

\$799,000 - 9704 Del Dios Highway, Escondido

MLS® #NDP2607946

\$799,000

3 Bedroom, 3.00 Bathroom, 1,982 sqft
Residential on 0.33 Acres

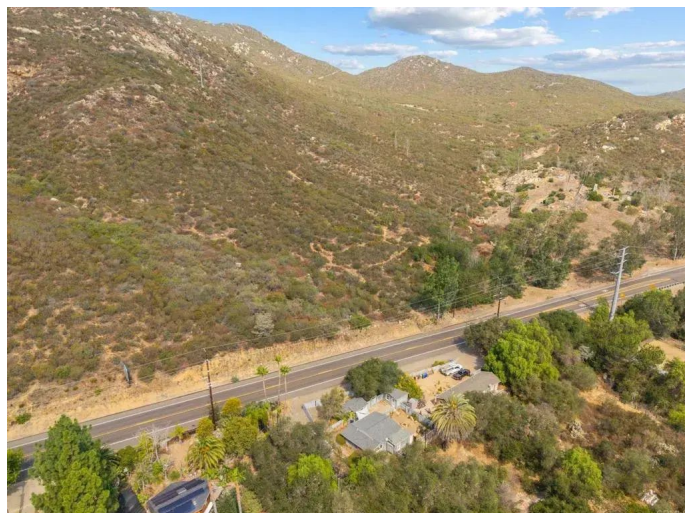
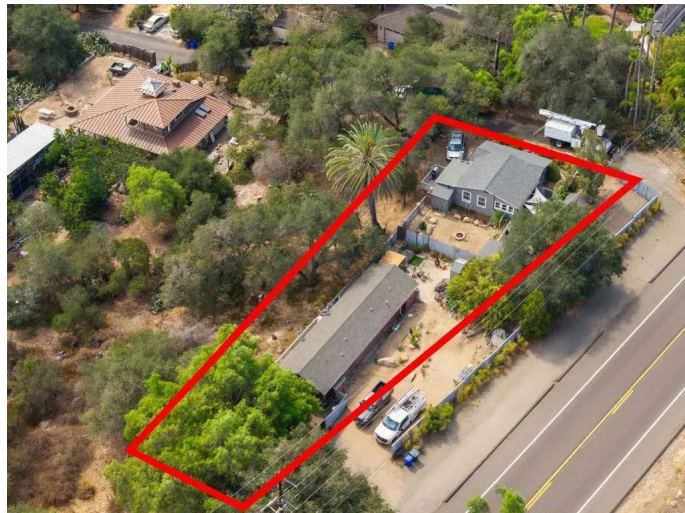
N/A, Escondido, CA

Cash-Flowing 3-Unit Compound in Del Dios
\$4,600/Mo on Month-to-Month Leases!
Maximize your portfolio with this rare and versatile multi-family asset located in the serene hills of Escondido near Lake Hodges. Fully occupied and generating a strong gross monthly revenue of \$4,600, this unique 3-unit compound offers an exceptional opportunity for investors or owner-users. All tenants are currently on month-to-month agreements, providing immediate cash flow with the ultimate flexibility to adjust rents to market rate or move into one unit while letting the others pay the mortgage. The Main House: A standalone, charming 900 sf 1-bedroom, 1-bathroom residence that offers an independent house feel, providing premium rental tier value. The Duplex: A detached structure housing two separate, well-designed 1-bedroom, 1-bathroom units. The property sits on a generous lot with mature trees, providing tenants with a peaceful mountain-view backdrop while remaining just minutes from city conveniences, Lake Hodges trails, and commuting routes. Three electric meters, one water meter, no gas or propane.

Built in 1944

Essential Information

MLS® #	NDP2607946
Price	\$799,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,982
Acres	0.33
Year Built	1944
Type	Residential
Sub-Type	All Other Attached
Status	Active

Community Information

Address	9704 Del Dios Highway
Area	ESCONDIDO (92029)
Subdivision	N/A
City	Escondido
County	San Diego
State	CA
Zip Code	92029

Amenities

Amenities	Horse Trails
View	Trees/Woods
Pool	N/K

Interior

Appliances	N/K
Cooling	N/K
Fireplaces	N/K
# of Stories	1
Stories	1 Story

School Information

District	Escondido Union High School Dist
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Fees

Mello Roos	\$290
Total Fees	\$24

Additional Information

Date Listed	August 23rd, 2026
Days on Market	19
Zoning	R-1:SINGLE
Listing Office	Camden Investment Strategies

Listing Details

Listing Office	Camden Investment Strategies
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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 September 13th, 2026 at 1:09am PDT