



Peer Properties

## 141 E Grand Ave

13,576 SF Retail Storefront

Escondido, California - Escondido Submarket

Conveniently located in the heart of Downtown Escondido, Society North offers easy access for locals and visitors to North County San Diego. Society North is perfectly positioned for a night out with friends, after-work drinks, or weekend entertainment. With close proximity to local attractions, and shopping, Society North is positioned to be your go-to destination for great drinks, excellent food, and fun in Escondido.

PREPARED BY



COMMERCIAL REAL ESTATE SERVICES

Michael Golden

Principal



# Peer Properties Summary

141 E Grand Ave

No. Peers

NNN Market Rent/SF

Availability Rate

Vacancy Rate

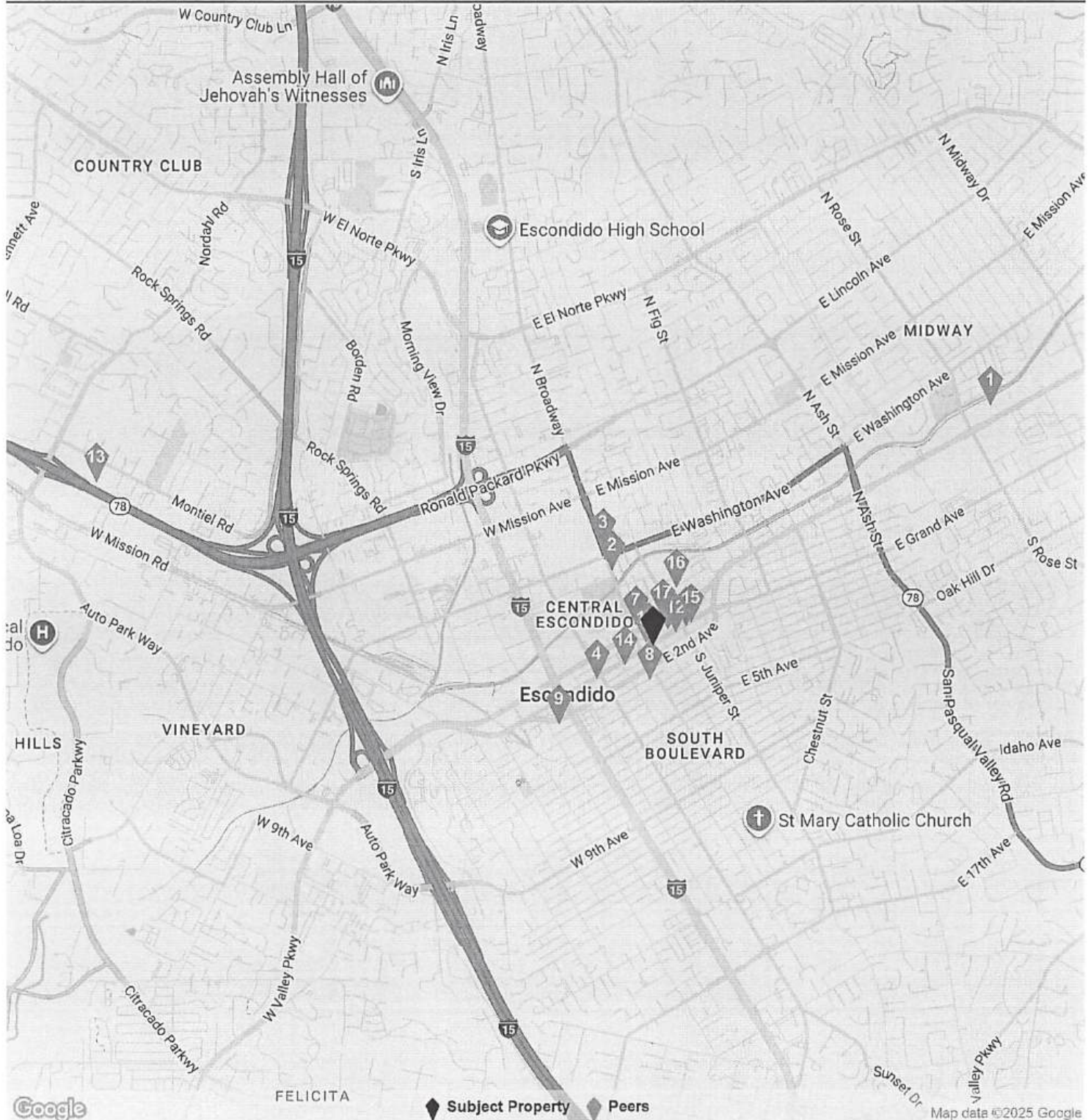
**17**

**\$1.81**

**7.5%**

**7.5%**

## PEER LOCATIONS



# Peer Properties Summary

141 E Grand Ave

|                                                                                     |                                                           |   |              |          |                |         | Availability |      |         |       |                      |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------|---|--------------|----------|----------------|---------|--------------|------|---------|-------|----------------------|
| Property Name / Address                                                             |                                                           |   | Yr Blt/Renov | Distance | Location Score | Bldg SF | Anchor       | Spcs | Avail % | Vac % | NNN Rent Per SF      |
|    | 141 E Grand Ave<br>★ ★                                    | 📍 | 1929/-       | 0.00 mi  | 88             | 13,576  | -            | 0    | 0%      | 0%    | \$2.80 - 3.50 (Est.) |
|    | 1680 E Valley Pky<br>★ ★ ★ ★ ★                            | 📍 | 1960/-       | 1.6 mi   | 78             | 19,800  | -            | 0    | 0%      | 0%    | \$2.70 - 3.30 (Est.) |
|    | 528 N Broadway<br>★ ★ ★ ★ ★                               | 📍 | -/-          | 0.34 mi  | 58             | 10,000  | -            | 0    | 0%      | 0%    | \$2.10 - 2.50 (Est.) |
|    | 618 N Broadway St<br>★ ★ ★ ★ ★                            | 📍 | 1988/-       | 0.43 mi  | 59             | 10,500  | -            | 0    | 0%      | 0%    | \$2.00 - 2.50 (Est.) |
|    | 303 W Grand Ave<br>★ ★ ★ ★ ★                              | 📍 | -/-          | 0.25 mi  | 88             | 6,944   | -            | 0    | 0%      | 0%    | \$1.80 - 2.20 (Est.) |
|    | Downtown Escondido...<br>224-228 E Grand Ave<br>★ ★ ★ ★ ★ | 📍 | 1940/-       | 0.08 mi  | 58             | 13,500  | -            | 2    | 100%    | 100%  | \$2.20               |
|   | 130 E Grand Ave<br>★ ★ ★ ★ ★                              | 📍 | 1985/-       | 0.02 mi  | 88             | 7,700   | -            | 0    | 0%      | 0%    | \$1.80 - 2.20 (Est.) |
