

Potential for Four Lots with Mountain Views in Escondido

1140 N Rose St | Escondido, CA 92027

- Two parcels totaling approximately 1.91 Acres
- Existing home on parcel one
 - Approximately 2,676 SF
 - 3 bd/2.5 baths
- SB 9 may allow buyer to split the two parcels and potentially build three additional single-family residences

ASKING PRICE: \$1,110,000 \$990,000



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N ROSE ST



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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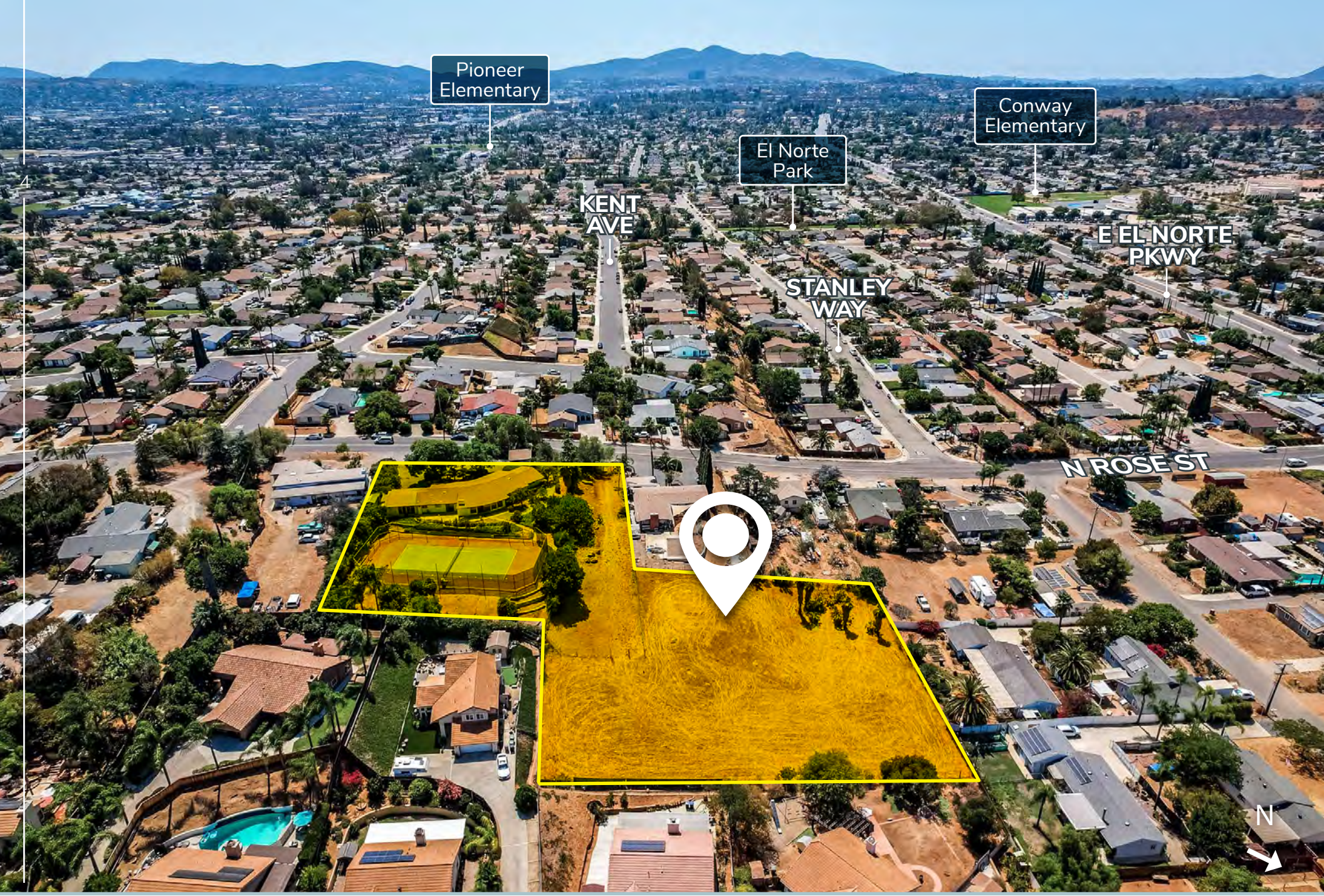


