

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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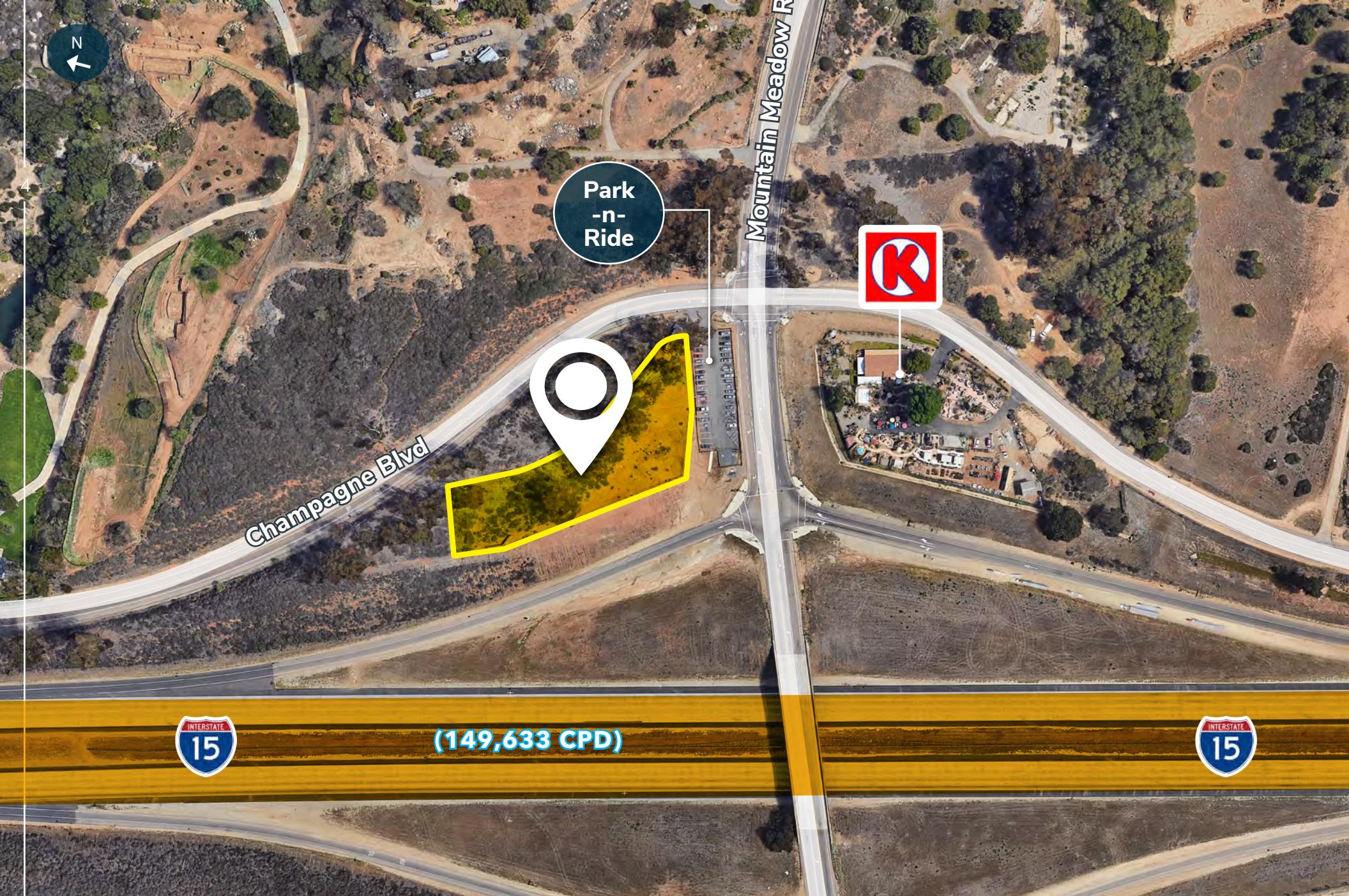
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aerial



