

\$1,500,000 - 1025-29 E Valley Pkwy, Escondido

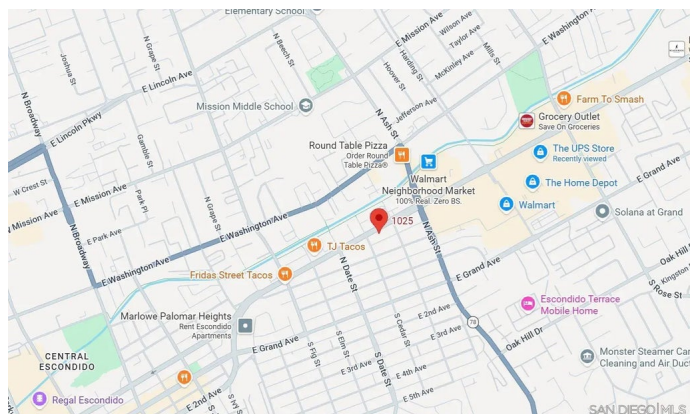
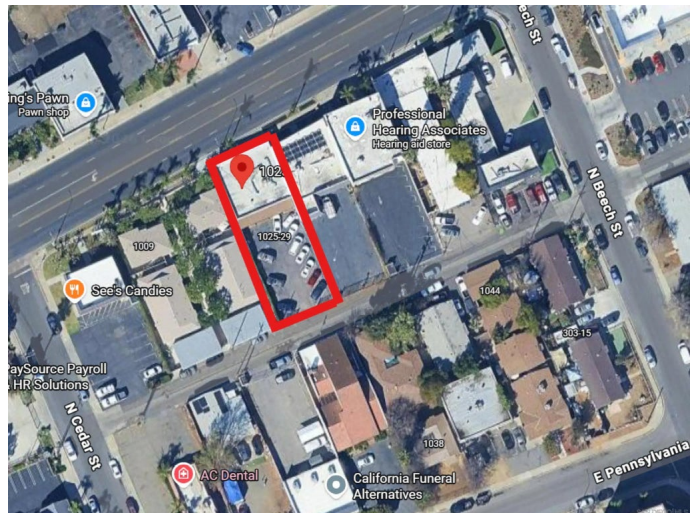
MLS® #260002831

\$1,500,000

Bedroom, Bathroom, 2,400 sqft
Residential Income

N/A, Escondido, CA

Prime Escondido commercial asset located along the highly trafficked E Valley Parkway corridor, offering strong street exposure and long-term upside. The property features an approximately 2,400 SF single-story commercial building on a 7,668 SF lot, configured into three ± 800 SF units, each with independent front and rear access for flexible use. Zoned C-6 (Commercial), the site allows for a wide range of permitted retail, professional, and service-oriented uses (buyer to verify). The central Escondido location benefits from consistent daily traffic and visibility, appealing to both owner-users and investors. The property also offers future redevelopment or mixed-use potential, subject to City of Escondido approval, providing income today with optional long-term value creation. Buyer to independently verify all information including zoning, square footage, permitted uses, and development potential.



Essential Information

MLS® #	260002831
Price	\$1,500,000
Square Footage	2,400
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	1025-29 E Valley Pkwy
Area	ESCONDIDO (92025)
Subdivision	N/A
City	Escondido
County	San Diego
State	CA
Zip Code	92025

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
# of Stories	1

Additional Information

Date Listed	February 5th, 2026
Days on Market	191
Listing Office	eXp Realty of California, Inc.

Listing Details

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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on July 28th, 2026 at 3:54am PDT