

\$625,000 - 829 E 4th 13, Escondido

MLS® #260008931

\$625,000

Bedroom, Bathroom,
Land on 0.18 Acres

Old Escondido (Downtown Escondido),
Escondido, CA

Prime Development Opportunity in Old Escondido! Rare chance to acquire a vacant lot with City of Escondido's approved plans for a high-yield residential project. Situated on a $\pm 7,500$ SF parcel in the desirable Downtown Redevelopment Area, this property is approved for 4 total units, including a duplex (2 units - each 3 bed / 2 bath) and two attached ADUs (each 2 bed / 2 bath). The thoughtfully designed project offers approximately 4,496 SF of total habitable space, with modern layouts, private outdoor areas, and 4 on-site parking spaces (two 2-car carports). Plans incorporate efficient use of space, open space compliance, and contemporary design elements ideal for maximizing rental income or multi-generational living. Located in Central Escondido near Downtown, the property benefits from close proximity to shopping, dining, schools, and major transportation corridors including I-15 and Hwy 78. The site is within a high-demand rental market, making it ideal for investors, developers, or builders looking for a ready-to-go project with significant upside. Utilities including water, sewer, gas, and electricity are available, with infrastructure and site planning already considered in the approved design. Save time and costs with approved plans in place - start construction and bring this income-producing project to life.



Essential Information

MLS® #	260008931
Price	\$625,000
Acres	0.18
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	829 E 4th 13
Area	ESCONDIDO (92025)
Subdivision	Old Escondido (Downtown Escondido)
City	Escondido
County	San Diego
State	CA
Zip Code	92025

Amenities

Amenities	N/K
Utilities	Other/Remarks
View	N/K
Pool	N/K

Interior

Fireplace	Yes
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Exterior

Lot Description	N/K
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School Information

District	Escondido Union High School Dist
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Fees

Other Fees	\$0
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Additional Information

Date Listed	April 16th, 2026
Days on Market	113
Zoning	R-2:MINOR
Listing Office	Bluxen, Inc.

Listing Details

Listing Office Bluxen, Inc.

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 3:54pm PDT