



EAST VALLEY PARKWAY

FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY
3141 E. VALLEY PARKWAY || ESCONDIDO, CA 92027-5219

3.31 ACRE SITE || \$1,100,000



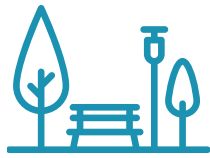
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OFFERING HIGHLIGHTS



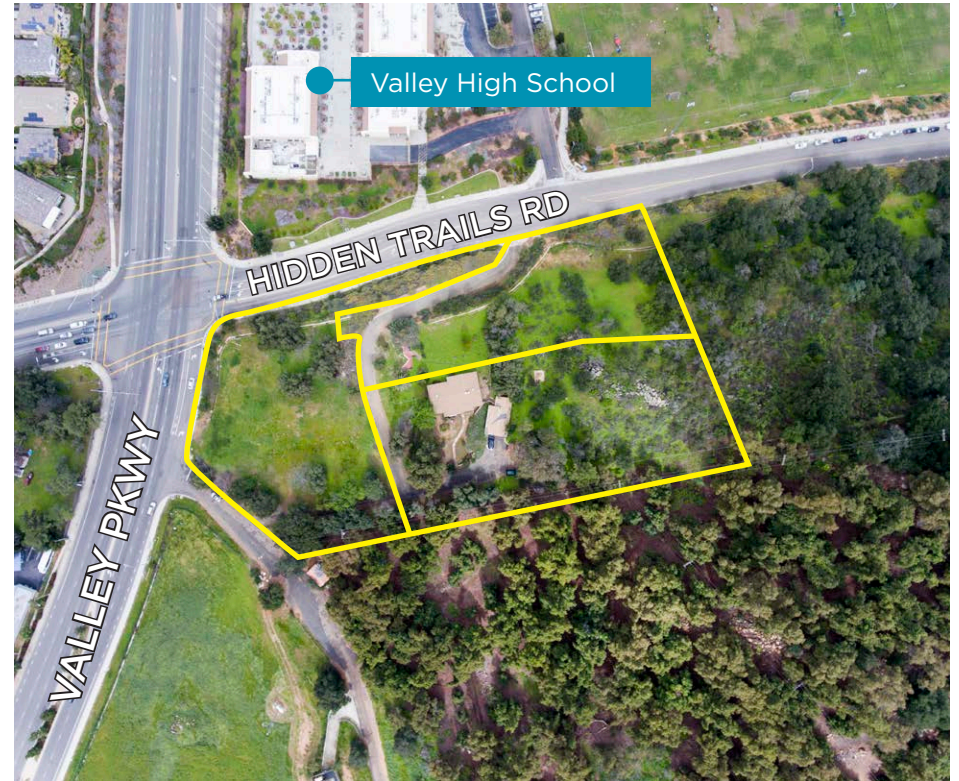
Residential
Development
Opportunity



Close to Frances
Ryan Park & Multiple
Schools



Settled in a lush
valley, surrounded by
coastal mountains



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OFFERING SUMMARY

The Land Group is pleased to present this opportunity to acquire approximately 3.3 acres, consisting of 3 parcels, located in the City of Escondido. Given the zoning and general plan designations, the property may support 18+ Single Family Residential units. Additional density may be possible through The City of Escondido's Density Transfer Program.

THE SITE

The property is located at 3141 E Valley Parkway, in eastern Escondido. The topography ranges from gentle to steep slope offering excellent views of the surrounding community. The neighborhood has an attractive mix of single family and multifamily homes and the adjacent property is a productive avocado grove. The immediate neighborhood includes the Valley High School campus and Frances Ryan Park across the street and the property is proximate to the Escondido Hills Plaza Shopping Center, as well as other restaurants, shops, and schools



PROPERTY DETAILS

Address:

3141 E. Valley Parkway, Escondido, CA 92027-5219

Assessor's Parcel Information:

APN	Size (Acres)	Size (SF)
240-110-54-00	1.34	58,370
240-110-55-00	1	43,560
240-110-56-00	0.97	42,253
Total	3.31	21,442

Utilities:

Water District	City of Escondido
Sewer	Available
Wastewater	EWWD
Gas & Electric	SDG&E

Existing Improvements:

1,700 Square Foot (per Assessor) Single Family Dwelling

Residential Lease Expiration:

August 4, 2017



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GENERAL PLAN LAND USE DESIGNATION

The property is located in the Northeast Gateway Specific Planning Area (SPA)#5 of the Escondido General Plan. A provision in the SPA for Residential Development in Planning Area 4 allows this property to be developed as a planned single-family detached residential design, including air rights condominiums utilizing shared private driveways and parking, common open space, and airspace lots with exclusive use areas.

