

# TWO ADJACENT COMMERCIALLY ZONED PARCELS FOR SALE

TOTAL  $\pm$  21,780 SF (0.50 AC)

1102-1104 S. ESCONDIDO BLVD., ESCONDIDO, CA 92025



BRADLEY H. COUCH | Lic. 02092810

Direct (858) 775-1922

Sales & Leasing Associate

Bradley@PacificCoastCommercial.com

OFFICE (619) 469-3600

10721 Treana St., Ste 200, San Diego, CA 92131

[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)

Lic. 01209930

PACIFIC COAST  
COMMERCIAL

SALES - MANAGEMENT - LEASING

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# PROPERTY FEATURES

## Development Opportunity in North San Diego County

Two Adjacent Commercially Zoned Parcels For Sale

Asking: \$1,150,000

+/-21,780 Square Feet (0.50 Acres) Total

Parcel ID: 236-120-15

Subdivision: Escondido

County Use: Vacant Commercial

Zoning Code: CG

Land Acres: 0.33 AC

Land SF: 14,375 SF

Parcel ID: 236-120-16

Subdivision: Escondido

County Use: 1 Family Residence

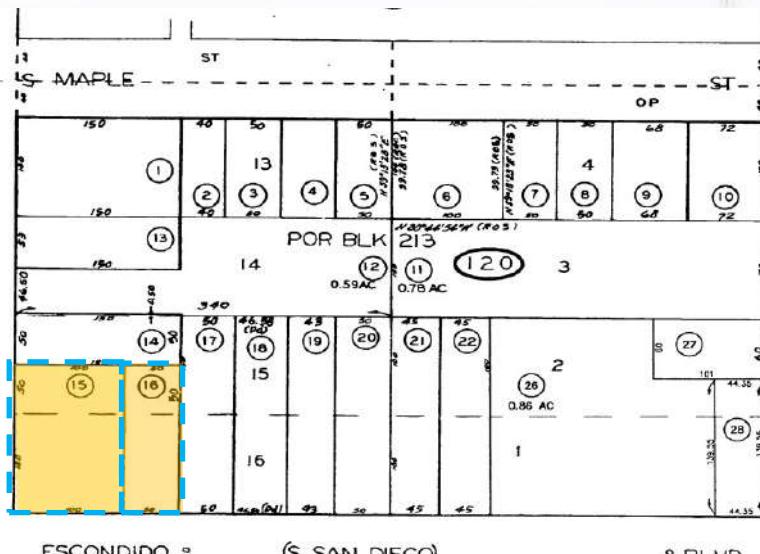
Zoning Code: CG

Land Acres: 0.17 AC

Land SF: 7,405 SF

## Proposed Use:

- Commercial
- Restaurant
- Fast Food
- Retail
- Mixed-Use



BRADLEY H. COUCH | Lic. 02092810

Direct (858) 775-1922

Sales & Leasing Associate

Bradley@PacificCoastCommercial.com

OFFICE (619) 469-3600

10721 Treena St., Ste 200, San Diego, CA 92131

[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)

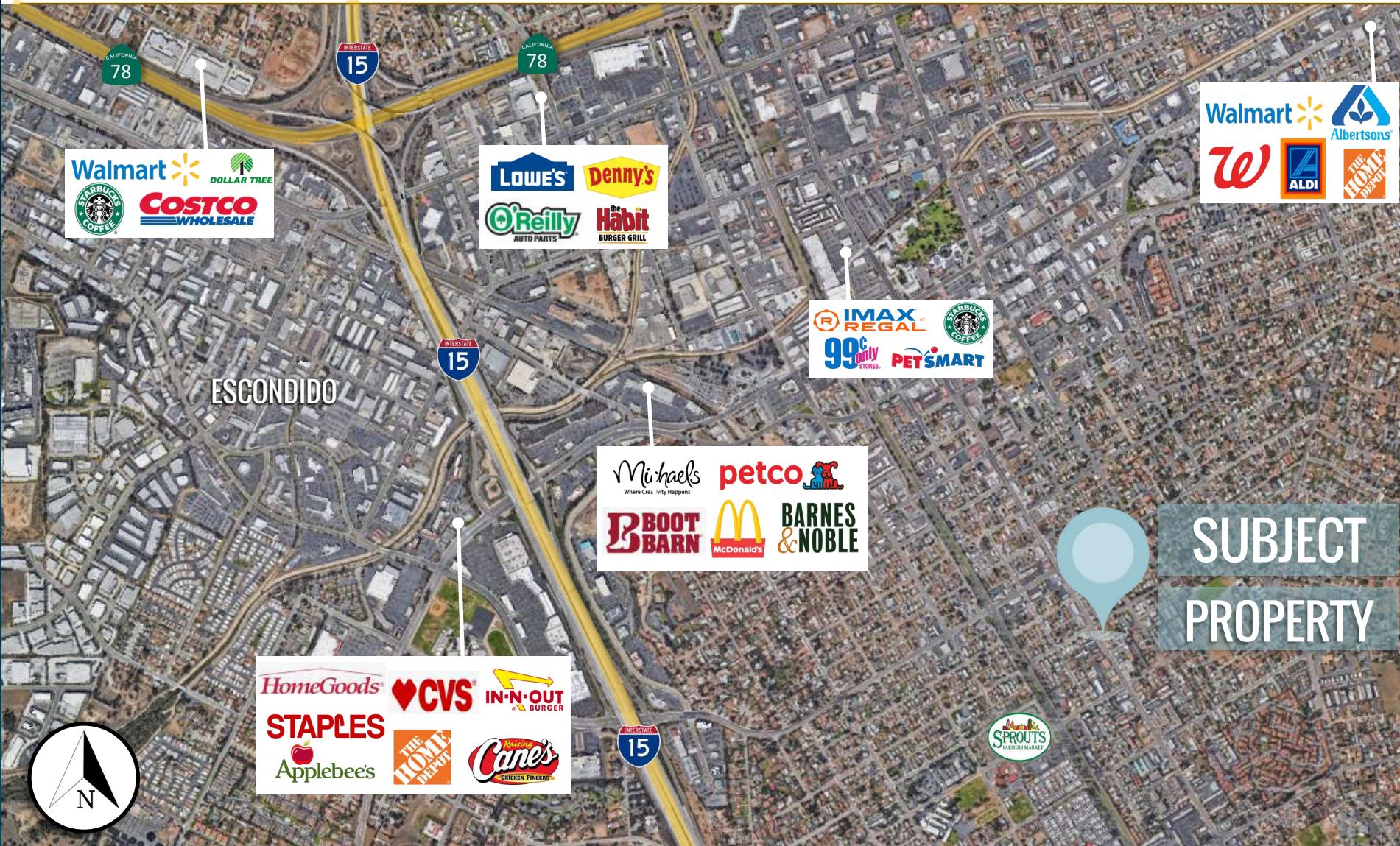
Lic. 01209930

  
**PACIFIC COAST  
COMMERCIAL**  
 SALES - MANAGEMENT - LEASING

  
**TCN**  
 WORLDWIDE  
 REAL ESTATE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase.

# NEARBY AMENITIES



**BRADLEY H. COUCH** | Lic. 02092810  
Direct (858) 775-1922  
Sales & Leasing Associate  
Bradley@PacificCoastCommercial.com

OFFICE (619) 469-3600  
10721 Treena St., Ste 200, San Diego, CA 92131  
[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)  
Lic. 01209930

**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES