

# 1.55 ACRES – STATE LAW ALLOWS FOR UP TO 23 LOTS

1358 Montiel Road | Escondido, CA 92026



- State housing laws could allow for up to 23 lots with some affordable
- General Plan - 7.3 DU/acre
- Zoned 6,000 SF min lot size
- Two parcels totaling approximately 1.55 acres
- Existing home approximately 864 square feet
- Existing Conceptual Yield Study for 24 Units

**ASKING PRICE: \$1,695,000**



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MONTIEL RD



aerial



INTERSTATE  
15

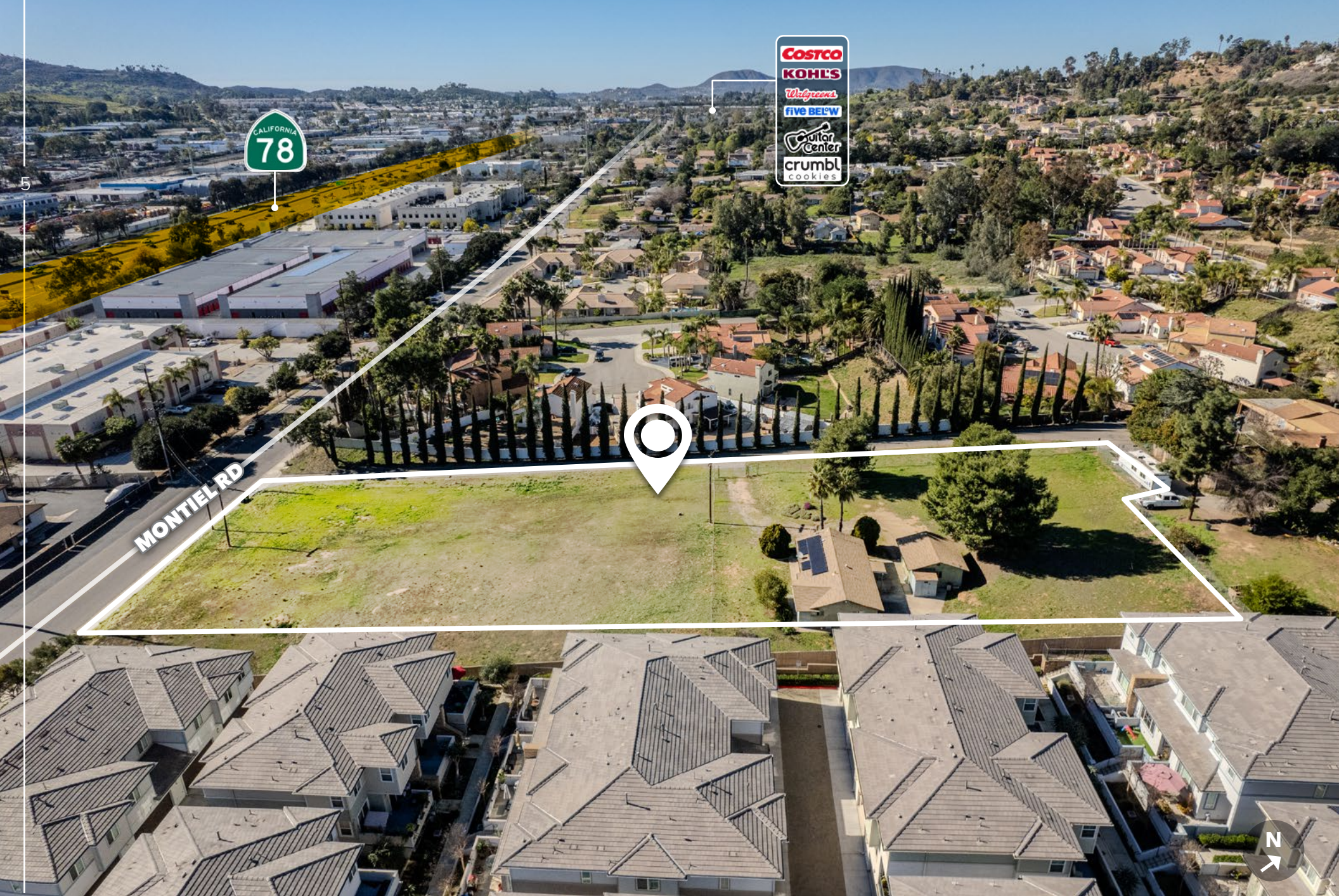
TARGET  
DICK'S  
TJ-MAXX  
FIVE BELOW  
FITNESS  
Applebee's

