

\$2,899,000 - 3135 E Valley Parkway, Escondido

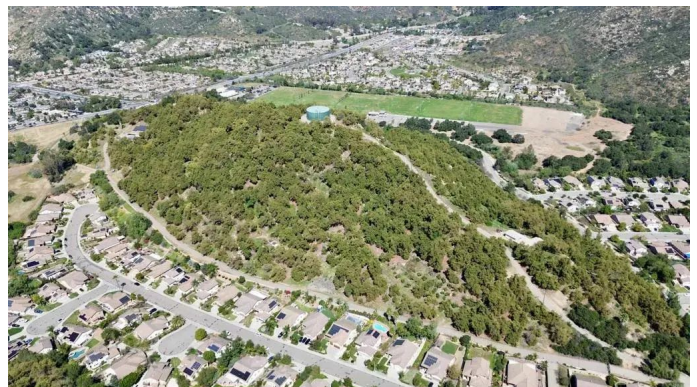
MLS® #NDP2603977

\$2,899,000

Bedroom, Bathroom,
Residential Income on 49.05 Acres

East Escondido, Escondido, CA

2 homes on an avocado farm with a high producing 200 GPM well. Rare 61.85 Acre Organic Avocado Farm A Private, Income-Producing Retreat in the Heart of Escondido An extraordinary opportunity to own 61 acres with an avocado grove in the scenic hills of Escondido. Set across four separate parcels, this income-producing estate offers the ultimate blend of agricultural utility, residential flexibility, and serene privacy all just minutes from downtown Escondido, major highways, and San Diego attractions. The professionally managed grove consists of mature and planted Hass avocado trees, supported by advanced irrigation infrastructure and one high-producing wells (200+ GPM). One district water meters 3" and a robust 144 panel (34kw) paid solar power system further enhance efficiency and long-term cost savings. Reclaimed water from the City of Escondido is expected to be available soon, increasing the property's sustainability and future value. The estate includes two detached homes, ideal for multigenerational living, rental income, or on-site management, along with a small woodshop perfect for creative projects or continuing the property's tradition of handcrafted avocado wood furniture. Security and privacy are top priorities, with an automatic gated entry, and a comprehensive camera surveillance system. Enjoy panoramic views from every angle, with rolling terrain, scenic groves, and a hidden view deck tucked into the trees perfect for unwinding in your own



private park-like setting. Multiple flat pads offer future development potential or additional farming capacity, and well-

Essential Information

MLS® #	NDP2603977
Price	\$2,899,000
Acres	49.05
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Active

Community Information

Address	3135 E Valley Parkway
Area	ESCONDIDO (92027)
Subdivision	East Escondido
City	Escondido
County	San Diego
State	CA
Zip Code	92027

Amenities

Pool	N/K
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Interior

Cooling	Wall/Window
Fireplace	Yes
Stories	1 Story

Exterior

Lot Description	Curbs,Easement Access,Sidewalks
Roof	Composition

Additional Information

Date Listed	April 24th, 2026
Days on Market	164
Zoning	Assessor
Listing Office	Sunshine Properties RealEstate

Listing Details

Listing Office Sunshine Properties RealEstate

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 October 9th, 2026 at 3:39am PDT