

SALE

664 N FIG ST

664 N Fig St Escondido, CA 92025



SALE PRICE

\$1,250,000

Jeff Kane

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CalDRE #01915649

Nick Kane

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CalDRE #01968022

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Prime Multi-Family Development Opportunity in the Heart of Escondido, CA. Entitled 15-Unit Multi-Family Project | Zoned R-3-18 | High-Demand Rental Market. (Potential for Density Bonus & Incentives – Verify with City of Escondido) This 15-unit multi-family project is fully entitled and located just two blocks from premier shopping, dining, and major transportation corridors, offering developers a highly desirable location with strong rental demand. 15 Spacious Residential Units, (14) Three-Bedroom, Two-Bathroom Units and (1) Two-Bedroom, 2.5-Bathroom Unit. Average Unit Size: 1,365 Sq. Ft, Total Net Rentable Area: 20,482 Sq. Ft. Entitlements & Development Progress: Over \$350,000 invested in soft costs, entitlements, and permit fees, Class D wood-frame construction over a concrete first floor and approved for 3 stories with a maximum height of 35 feet. Nestled in North San Diego County, Escondido, California, is a thriving and dynamic community known for its affordable housing, vibrant arts scene, and outstanding quality of life.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	Approved plans for 15 Units
Lot Size:	27,007 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,375	4,063	10,627
Total Population	8,261	14,302	36,216
Average HH Income	\$56,773	\$60,523	\$76,280

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LOCATION DESCRIPTION

Nestled in North San Diego County, Escondido, California, is a thriving and dynamic community known for its affordable housing, vibrant arts scene, and outstanding quality of life. Conveniently situated along the I-15 corridor, Escondido provides direct access to downtown San Diego (30 miles south) and is a gateway to some of Southern California's most sought-after recreational destinations. Growing Demand: Escondido's rental market is strong and stable, driven by a mix of families, professionals, and retirees seeking larger, more affordable housing options compared to coastal cities. Outdoor & Lifestyle Attractions: Residents enjoy proximity to Lake Hodges, Daley Ranch, and San Diego Zoo Safari Park, offering endless outdoor recreation. The area also boasts an emerging food and wine scene, with wineries, craft breweries, and farm-to-table restaurants. Economic Growth & Infrastructure: Escondido is undergoing significant revitalization efforts, including improvements to its historic downtown district, increased investment in mixed-use developments, and transit-oriented projects that

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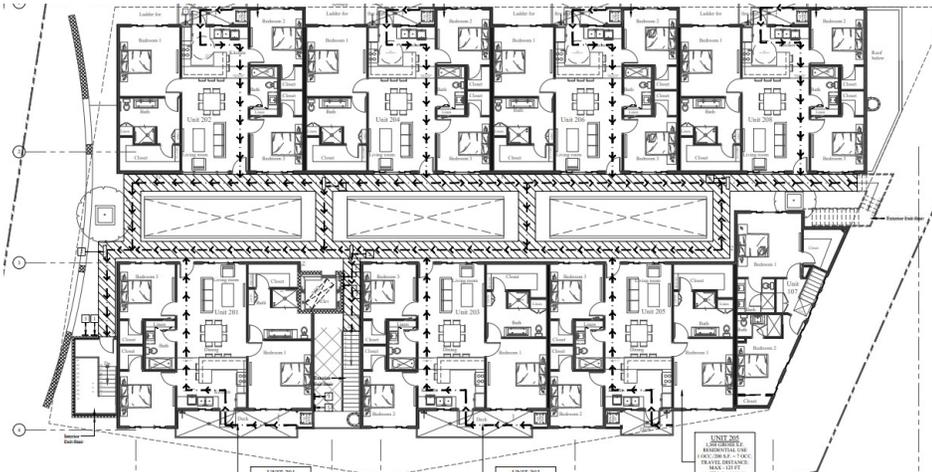


