

Approximately 1.35 Acres for Commercial Development Along Interstate 15 with Potential for Gas Station

Champagne Blvd | Escondido, CA 92026

- Conceptual site plans available
- Permitted uses include retail, lodging, automotive, restaurant, parking, and more.
- C36 - Zoning

ASKING PRICE: \$1,250,000



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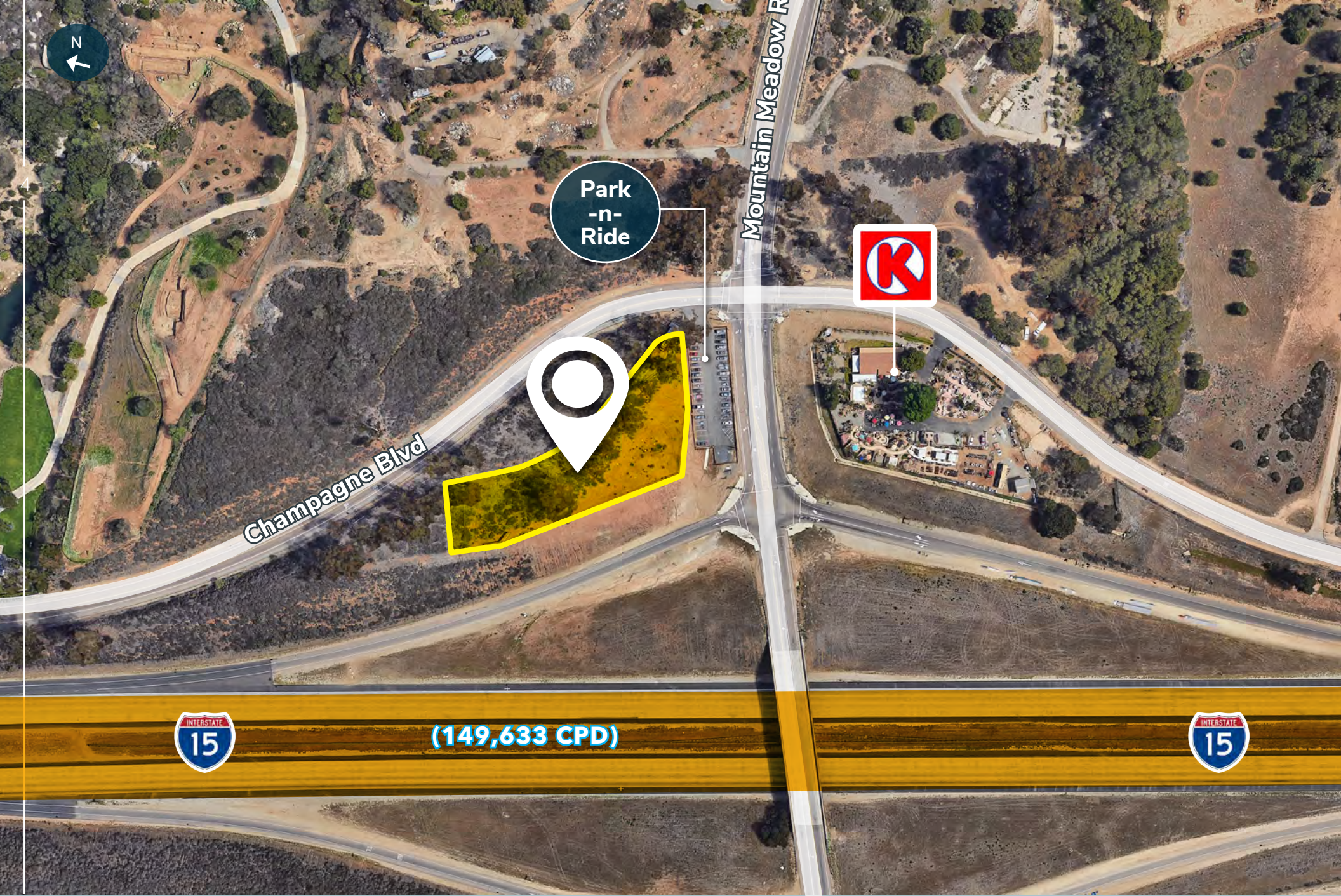
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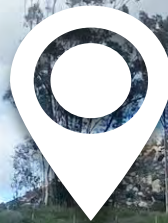
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**SUBJECT
PROPERTY**