contents

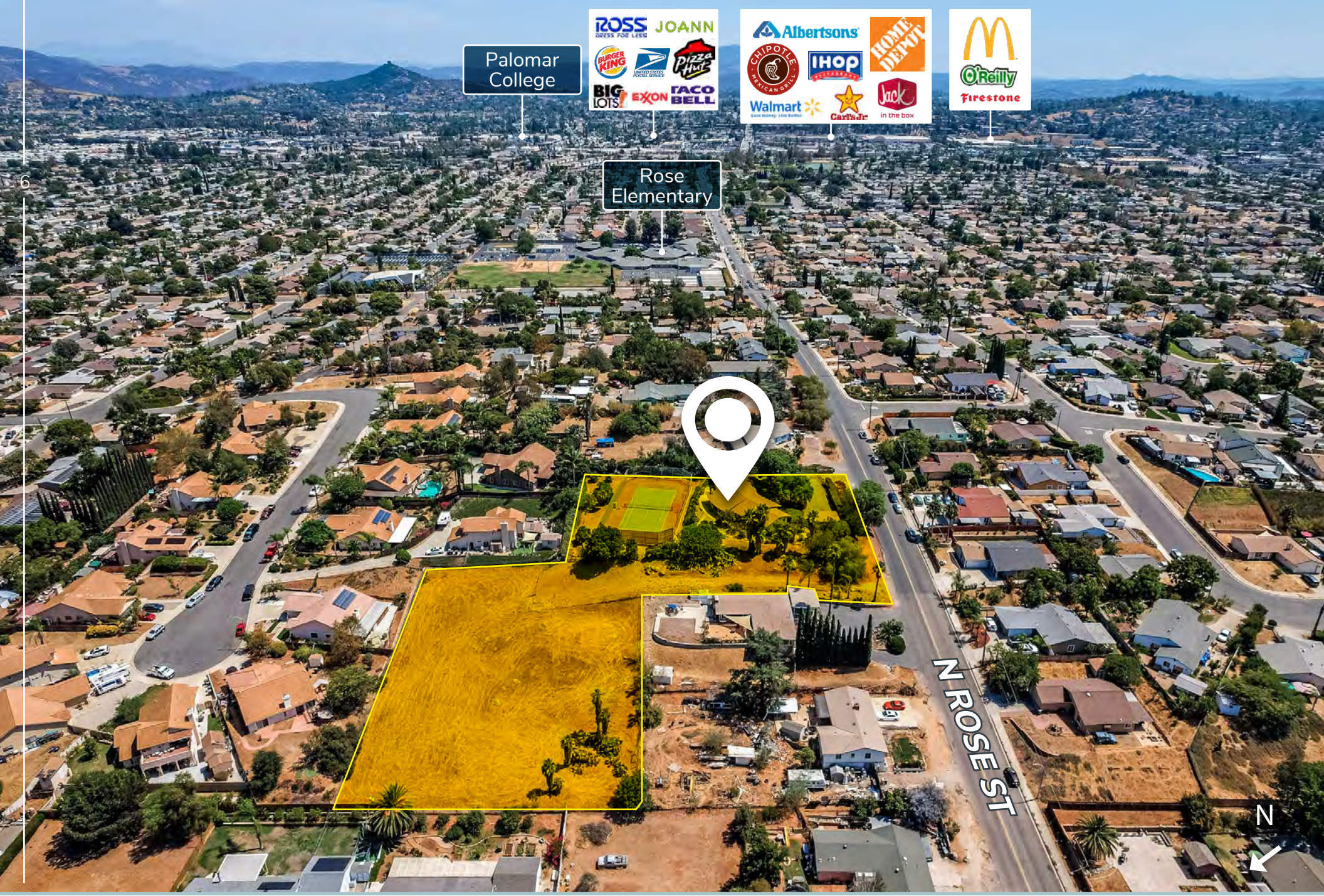
4	aerials
8	property photos
10	interior photos
12	location map
13	property information

