

\$1,595,000 - 2690 S Escondido Blvd 238-152-16-00, Escondido

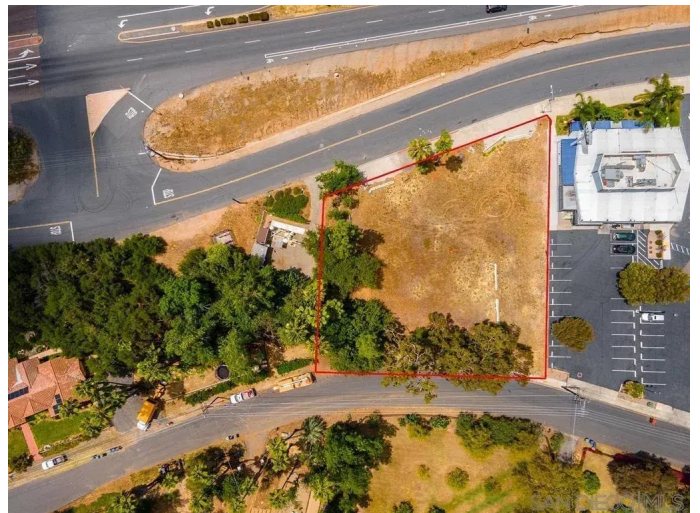
MLS® #260006217

\$1,595,000

Bedroom, Bathroom,
Land on 0.45 Acres

South Escondido, Escondido, CA

2690 S. Escondido Boulevard is a 19,559 square-foot development parcel well suited for multifamily apartment development, located along a prominent South Escondido corridor. The property offers excellent visibility from S. Escondido Boulevard while benefiting from access via a secondary frontage street, providing a buffer from the main roadway and allowing for convenient entry and potential additional parking. The site is surrounded by established residential neighborhoods along with nearby retail, dining, and community services that support strong housing demand. Its proximity to Centre City Parkway and Interstate 15 provides convenient regional access throughout North County San Diego while maintaining close connectivity to Downtown Escondido and surrounding amenities. The property includes city-approved plans for a 15-unit multifamily apartment development. Based on preliminary discussions with City of Escondido planning staff, there may be potential to increase the unit count to approximately 17-19 units through design adjustments during development, subject to city review and approval. The parcel may qualify for density bonus provisions, which could allow for increased residential density depending on the inclusion of qualifying affordable housing components. Preliminary guidance from planning staff suggests the base density may



be rounded to approximately 16 units, with the potential for up to approximately 24 total units under standard density bonus provisions, subject to applicable development standards and city approval.

Essential Information

MLS® #	260006217
Price	\$1,595,000
Acres	0.45
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	2690 S Escondido Blvd 238-152-16-00
Area	ESCONDIDO (92025)
Subdivision	South Escondido
City	Escondido
County	San Diego
State	CA
Zip Code	92025

Amenities

Utilities	N/K
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

Other Fees	\$0
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Additional Information

Date Listed	March 16th, 2026
Days on Market	127
Listing Office	South Coast Commercial, Inc.

Listing Details

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 25th, 2026 at 7:43pm PDT