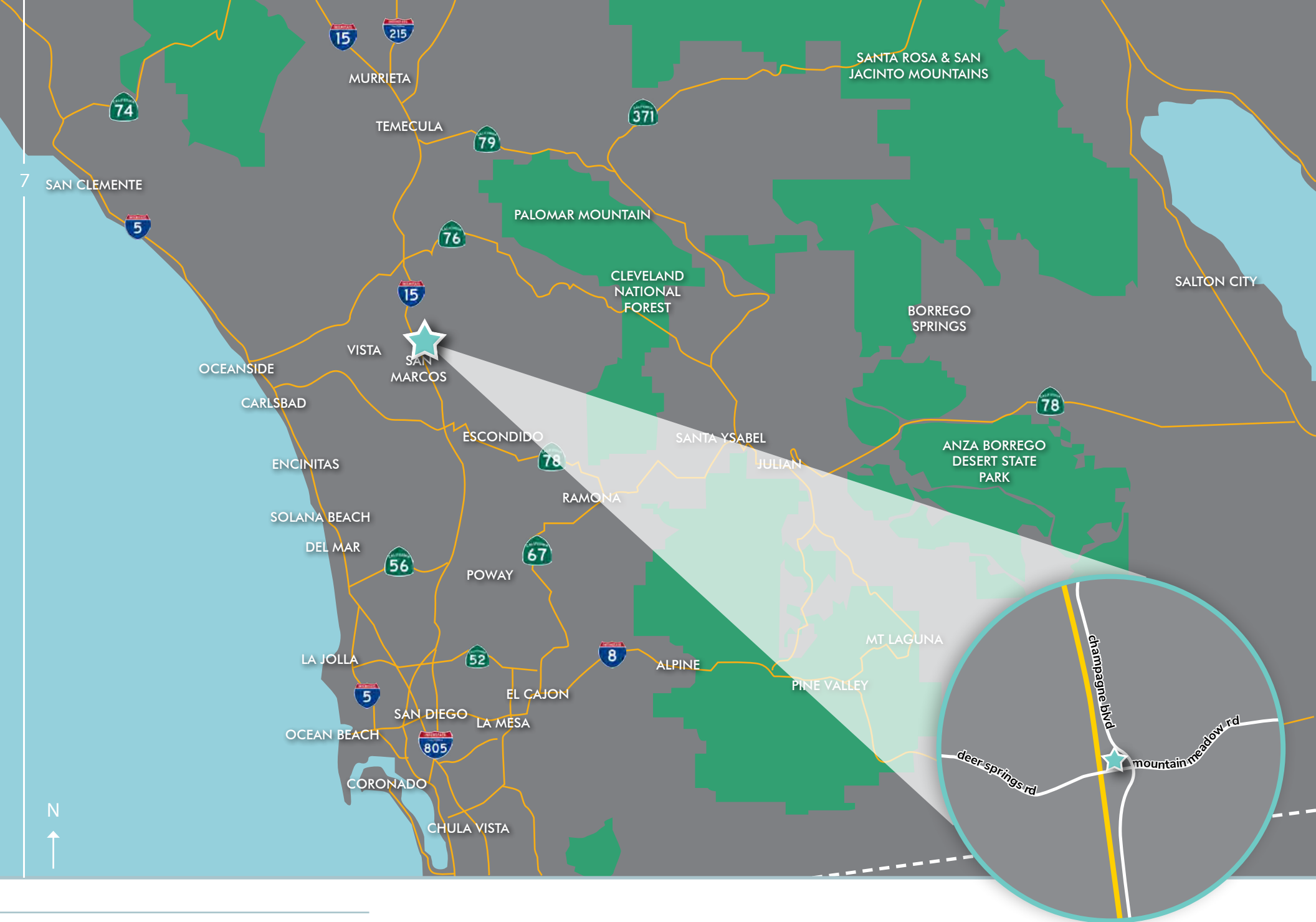
**Park
-n-
Ride**





*View looking Southwest from the property

photo



location map

property information

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location:

The subject property is located on the northwest corner of Deer Springs Rd & Champagne Blvd in Escondido, CA. It borders Interstate 15 and is approximately 7.3 miles north of Highway 78.

property profile:

The subject property is approximately 1.35 acres of vacant land. Zoning allows for commercial use providing an opportunity for freeway fronting commercial. The property is in an excellent location with visibility along the I-15 freeway.

jurisdiction:

County of San Diego

APN:

186-092-10-00

acreage:

1.35 Acres

zoning:

General Commercial (C36)

general plan:

C36

maximum height:

35'

permitted uses:

Retail, restaurant, gas station, lodging, automotive, parking, and more.

[\(Click to View Permitted Uses\)](#)

school district:

Escondido Union High School

services:

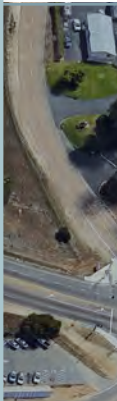
Water/Sewer:	Valley Center Municipal Water District
Gas/Electric:	SDG&E
Fire:	Deer Springs Fire Protection District
Police:	City of Escondido

Asking Price:

\$1,250,000



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2025 demographics

1 mile



population

679



estimated households

220



average household income

\$232,555



median household income

\$213,880



total employees

133

3 miles



population

20,742



estimated households

7,674



average household income

\$186,139



median household income

\$151,955



total employees

3,640

5 miles



population

119,482



estimated households

40,108



average household income

\$141,812



median household income

\$114,712



total employees

28,828

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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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