Zoning: SPA #5 provides for density transfers with the approval of the City Council. Maximum yield of a development at this property will be dependent upon any density transfer achieved together with the underlining yield as described in the Residential Development in Planning Area 4 text estimated at 18 units.

GENERAL PLAN LAND USES

Residential

- Rural I: 1 du/ 4,8,20 acres (R1)
- Rural II: 1 du/ 2,4,20 acres (R2)
- Estate I: 1 du/ 1,2,4,20 acres (E1)
- Estate II: 1 du/ 0.5,1,20 acres (E2)
- Suburban: Up to 3.3 du/acre (S)
- Urban I: Up to 5.5 du/acre (U1)
- Urban II: Up to 12 du/acre (U2)
- Urban III: Up to 18 du/acre (U3)
- Urban IV: Up to 24 du/acre (U4)
- Urban V: Up to 30 du/acre (U5)

Commercial

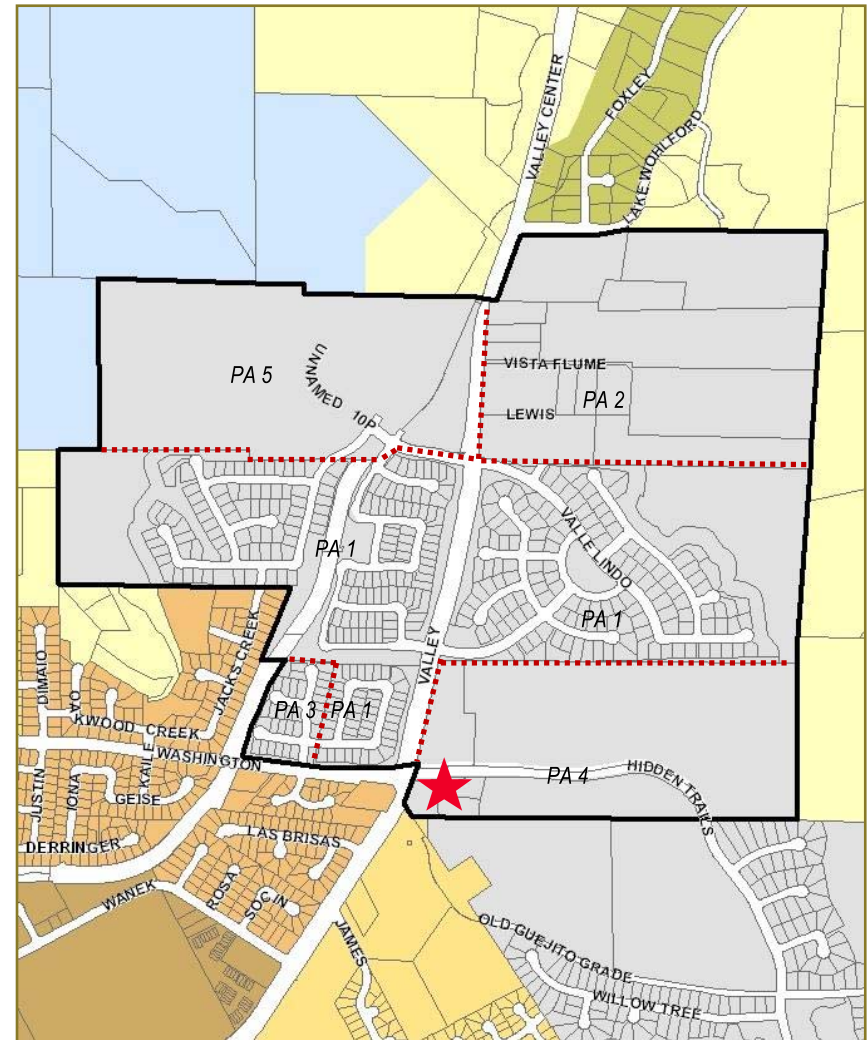
- General Commercial (GC)
- Neighborhood Commercial (NC)
- Planned Commercial (PC)
- Office (O)
- Planned Office (PO)

Industrial

- Light Industrial (LI)
- General Industrial (GI)
- Industrial Office (IO)