aerial

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SUBJECT
PROPERTY



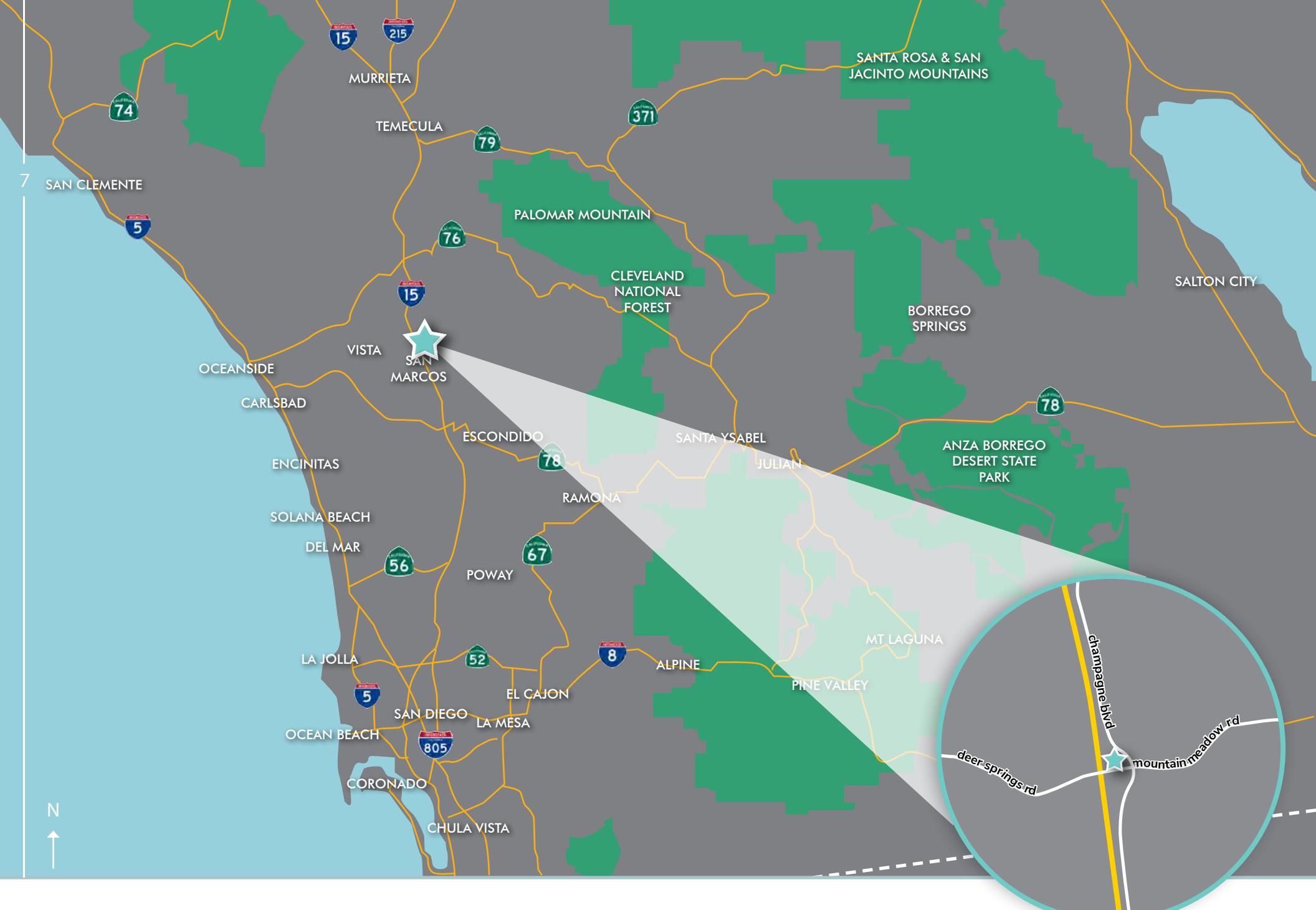
Park
-n-
Ride

photo



*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:

