

TWO COMMERCIAL PARCELS REDEVELOPMENT OPPORTUNITY

351 & 361 W 3rd Ave, Escondido, CA 92025

BACK TO NEW LISTINGS



LISTING DATA

PROPERTY DESCRIPTION:

Commercial redevelopment opportunity located downtown Escondido, on the corner of West 3rd Avenue and South Orange Street. The property consists of two parcels totaling 13,940. Property currently has 2 bed/1 bath single family home, and 1 bed/1 bath rental unit. Current income is \$2,625/mo.

REDEVELOPMENT INFORMATION:

75' Height Limit
Potential for 31 Units
100 D.U. per acre
No F.A.R.
Potential for mixed-use / residential

PARCEL INFORMATION:

351 WEST 3RD AVE

APN: 231-142-01

Lot Size: 6,970 SF

361 WEST 3RD AVE

APN: 233-141-01

Lot Size: 6,970 SF

1,032 SF home on parcel

PURCHASE PRICE:

\$1,050,000



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RECENTLY SOLD 2017 - New Construction Townhome Sales

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP: \$472,990	\$424,990	\$455,390	\$457,990
SP: \$472,990	\$423,990	\$452,190	\$457,990

RESIDENTIAL - Sold

Number of Properties: 5

Num	MLS #	Status	Style	FlAdd	ZipArea	Bed	Tot	COEDat	LotsFap	EstSF	DOM	LP	PrcSqft	SP	PrcSqft
						s	B	e	x						
1	16001903	SOLD	ATT	785 TruNorth Circle #61	ESCONDIDO (92026)	3	3	7/29 /2016		1,918	83	\$462,990	\$241.39	\$462,990	\$241.39
2	170007027	SOLD	ATT	732 TruNorth Circle 16	ESCONDIDO (92026)	3	3	3/17 /2017		1,918	4	\$472,990	\$246.61	\$472,990	\$246.61
3	170003863	SOLD	ATT	1310 Montiel 52 / 773	ESCONDIDO (92026)	3	3	3/21 /2017		1,800	11	\$457,990	\$254.44	\$442,990	\$246.11
4	170007025	SOLD	ATT	774 TruNorth Circle 48	ESCONDIDO (92026)	3	3	3/17 /2017		1,800	4	\$457,990	\$254.44	\$457,990	\$254.44
5	170005812	SOLD	ATT	1310 MONTIEL 62 / 730	ESCONDIDO (92026)	3	3	3/16 /2017		1,690	3	\$424,990	\$251.47	\$423,990	\$250.88
Avg						3	3			1825	21	\$455,390	\$249.67	\$452,190	\$247.89
Min						3	3			1690	3	\$424,990	\$241.39	\$423,990	\$241.39
Max						3	3			1918	83	\$472,990	\$254.44	\$472,990	\$254.44
Med						3	3			1800	4	\$457,990	\$251.47	\$457,990	\$246.61

AREA MAP