CALIFORNIA  
78

MONTIEL RD

N  
↑

aerial



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CALIFORNIA  
78

Costco  
Kohl's  
Walgreens  
FIVE BELOW  
Guitar Center  
Crumbl  
cookies

MONTIEL RD



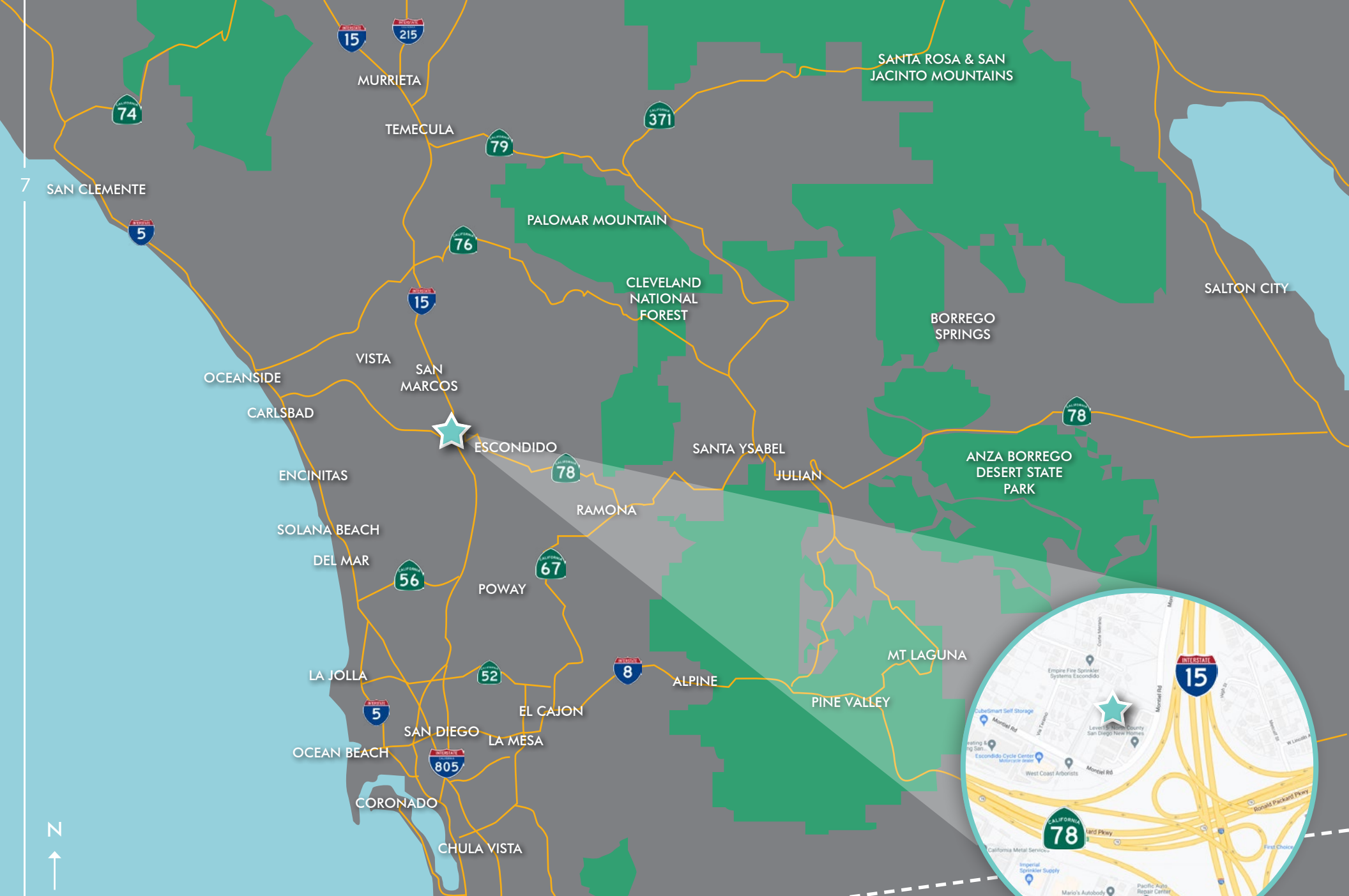
aerial

ESCONDIDO  
HIGH SCHOOL



MONTIEL RD





# location map

# property information

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## location:

The subject property is located at 1358 Montiel Road in Escondido, California. This property is in close proximity to Interstate 15 and Highway 78, less than 2 miles to Palomar Medical Center, and approximately 7.2 miles to Dixon Lake.

## property profile:

The subject property consists of two parcels totaling approximately 1.55 acres with a 864 sf single family home. A yield study was completed for 24 units utilizing a triplex condo with a carriage unit and two townhome units, however the zoning and general plan do not allow that by right. Buyer may potentially utilize AB1287 or SB9 for additional units.

## jurisdiction:

County of San Diego

## APN's & acreage:

228-171-12-00 → 0.98 Acres

228-171-13-00 → 0.57 Acres

**TOTAL → 1.55 Acres**

## home size:

864 SF (title) 2 bedroom, 1 bath

## year built:

1958

## current zoning:

Single Family Residential Use (RS) - 6,000 SF min lot size

## current general plan:

Village Residential (VR – 7.3) ([Link to R-1 Permitted Uses](#))

## density bonus:

Potential for more units if Buyer utilizes SB9 or AB1287. Buyer to confirm.