14	plat map
15	SB 9 concept layout
16	CMA summary
17	education & demographics





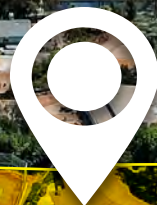




Palomar
College



Rose
Elementary



N ROSE ST

N

aerial



N ROSE ST







interior photos

10



interior photos

11



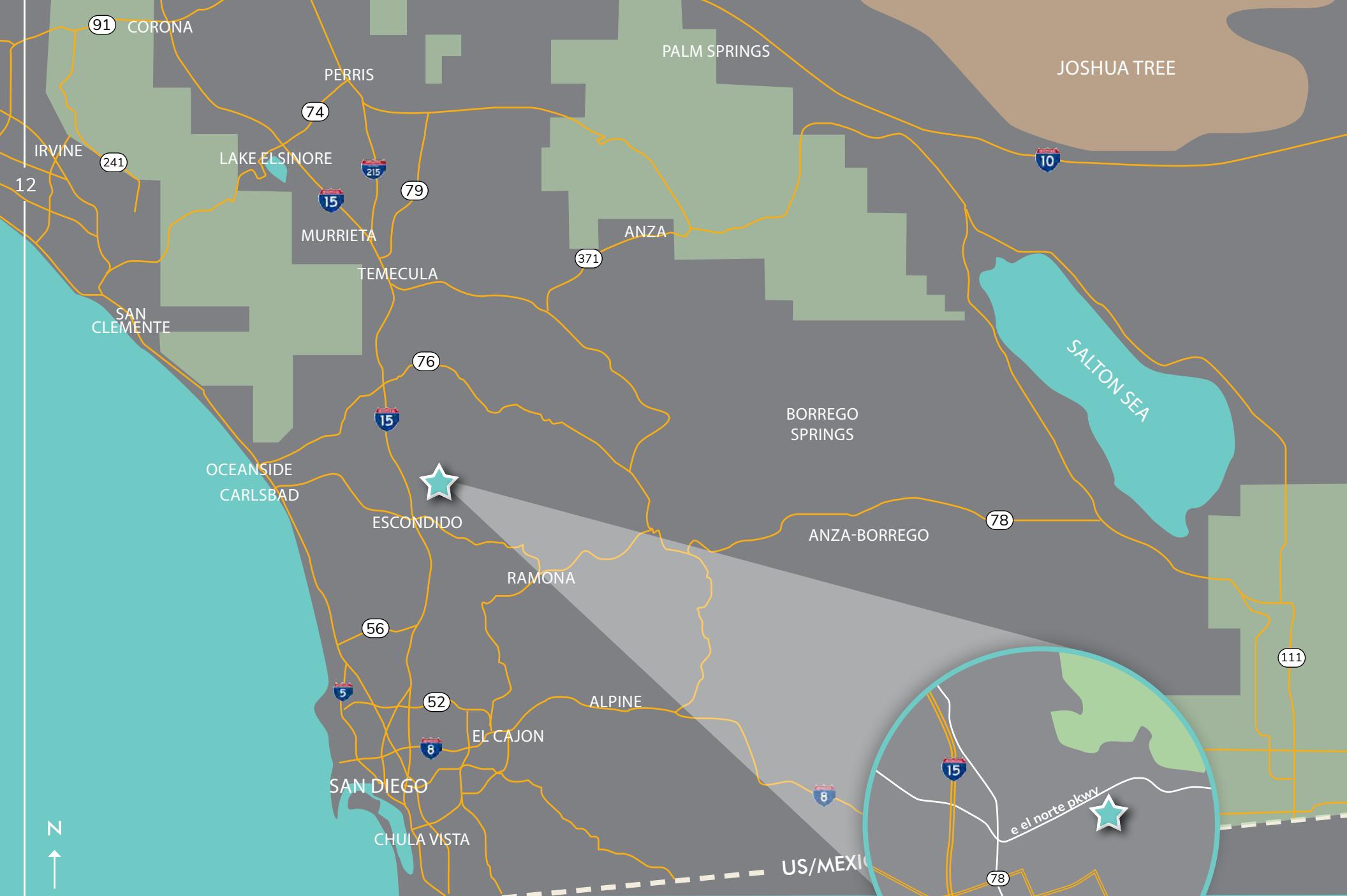
dining room



bonus room



kitchen



location map

property information

13

location:

The subject property is located at 1140 N Rose Street in Escondido, California. It is just east of the I-15, less than 3 miles to Dixon Lake, and approximately 6 miles to the San Diego Zoo Safari Park.

property profile:

The subject property consists of two parcels totaling approximately 1.91 acres. Parcel 1 has an existing 2,676 square foot single-family residence and a large tennis court. Parcel 2 is currently vacant land. The sellers have had a development study completed for three additional single-family residences. Buyer may utilize SB 9 in order to split the two parcels and build three additional homes on the site.

jurisdiction:

City of Escondido

APNs & acreage:

- 225-083-04-00 → 0.98 Acres
- 225-083-05-00 → 0.92 Acres
 - o TOTAL → 1.91 Acres

home size:

2,546 SF (title) or 2,676 SF (Appraisal & Seller)

year built:

1959

zoning:

Single-Family Residential (R-1-10)

[Click to view Permitted Uses](#)

general plan:

Urban 1 (U1)

[Click to view General Plan](#)

density:

General Plan allows for 5.5 du/acre. However, zoning only allows 1 single-family residence on each parcel.

max height:

35'

school district:

Escondido Union School District

services:

Water/Sewer – City of Escondido

Gas/Electric – SDG&E

Fire - City of Escondido Fire Department

Police – City of Escondido Police Department

document links:

[Click to View Appraisal](#)

[Click to View Development Study](#)