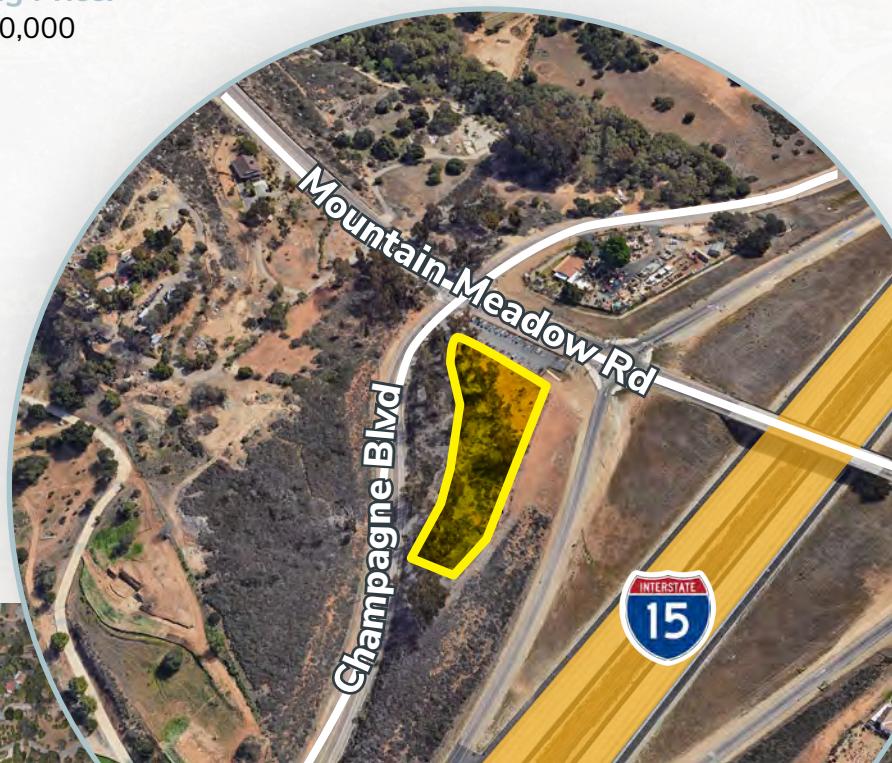
Escondido Union High School

services:

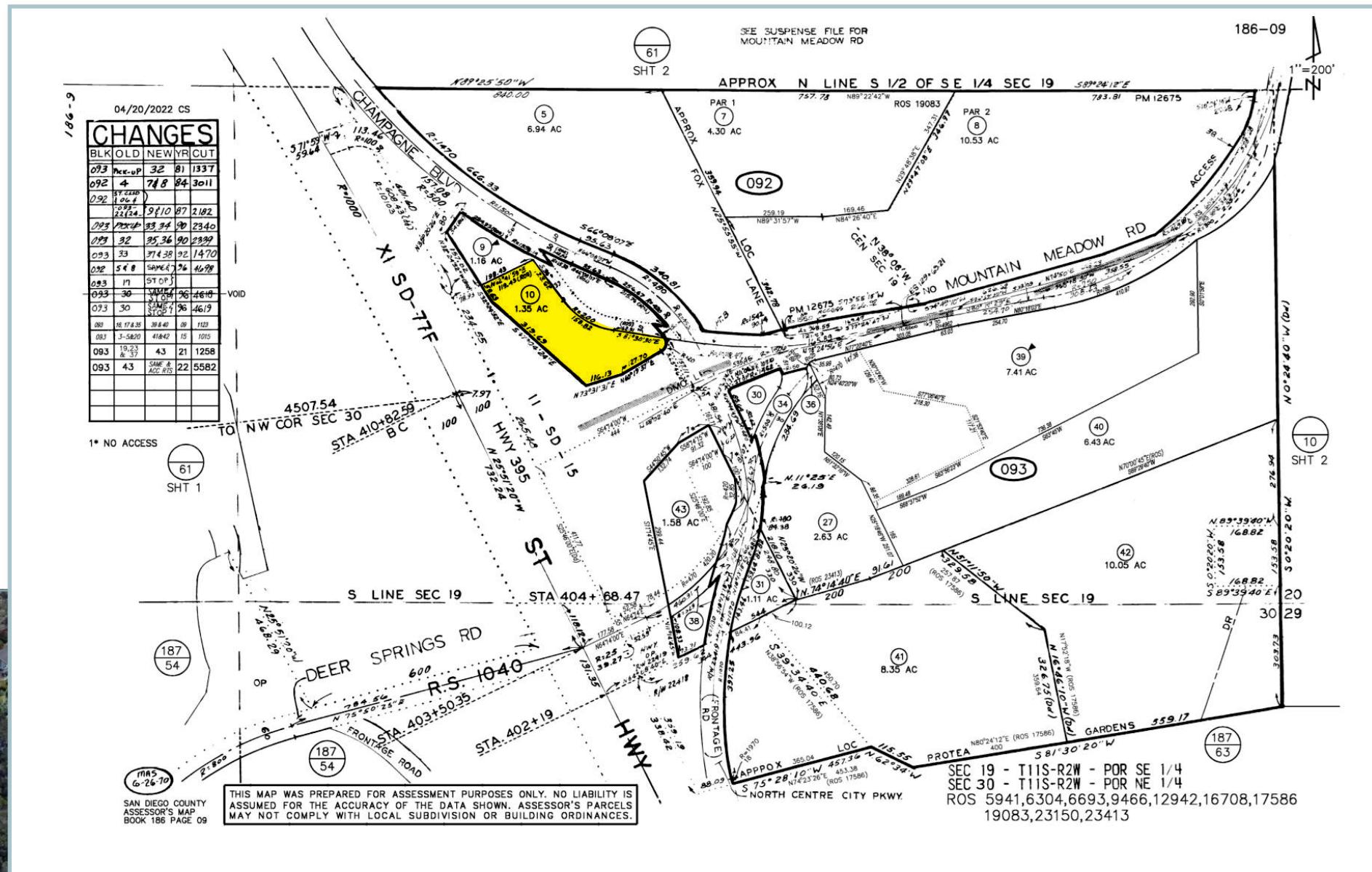
Water/Sewer:	Valley Center Municipal Water District
Gas/Electric:	SDG&E
Fire:	Deer Springs Fire Protection District
Police:	City of Escondido