([Link to SB9](#)) ([Link to AB1287](#))

## school district:

Escondido Union School District

## services:

**Water/Sewer:** Vallecitos Water District

**Gas/Electric:** SDG&E

**Fire:** San Marcos Fire Protection District

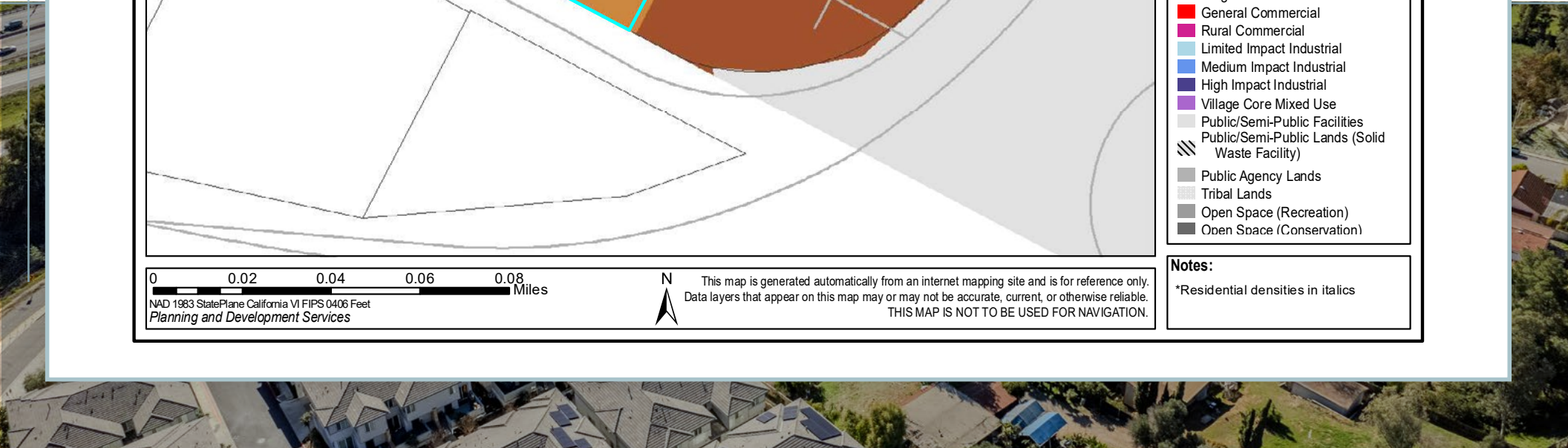
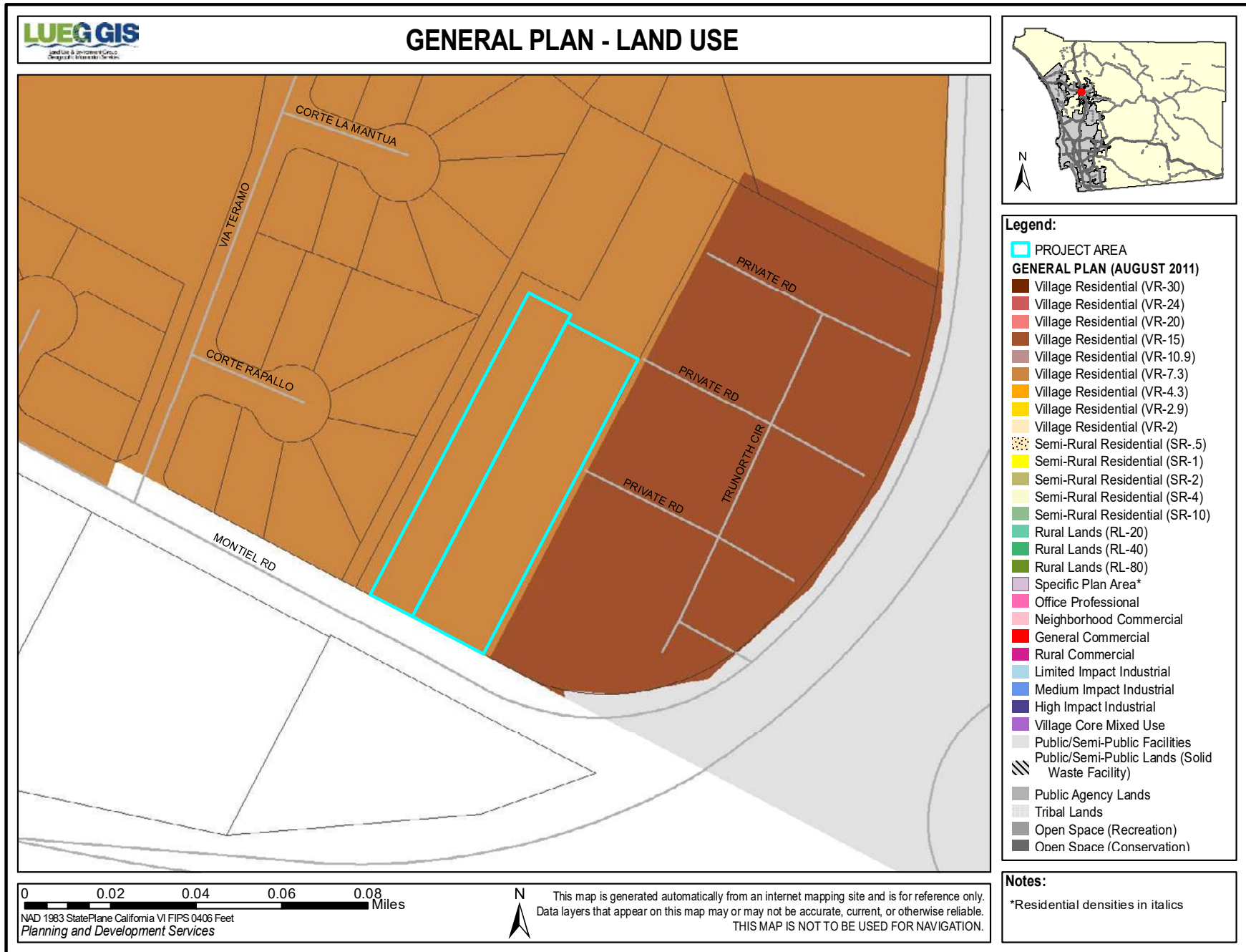
**Police:** City of Escondido Police Department