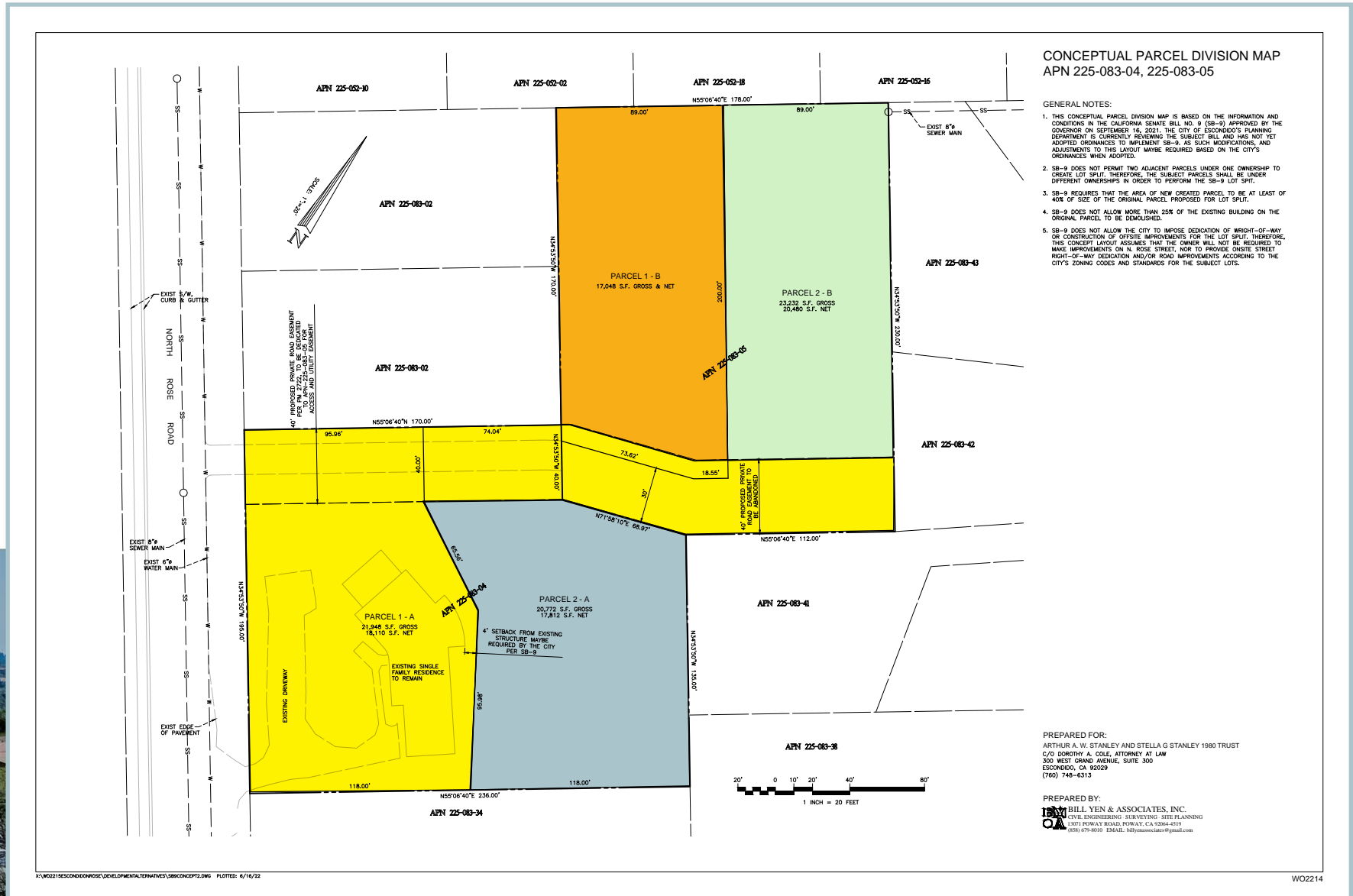
asking price:

~~\$1,110,000~~ \$990,000



SB 9 concept layout

15



CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$1,749,000	\$863,900	\$1,251,557	\$1,150,000
SP:\$1,700,000	\$910,000	\$1,295,000	\$1,225,000

RESIDENTIAL - Sold

Number of Properties: 7

Num	MLS #	Status	Prop Su bT	Address	MLS Area Mjr	Total Bdr ms	Total Bat hs	Close Date	Lot Sz S qft	Living Area	DOM	LP	LP/Living Area	SP	SP/Living Area
1	220006569SD	S	SFR	1153 Witherby Ln	ESCONDIDO (92026)	4	5	6/8/2022	13,176.00	3402	18	\$1,697,000	\$498.82	\$1,690,000	\$496.77
2	220009313SD	S	SFR	1308 Vista Ave	ESCONDIDO (92026)	5	5	5/27/2022	15,907.00	3797	12	\$1,749,000	\$460.63	\$1,700,000	\$447.72
3	210033281	S	SFR	2105 Zachary Gln	ESCONDIDO (92027)	3	2	3/24/2022	27,878.00	2376	23	\$863,900	\$363.59	\$910,000	\$383.00