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PROPERTY HIGHLIGHTS

- Ideal Unit Mix- (14) 3bed/2bath units & (1) 2bed/2bath unit
- Fully Entitled w/ approved plans
- High Rental Demand Area
- Great Location in Escondido



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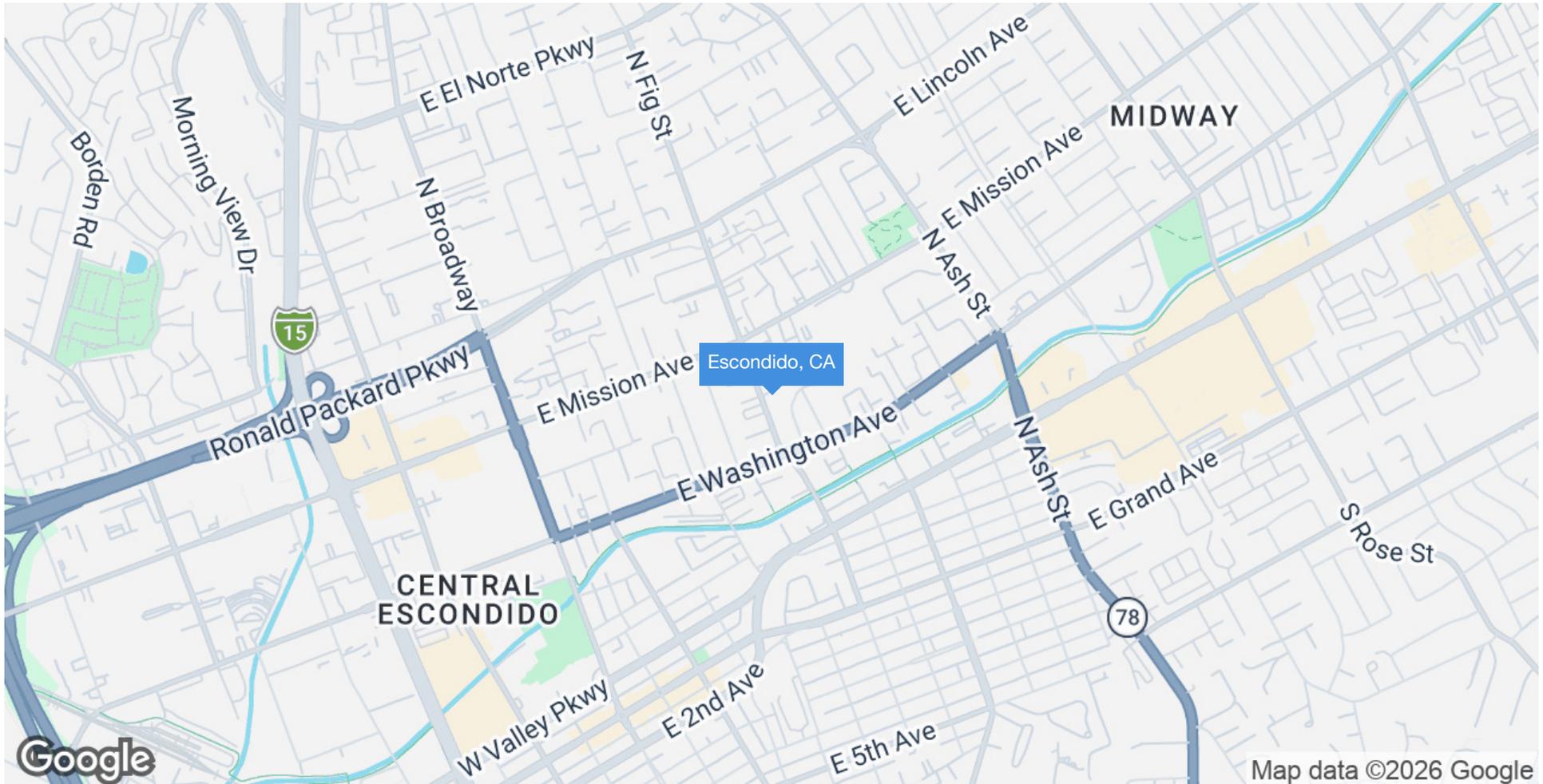