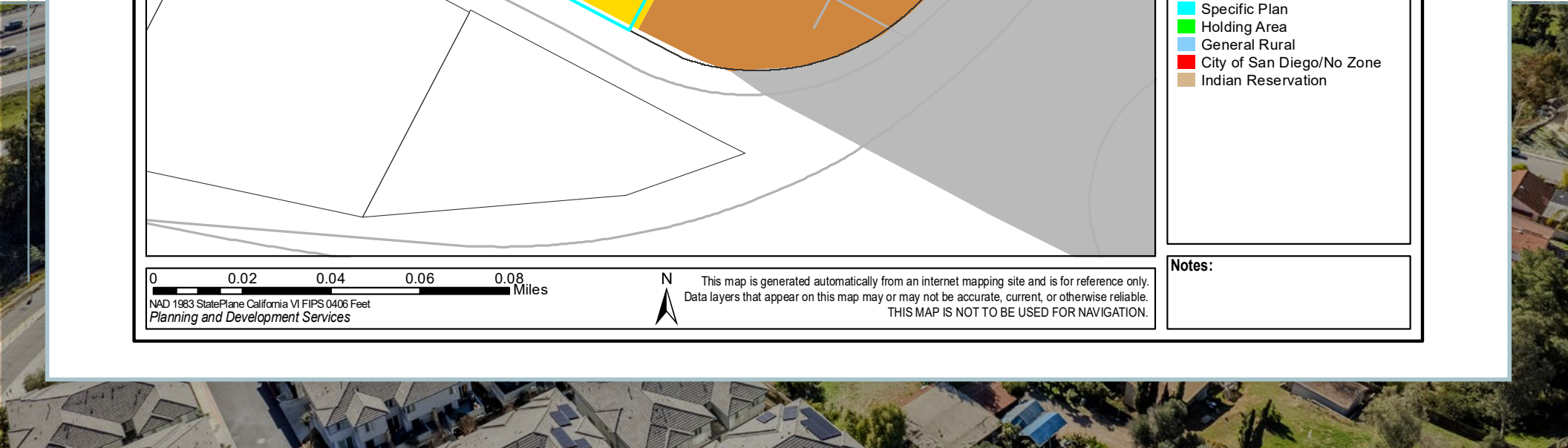
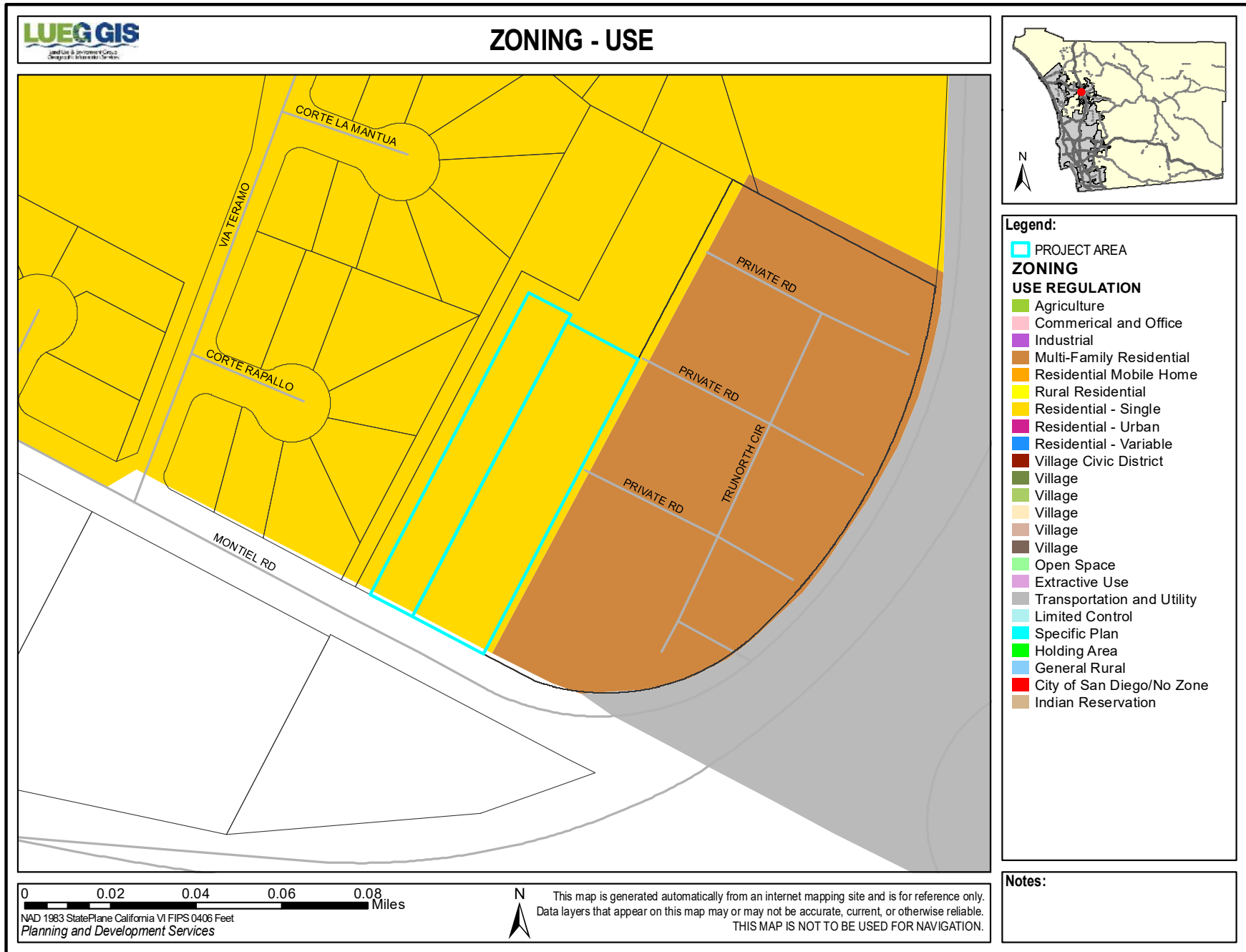
# general land use