4	210033314	S	SFR	1679 Hubbard Pl	ESCONDIDO (92027)	5	3	2/17/2022	21,195.00	3097	7	\$952,000	\$307.39	\$975,000	\$314.82
5	NDP2203512	S	SFR	1595 Sheridan Place	ESCONDIDO (92027)	4	3	6/10/2022	25,264.80	2756	9	\$1,150,000	\$417.27	\$1,165,000	\$422.71
6	220001936SD	S	SFR	1569 Sheridan Pl	ESCONDIDO (92027)	3	3	2/22/2022	23,552.00	2885	4	\$1,150,000	\$398.61	\$1,225,000	\$424.61
7	220007847SD	S	SFR	2509 Honeybell Ln	ESCONDIDO (92027)	5	5	5/13/2022	12,742.00	3635	9	\$1,199,000	\$329.85	\$1,400,000	\$385.14
Avg						4	3		19959.26	3135	11	\$1,251,557	\$396.59	\$1,295,000	\$410.68
Min						3	2		12742.00	2376	4	\$863,900	\$307.39	\$910,000	\$314.82
Max						5	5		27878	3797	23	\$1,749,000	\$498.82	\$1,700,000	\$496.77
Med						4	3		21195.00	3097	9	\$1,150,000	\$398.61	\$1,225,000	\$422.71