|  | 150 E Valley Pky<br>★ ★ ★ ★ ★                             | 📍 | -/-          | 0.10 mi  | 88             | 7,776   | -            | 0    | 0%      | 0%    | \$1.80 - 2.20 (Est.) |
|  | 225 S Broadway<br>★ ★ ★ ★ ★                               | 📍 | 1941/-       | 0.14 mi  | 88             | 8,250   | -            | 0    | 0%      | 0%    | \$1.70 - 2.10 (Est.) |
|  | 525 W 2nd Ave<br>★ ★ ★ ★ ★                                | 📍 | -/-          | 0.47 mi  | 33             | 10,466  | -            | 0    | 0%      | 0%    | \$1.70 - 2.10 (Est.) |
|  | 122 E Grand Ave<br>★ ★ ★ ★ ★                              | 📍 | 1925/-       | 0.03 mi  | 88             | 9,869   | -            | 0    | 0%      | 0%    | \$1.70 - 2.10 (Est.) |
|  | Ritz Theater<br>309 E Grand Ave<br>★ ★ ★ ★ ★              | 📍 | 1937/-       | 0.15 mi  | 87             | 8,400   | -            | 0    | 0%      | 0%    | \$1.70 - 2.10 (Est.) |
|  | 249 E Grand Ave<br>★ ★ ★ ★ ★                              | 📍 | 1950/-       | 0.10 mi  | 87             | 7,400   | -            | 0    | 0%      | 0%    | \$1.70 - 2.00 (Est.) |
|  | 2135 Montiel Rd<br>★ ★ ★ ★ ★                              | 📍 | 1990/-       | 2.3 mi   | 53             | 9,190   | -            | 0    | 0%      | 0%    | \$1.60 - 2.00 (Est.) |
|  | 155 W Grand Ave<br>★ ★ ★ ★ ★                              | 📍 | 1953/-       | 0.13 mi  | 53             | 23,900  | -            | 0    | 0%      | 0%    | \$1.00 - 1.20 (Est.) |

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| Property Name / Address                                                                                           |                                                                                   | Yr Blt/Renov | Distance | Location Score | Bldg SF | Anchor | Availability |         |       | NNN Rent Per SF      |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------|----------|----------------|---------|--------|--------------|---------|-------|----------------------|
|                                                                                                                   |                                                                                   |              |          |                |         |        | Specs        | Avail % | Vac % |                      |
|  333 E Grand Ave<br>★★★★★        |  | -/-          | 0.17 mi  | 87             | 9,620   | -      | 0            | 0%      | 0%    | \$0.90 - 1.10 (Est.) |
|  351 E Pennsylvania Ave<br>★★★★★ |  | 1964/-       | 0.24 mi  | 46             | 10,000  | -      | 0            | 0%      | 0%    | \$0.80 - 1.00 (Est.) |
|  237 E Valley Pky<br>★★★★★       |  | 1982/-       | 0.11 mi  | 88             | 7,000   | -      | 0            | 0%      | 0%    | \$0.80 - 1.00 (Est.) |