9



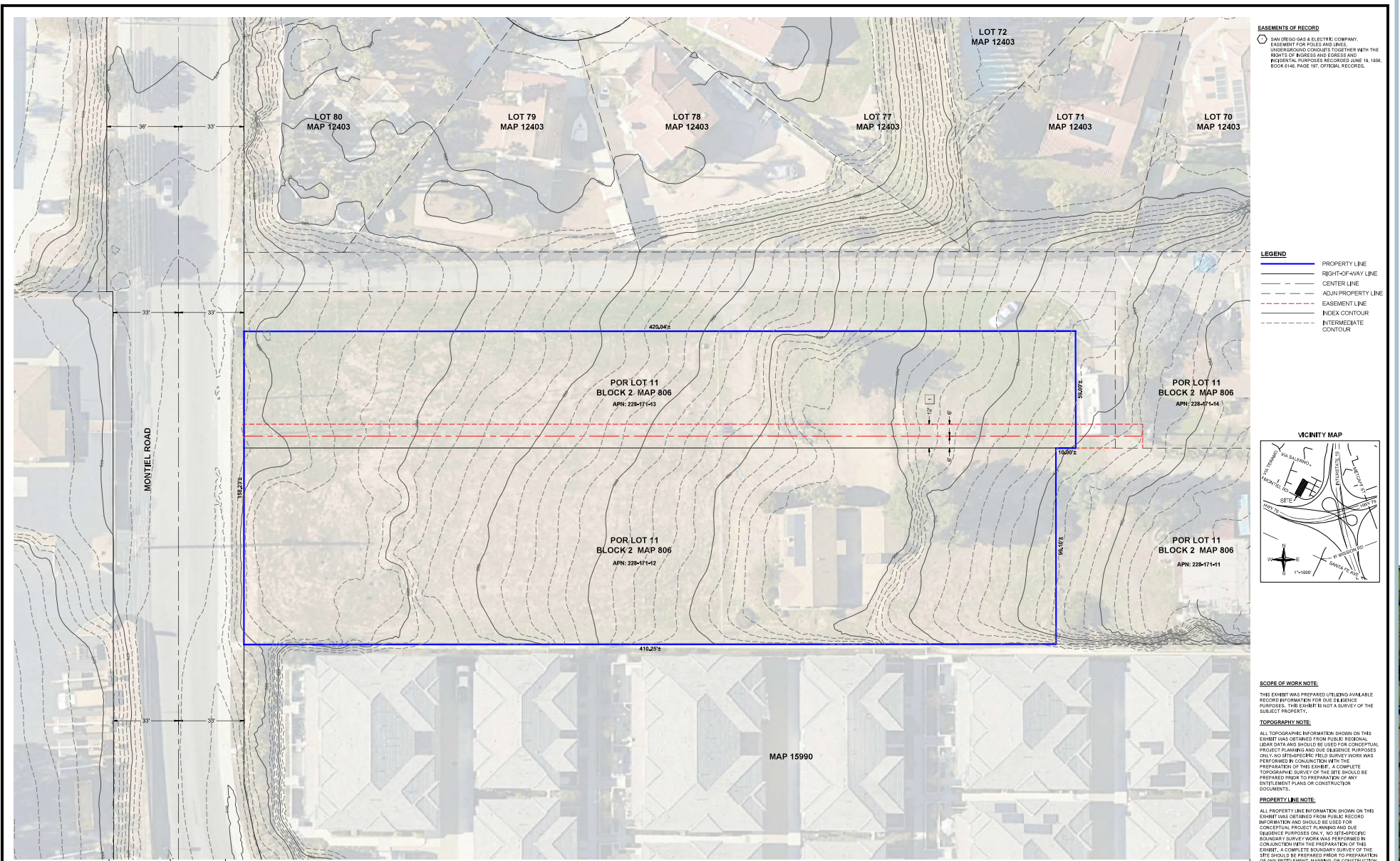
# zoning use

10



# topography

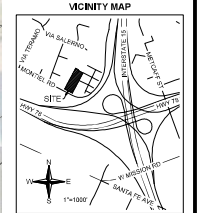
11



**EASEMENTS OF RECORD**  
 SAN DIEGO GAS & ELECTRIC COMPANY, EASEMENT FOR POLES AND LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHTS OF ACCESS AND EGRESS AND PRESENTIAL PURPOSES RECORDED LINE 16, 1956, BOOK #148, PAGE 197, OFFICIAL RECORDS.

**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	ADJ. PROPERTY LINE
	EASEMENT LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR



**SCOPE OF WORK NOTE:**  
 THIS EXHIBIT WAS PREPARED UTILIZING AVAILABLE RECORD INFORMATION FOR THE DELINEATION PURPOSES. THIS EXHIBIT IS NOT A SURVEY OF THE SUBJECT PROPERTY.

**TOPOGRAPHY NOTE:**  
 ALL TOPOGRAPHIC INFORMATION SHOWN ON THIS EXHIBIT WAS OBTAINED FROM PUBLIC RECORD INFORMATION AND SHOULD BE USED FOR CONCEPTUAL PROJECT PLANNING AND DUE DILIGENCE PURPOSES ONLY. NO SITE-SPECIFIC FIELD SURVEY WORK WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS EXHIBIT. A COMPLETE TOPOGRAPHIC SURVEY OF THE SITE SHOULD BE PREPARED PRIOR TO THE PREPARATION OF ANY ENTIREMENT PLANS OR CONSTRUCTION DOCUMENTS.

**PROPERTY LINE NOTE:**  
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**EASEMENT NOTES:**  
 ALL EASEMENTS SHOWN ON THE EXHIBIT ARE PER THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 0768051151, DATED OCTOBER 24, 2023.



EXHIBIT  
 SCALE: 1" = 20'



