



FOR SALE

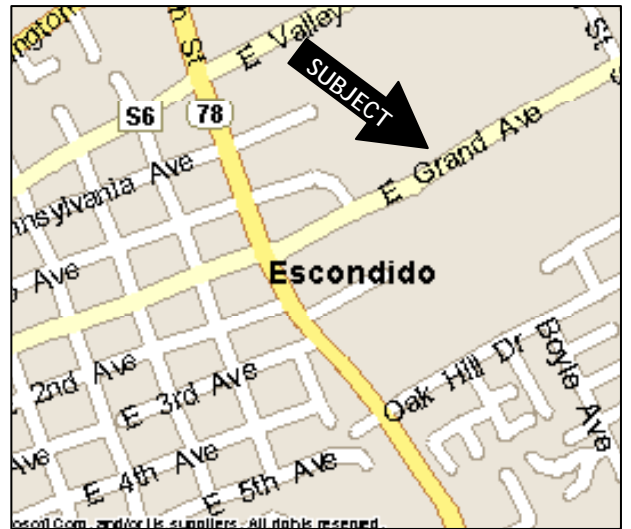
1314 E. GRAND AVENUE • ESCONDIDO, CA
2-PRIME DOWNTOWN PARCELS!

FOR SALE



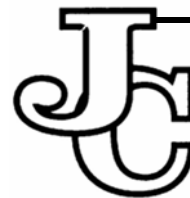
PROPERTY FEATURES:

- +/- .98 ACRES ON 2 PARCELS
- APPROXIMATELY 42,795 S.F.
- "CG" ZONING-CITY OF ESCONDIDO.
- EXCELLENT VISIBILITY
- ASKING PRICE-\$595,000.00



For additional information, contact:

STUART LESTER
BOB RODEWALD
slester@jamescrone.com
rrodewald@jamescrone.com



JAMES CRONE

& ASSOCIATES, INC.

101 North Broadway
Escondido, CA 92025
(760) 745-1212 FAX
www.jamescrone.com
(760) 480-8888



1314 E. GRAND AVENUE
ESCONDIDO, CA

FOR
SALE

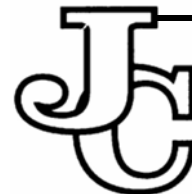
Demographics:

Population:	164,202	Households:	52,552
Race: White	128,666	Size of Households:	
Black	3,848	1 Person	12,845
American Indian	1,460	2 Person	15,103
Asian	8,715	3 Person	8,497
Pacific Islander	347	4 Person	7,856
Other	16,680	5 Person	4,427
Multirace	4,486	6+ Person	1,820
Hispanic	63,584	Households by Income:	
Sex: Male	81,755	< \$10K	3,298
Female	82,447	\$10-\$20K	5,491
Age: < 4 Years	18,103	\$20-\$30K	6,269
5-9 Years	13,062	\$30-\$40K	6,168
10-19 Years	24,338	\$40-\$50K	5,411
20-29 Years	22,619	\$50-\$60K	4,832
30-39 Years	24,038	\$60-\$70K	5,733
40-49 Years	23,542	\$70-\$100K	6,402
50-59 Years	18,326	> \$100K	8,948
60-64 Years	6,252	Total Housing Units:	55,822
65+ Years	18,496	Owner Occupied	30,323
		Renter-Occupied	22,229
		Vacant	3,270

The following was taken from the City of Escondido website based on a 5 mile radius.

For additional information, contact:

STUART LESTER
BOB RODEWALD
slester@jamescrone.com
rrodewald@jamescrone.com



JAMES CRONE

& ASSOCIATES, INC.

101 North Broadway
Escondido, CA 92025
(760) 745-1212 FAX
www.jamescrone.com

(760) 480-8888