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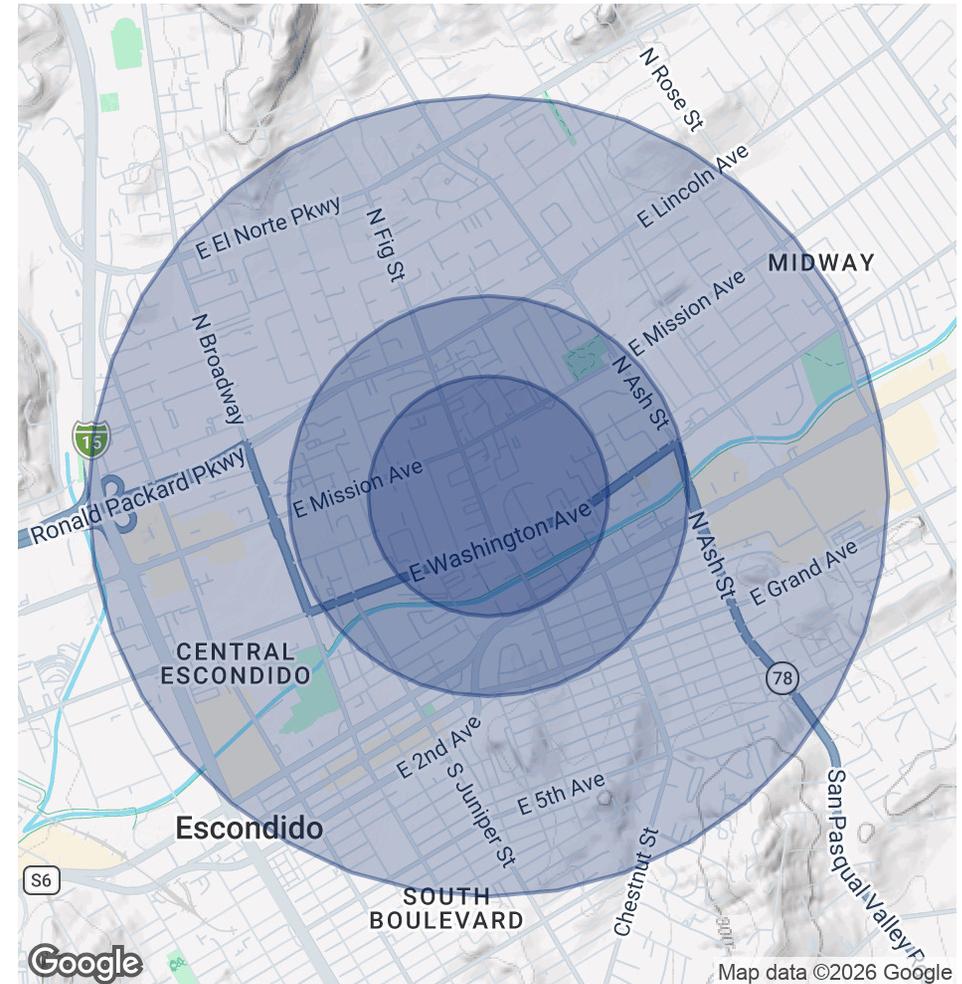
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,261	14,302	36,216
Average Age	33	33	35
Average Age (Male)	32	33	34
Average Age (Female)	34	34	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,375	4,063	10,627
# of Persons per HH	3.5	3.5	3.4
Average HH Income	\$56,773	\$60,523	\$76,280
Average House Value	\$491,221	\$482,067	\$523,250

Demographics data derived from AlphaMap



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