1358 MONTEL ROAD, ESCONDIDO, CA —CONSTRAINTS MAP

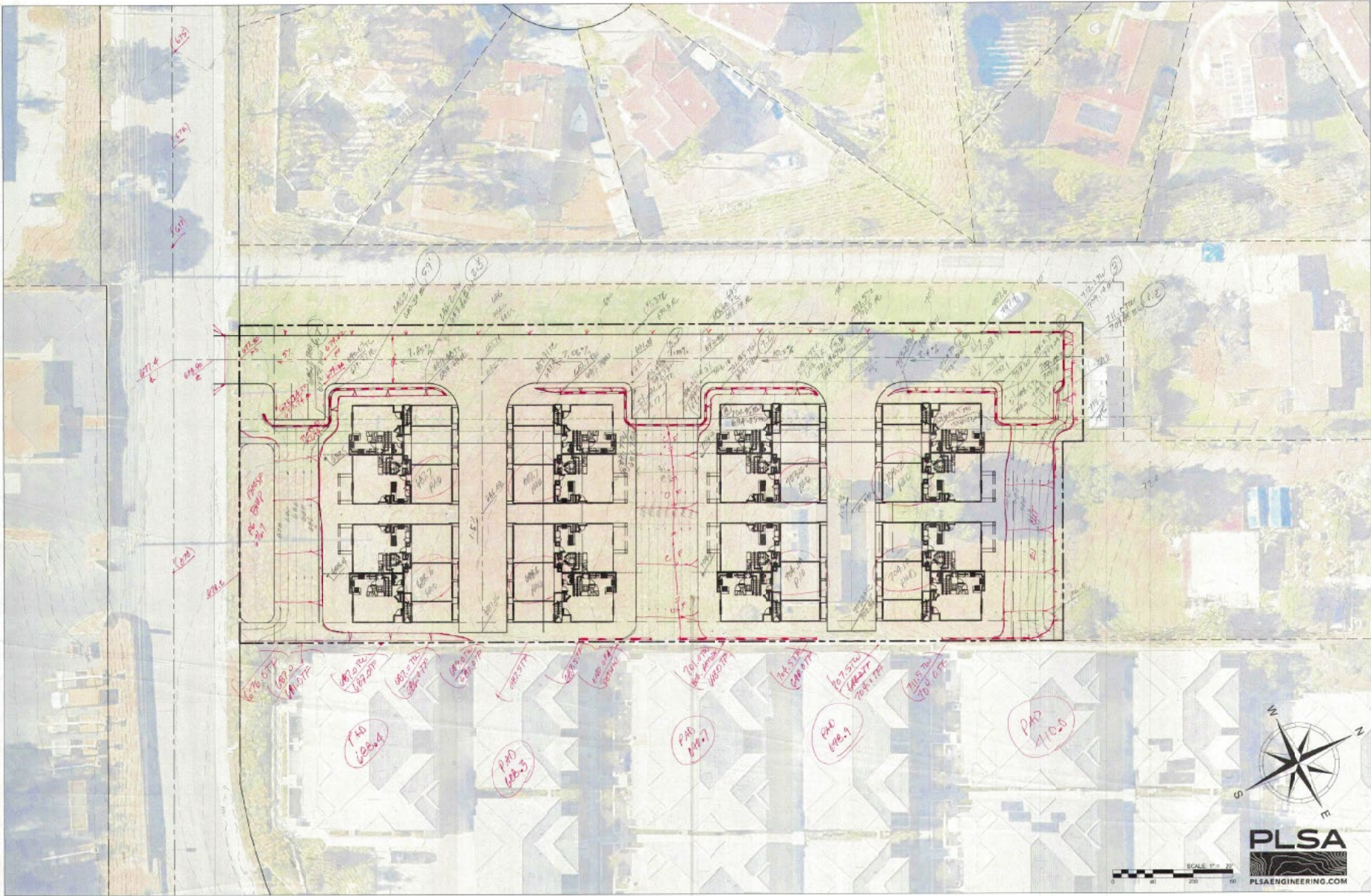
JN 4110 SHEET 1 OF 1

# yield study

**\*Conceptual Only**

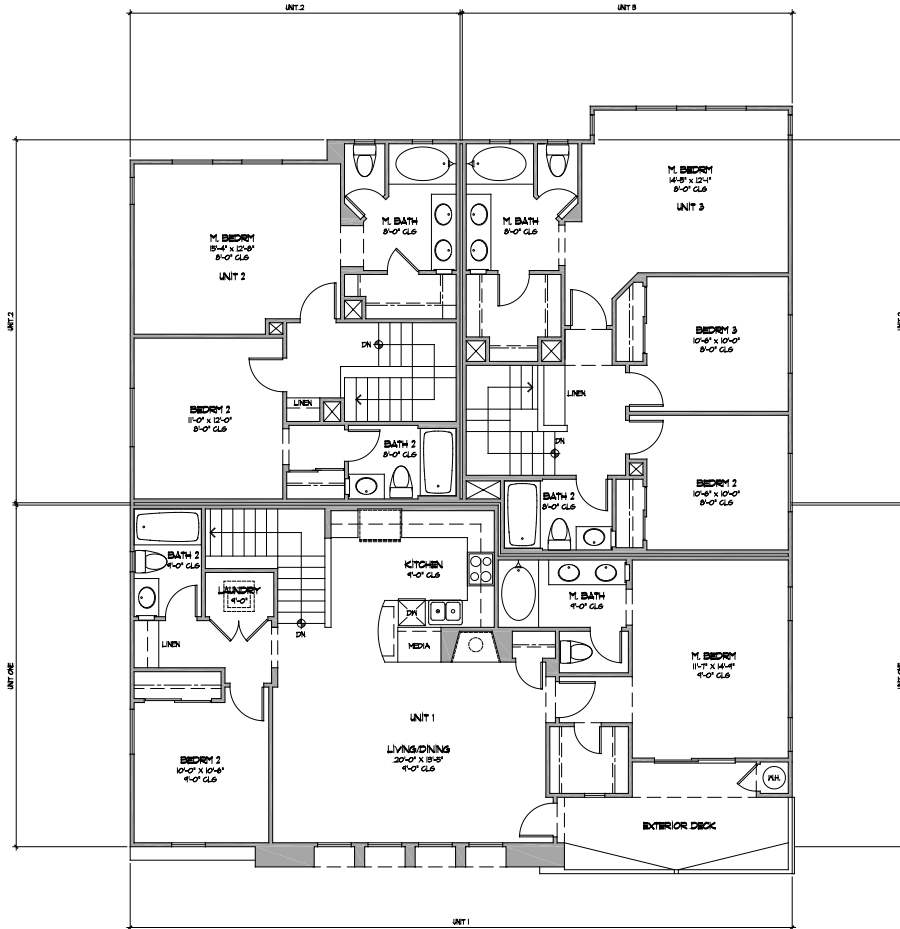