Other

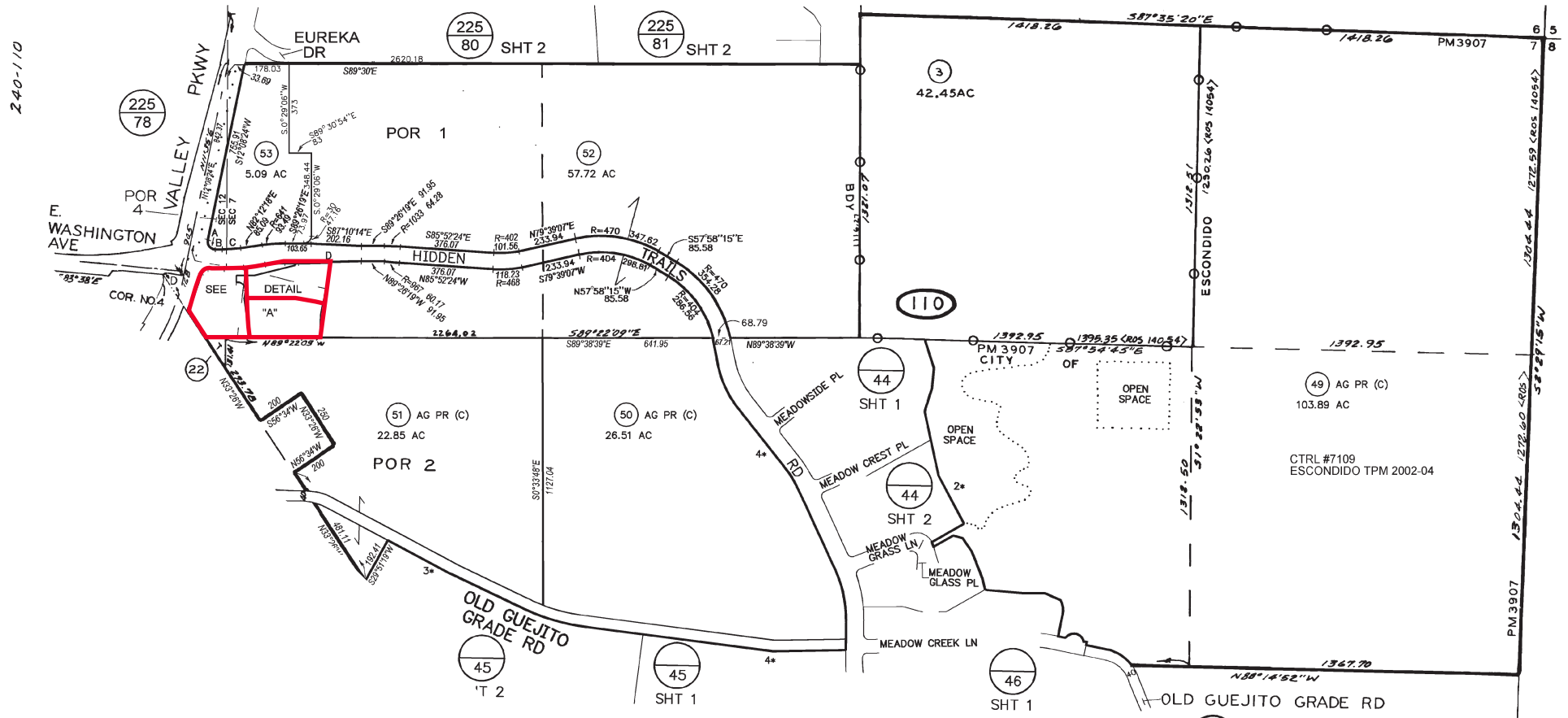
- Public Land/Open Space (P)
- Specific Plan Area (SPA)
- SPA Boundary



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TAX MAP



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LOCATION

City of Escondido:

Settled in a long valley in the coastal mountains of Southern California, Escondido provides a thriving urban environment in the midst of gentle rolling hills, and avocado and citrus groves. It offers a comprehensive mix of successful businesses, supplying a diverse job base and high quality of life. In recent years Escondido was named as the Best Place in the West in which to retire and, at the other end of the spectrum, was named a Kid-Friendly City for its broad range of youth programs. Escondido offers many outdoor and recreation activities such as six golf courses, two lakes, biking trails, and the San Diego Zoo Safari Park. It has a population of over 147,000 and lies about 18 miles inland, 30 miles northeast of San Diego and 100 miles south of Los Angeles. You may visit the city of Escondido website at: <https://www.escondido.org/>



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OFFERING TERMS

\$1,100,000 - Cash at close.

SITE TOURS

By appointment only and must be coordinated through Cushman & Wakefield.

DO NO ENTER THE SUBJECT PROPERTY OR DISTURB THE TENANT.

CLOSE OF ESCROW

Seller will consider a purchase contingent upon receipt of entitlements.





For more information, please contact:

MATT DAVIS
(858) 334 4026
Lic. #1758818
matt.davis@cushwake.com

TERRY JACKSON
(858) 558 5685
Lic. #00669485
terry.jackson@cushwake.com

THE LAND GROUP
WWW.THELANDGROUPCW.COM

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.
4747 Executive Drive, 9th Floor, San Diego, CA 92121
Lic. #01329963