Escondido Union School District

OUR MISSION

Empowering every student to graduate prepared for college, career, and life through excellence in learning.

OUR VISION

We relentlessly pursue, with optimism, equitable support for all students to navigate a changing world by providing rigorous and relevant learning experiences that strengthen their capacity as

- Open-minded and invested collaborators;
- Effective and thoughtful communicators;
- Resourceful and creative problem solvers;
- Curious and analytical critical thinkers;
- Informed and compassionate community members.

<https://www.euhsd.org/>

1 Central Elementary School

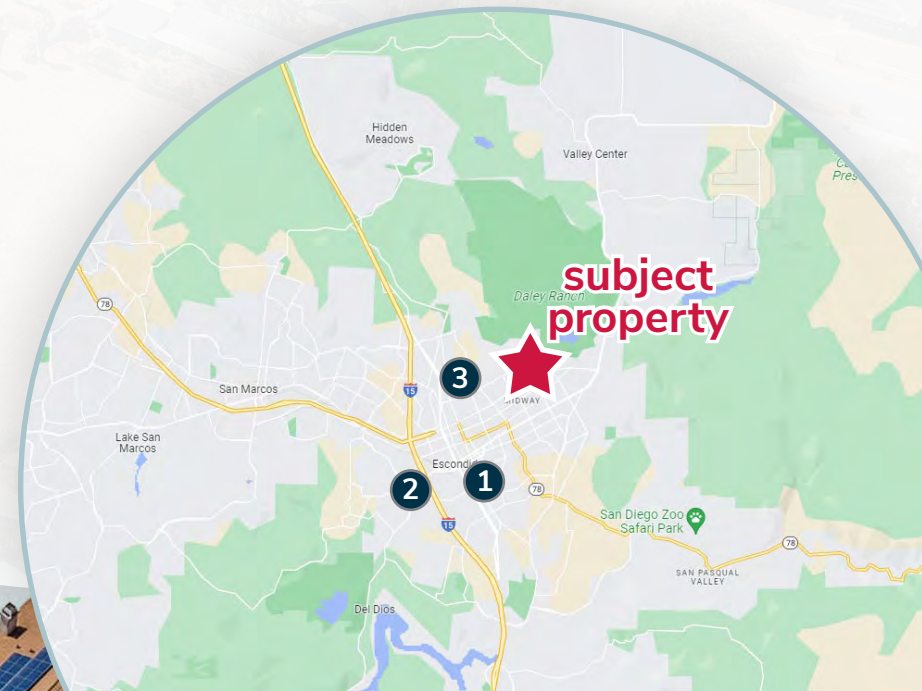
122 W 4th Ave
Escondido, CA 92025

2 Del Dios Middle School

1400 W 9th Ave
Escondido, CA 92029

3 Escondido High School

1535 N Broadway
Escondido, CA 92026



2022 demographics

1 mile



population
27,632



estimated households
7,330



average household income
\$88,177



median household income
\$74,157



total employees
2,595

3 miles



population
129,866



estimated households
40,116



average household income
\$88,298



median household income
\$72,078



total employees
37,839

5 miles



population
187,431



estimated households
60,498



average household income
\$99,089



median household income
\$80,502



total employees
64,218



for more information, please contact:

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