This reflects the General Plan adjacent to the property = VR-15

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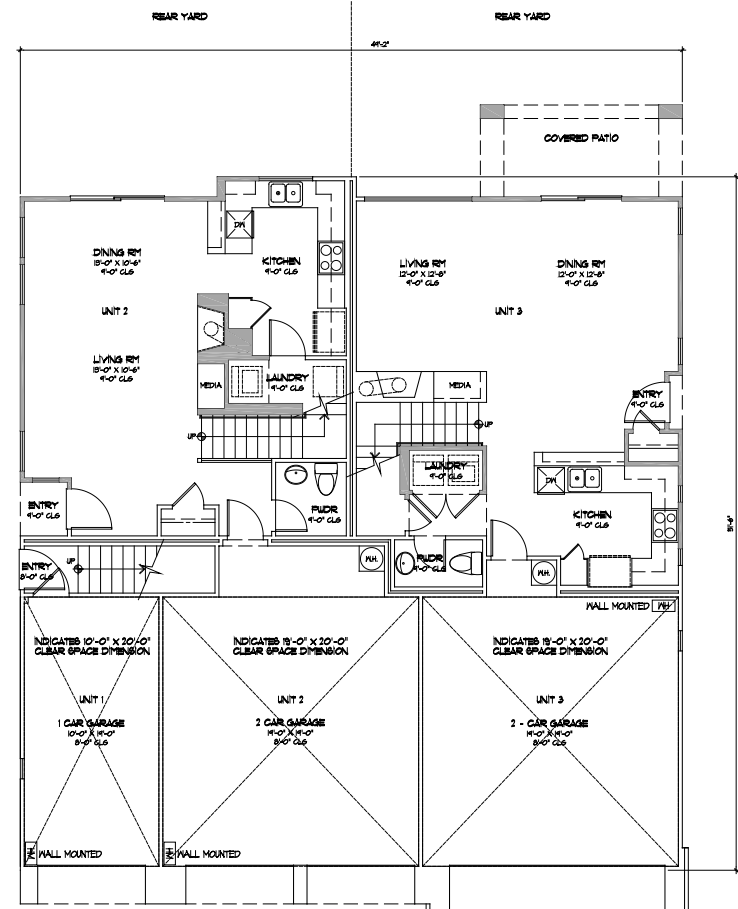