Asking Price:

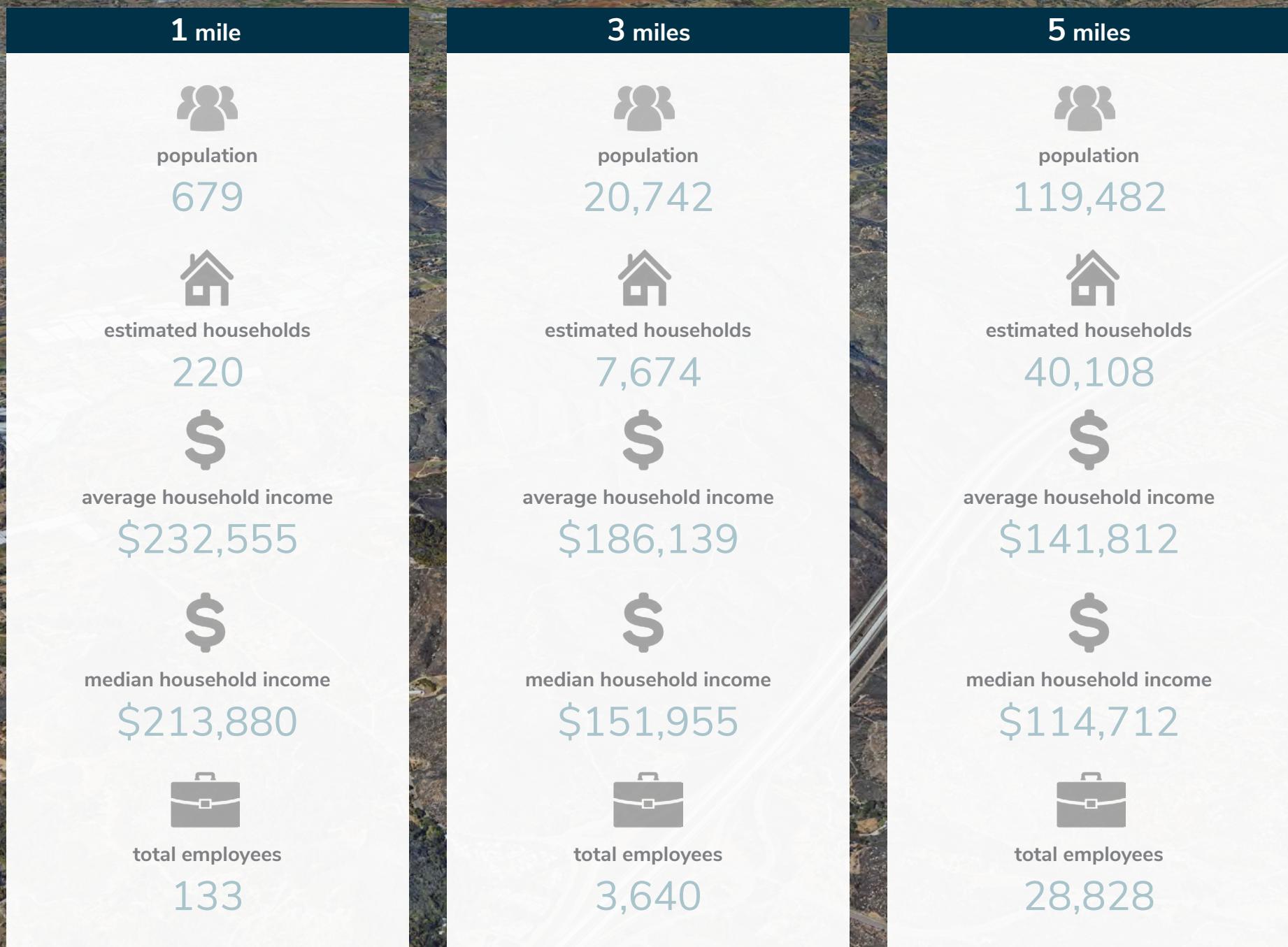
\$1,250,000



tax map



2025 demographics



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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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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