

\$6,300,000 - 815 E Pennsylvania Ave **16,15,13,13,12,11,,7,6,5, Escondido**

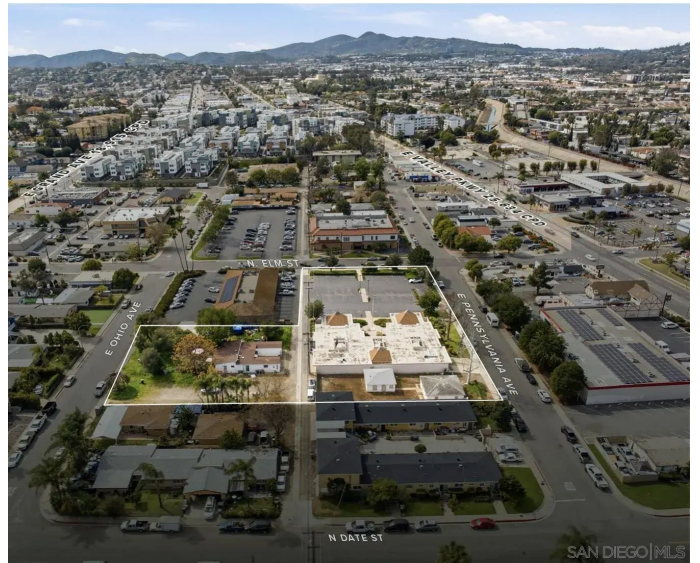
MLS® #260007438

\$6,300,000

Bedroom, Bathroom,
Land on 1.47 Acres

Downtown Escondido, Escondido, CA

We are pleased to present the opportunity to purchase Penn + Elm, a dense flexibly-zoned land assemblage consisting of five contiguous parcels located within the San Diego County submarket of Downtown Escondido. This portfolio consists of the properties: 815 E Pennsylvania - Vacant medical office and paved parking lot, 843 E Pennsylvania - Vacant single family, 848 E Ohio - Vacant lot, 830 E Ohio - Vacant duplex, and 838-840 E Ohio - Vacant duplex. Penn + Elm is situated within the S-P (Specific Plan) zoning designation, which is used by the City of Escondido to tailored development within specially planned districts. S-P Zoning allows for adaptable land-use standards, density provisions and development guidelines unique to each Specific Plan area, enabling flexibility in design and permitting. Depending on the applicable Specific Plan sub-area, the zoning may support mixed-use or multifamily residential development, enhanced height allowances, walkability-focused site planning and opportunities to incorporate affordability or community-serving uses. When paired with California's Density Bonus Law, developers can further increase allowable density, height and reduced parking ratios allowing this offering well-positioned for near-term multifamily or mixed-use redevelopment. Proof of concept for the feasible density onsite is provided by various



recently approved and redeveloped sites with the S-P Zoning designation in-and-around the Downtown Escondido submarket.

Essential Information

MLS® #	260007438
Price	\$6,300,000
Acres	1.47
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	815 E Pennsylvania Ave 16,15,13,13,12,11,,7,6,5
Area	ESCONDIDO (92025)
Subdivision	Downtown Escondido
City	Escondido
County	San Diego
State	CA
Zip Code	92025

Amenities

Utilities	Electric,Natural Gas
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

Other Fees	\$0
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Additional Information

Date Listed	March 30th, 2026
Days on Market	173
Zoning	S-P
Listing Office	CBRE

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 September 21st, 2026 at 3:41pm PDT