,341		204,695	
White	26,320	86.68%	126,365	84.62%	171,989	84.02%
Black	1,035	3.41%	4,637	3.10%	6,087	2.97%
Am. Indian & Alaskan	876	2.88%	2,953	1.98%	3,625	1.77%
Asian	1,011	3.33%	9,771	6.54%	15,048	7.35%
Hawaiian & Pacific Island	140	0.46%	519	0.35%	753	0.37%
Other	982	3.23%	5,096	3.41%	7,193	3.51%
U.S. Armed Forces	85		540		752	
Households						
2024 Projection	9,192		48,651		68,447	
2019 Estimate	8,623		47,089		66,284	
2010 Census	6,432		43,706		61,720	
Growth 2019 - 2024	6.60%		3.32%		3.26%	
Growth 2010 - 2019	34.06%		7.74%		7.39%	
Owner Occupied	1,674	19.41%	22,803	48.43%	36,386	54.89%
Renter Occupied	6,949	80.59%	24,285	51.57%	29,898	45.11%
2019 Households by HH Income	8,624		47,087		66,284	
Income: <\$25,000	2,577	29.88%	9,469	20.11%	12,041	18.17%
Income: \$25,000 - \$50,000	2,542	29.48%	11,371	24.15%	14,313	21.59%
Income: \$50,000 - \$75,000	1,613	18.70%	8,772	18.63%	12,222	18.44%
Income: \$75,000 - \$100,000	765	8.87%	6,136	13.03%	8,396	12.67%
Income: \$100,000 - \$125,000	407	4.72%	3,863	8.20%	6,217	9.38%
Income: \$125,000 - \$150,000	136	1.58%	2,446	5.19%	4,087	6.17%
Income: \$150,000 - \$200,000	396	4.59%	2,980	6.33%	5,179	7.81%
Income: \$200,000+	188	2.18%	2,050	4.35%	3,829	5.78%
2019 Avg Household Income	\$56,855		\$75,918		\$83,886	
2019 Med Household Income	\$39,161		\$58,007		\$64,085	

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