

# Vacant Land For Sale (~2.74 Acres)

444 S. Escondido Blvd.  
Escondido, CA

S. Escondido Blvd  
between W. 4<sup>th</sup> Ave.  
and W. 5<sup>th</sup> Ave.



For more information, please contact:



**Nick Zech**  
858-232-2100  
[nzech@cdccommercial.com](mailto:nzech@cdccommercial.com)  
DRE Lic. #01721457

**Matt Orth**  
858-736-1337  
[morth@cdccommercial.com](mailto:morth@cdccommercial.com)  
DRE Lic. #01884500

**Don Zech**  
858-486-9999  
[dzech@cdccommercial.com](mailto:dzech@cdccommercial.com)  
DRE Lic. #00885909

11440 W. Bernardo Ct., #300  
San Diego, CA 92127  
T: 760-743-8500  
[www.cdccommercial.com](http://www.cdccommercial.com)



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**CDC**  
COMMERCIAL, Inc.  
www.cdccommercial.com  
DRE Lic. #02242358

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# Property Information

- Expired Tentative Parcel Map for 125 Units
- Potential for 240 Units (Podium)
- City has lifted requirements for street level retail
- Utilities all on site
- Seller will not tie up property long-term to obtain entitlements
- JV possible with Seller ending up with ownership position after completion

**Contact Broker for additional information.**



Land Area: +/- 119,789 SF  
Land Acreage: +/- 2.75 Acres  
APN#: 233-150-20; -21; -22  
Zoning: [Downtown Specific Plan](#)  
[South Gateway District](#)

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# Escondido

Escondido is located in northeast San Diego County, approximately 30 miles from Downtown San Diego. Escondido is known as the “City of Choice” and prides itself on offering its residents the perfect city to enjoy a Southern California lifestyle. Escondido contains many outdoor attractions, including two lakes, several large parks, and golf courses. Escondido has a quaint, vibrant downtown offering eateries, micro- breweries, coffee shops, and community events such as the seasonal weekly classic car show “Cruising Grand”. Some of the popular eateries include: Swami’s at the Grand, Plan 9 Ale House, Vinz Wine Bar, and the Vintana Restaurant. Escondido also contains state of the art Palomar Hospital, Stone Brewery, several golf courses, North County Mall, and the San Diego Zoo Safari Park.

Escondido is home to a diverse community consisting of more than 150,000 residents. It is also optimally located at the intersection of Interstate 15 and Highway 78 to allow easy access from anywhere in North County San Diego. The city has continued to grow with new communities, apartment buildings, and housing developments being built in the past several years.



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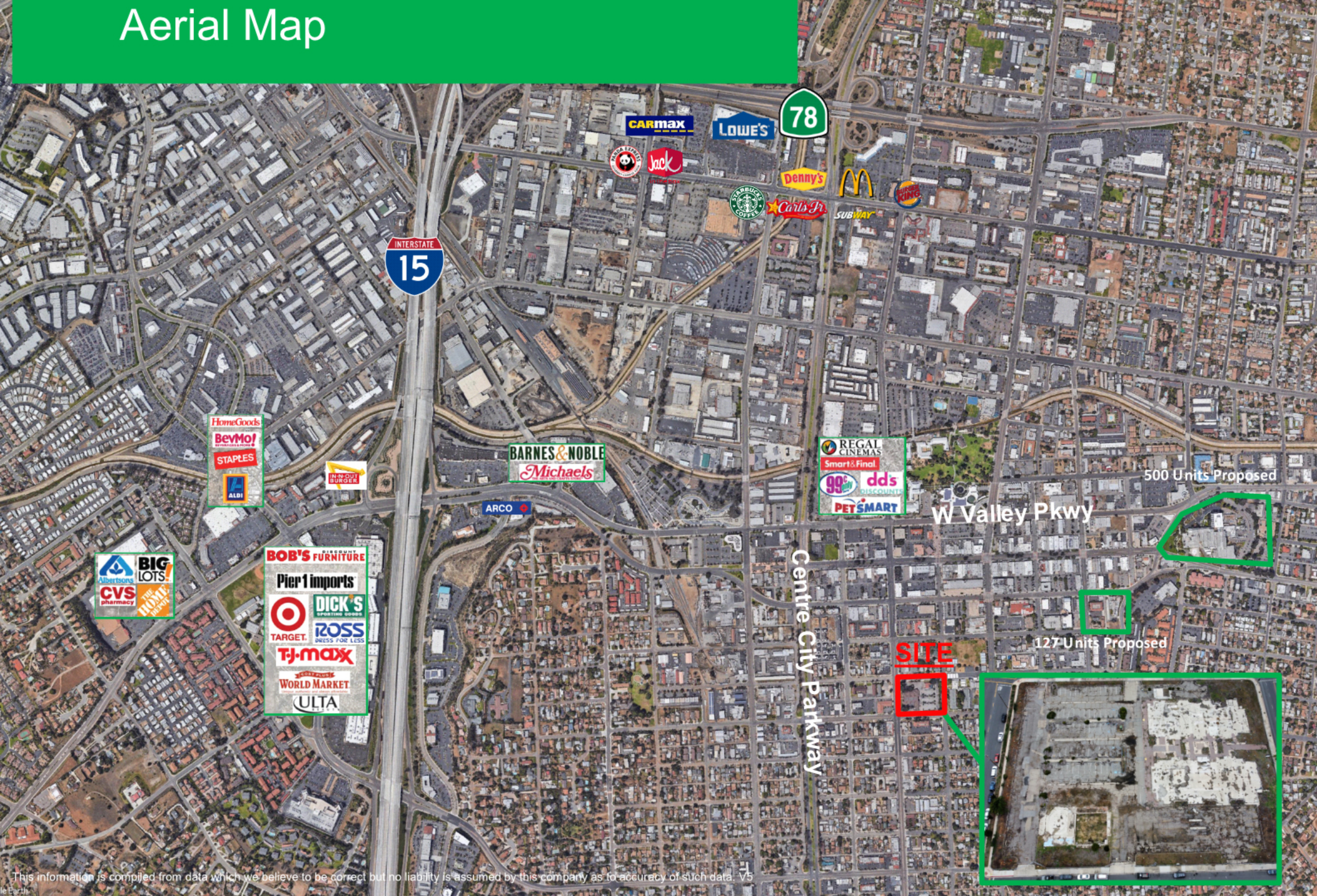
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# Aerial Map



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# Demographics

Population	2 Mile	5 Mile	10 Mile
2023 Total Population:	90,118	202,948	461,900
2028 Population Projection:	89,007	200,517	457,791
Pop Growth 2010-2023:	0.4%	0.5%	0.6%
Median Age:	34.1	36.5	38.4
Households			
2023 Total Households:	27,390	66,396	157,889
HH Growth 2023-2028:	-0.2%	-0.2%	-0.2%
Median Household Inc:	\$60,193	\$77,060	\$99,378
Avg Household Size:	3.2	3.0	2.9
Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$484,870	\$583,651	\$716,044
Median Year Built:	1976	1980	1985



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