

FREEWAY FRONTAGE – 17.28 ACRES

26437 N. CENTRE CITY PKWY | ESCONDIDO, CA 92026



BELLE MARIE
WINERY



THUNDERBIRD
DRIVING RANGE

Asking Price:

\$3,250,000



Tierra Libertia Rd

Mesa Rock Rd

N Centre City Pkwy

Silver Tree Ln

- Prime agricultural property with excellent Interstate 15 access and visibility
- Near on/off ramp at Deer Springs Rd
- Improved with various roads, sheds, offices, and a single-family residence

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

STEVIE BERMAN

760.448.2446

sberman@lee-associates.com

CalDRE Lic #02242051



contents

3 aerals

7 location map

8 property information

9 property improvements

10 plat map

11 demographics









ESCONDIDO

Tierra Libertia Rd

Silver Tree Ln

N Centre City Pkwy

Mesa Rock Rd





property information

8

location:

The subject property is located at 26437 N Centre City Parkway in Escondido, California. Ideally positioned along the Interstate 15 corridor, the property offers excellent accessibility while maintaining a private rural setting. It is just minutes from Deer Springs Road, Highway 78, and the commercial amenities of both Escondido and San Marcos.

property profile:

The subject property consists of approximately 17.28 acres and is currently owner-occupied and operated by Moon Valley Nurseries, one of the nation's premier tree and plant growers. The property is improved with various structures ideal for agricultural uses or long term land investment

jurisdiction:

County of San Diego

APN'S & acreage:

187-630-11-00 -> 17.28 acres

zoning:

SR-1

[\(Click to View Zoning Report\)](#)

[\(Click to View Zoning Ordinance\)](#)

density:

1 du/ac

land use regulation:

A70

existing structures:

Sheds, offices & a single family home

school district:

Escondido Union School District

services:

Water/Sewer: City of Escondido Utilities Department

Gas/Electric: San Diego Gas & Electric (SDG&E)

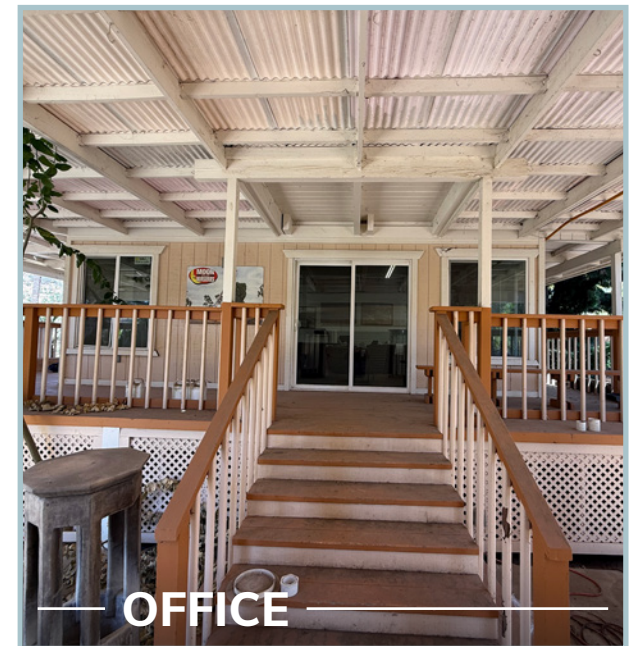
Police: Escondido Police Department

Fire: Escondido Fire Department

asking price:

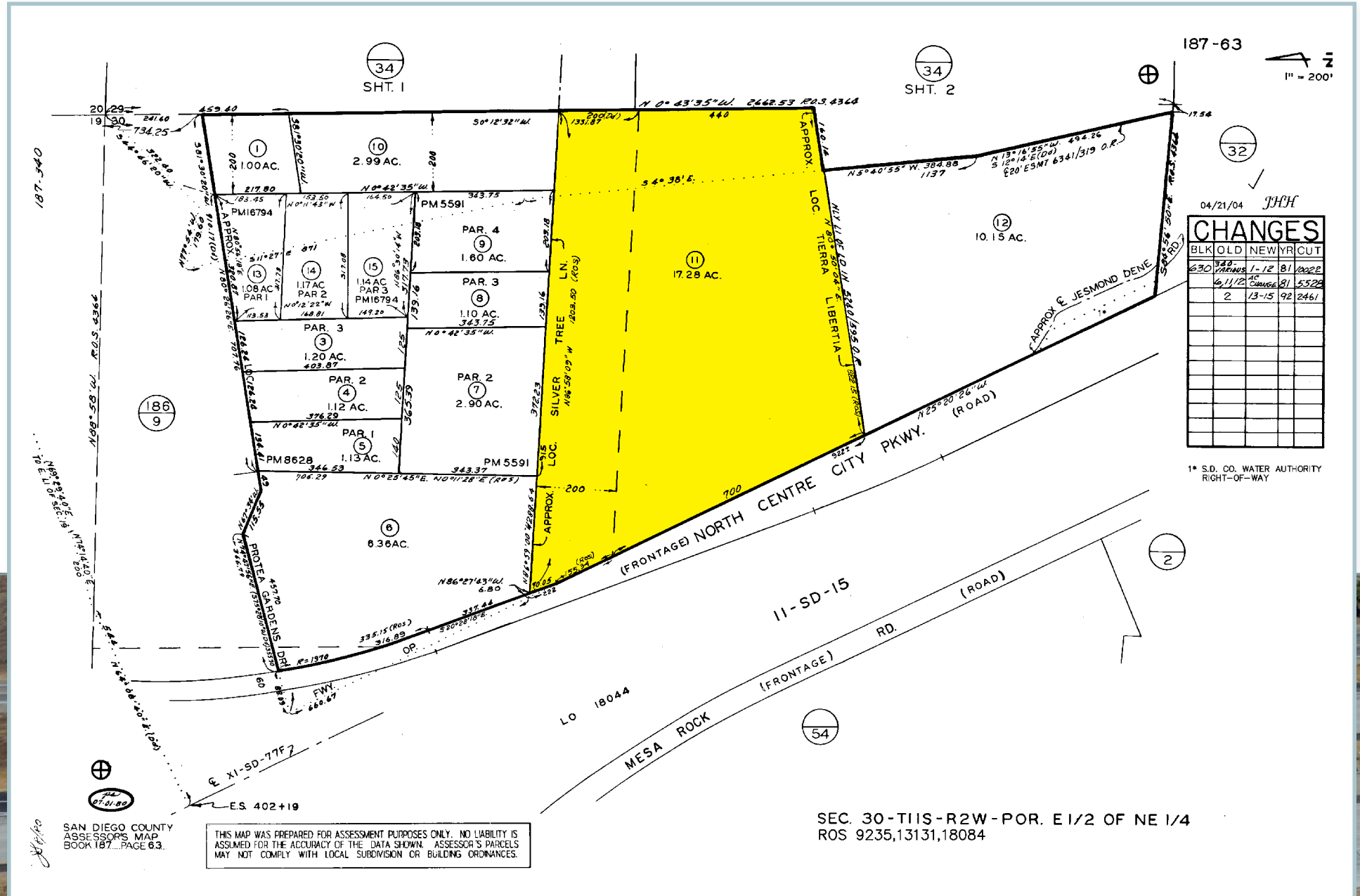
\$3,250,000





plat map

10



2026 demographics

1 miles



population

727



estimated households

229



average household income

\$240,083



median household income

\$170,821



total employees

133

3 miles



population

29,666



estimated households

10,989



average household income

\$185,329



median household income

\$144,537



total employees

4,669

5 miles



population

133,432



estimated households

44,405



average household income

\$144,528



median household income

\$116,584



total employees

35,659

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

STEVIE BERMAN

760.448.2446
sberman@lee-associates.com
CalDRE Lic #02242051

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 | lee-associates.com/sandiegonoorth | Corporate ID #01096996