# conceptual floor plan

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**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

## LOT 3 - TRIPLEX UNITS Sweetwater Vistas LLC

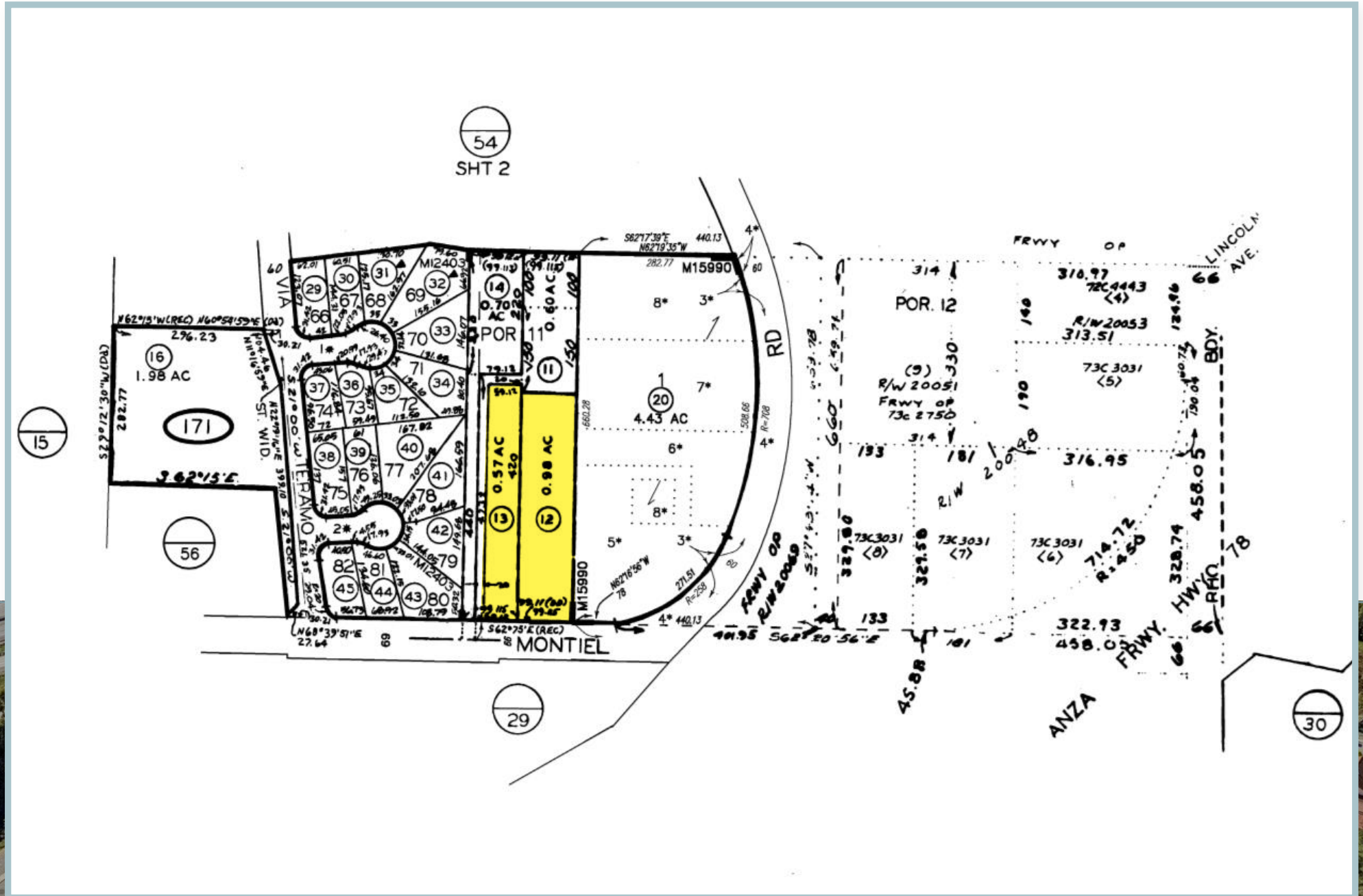
SCALE: 1/4" = 1'-0"



THE BRADLEY ASSOC., INC.  
ARCHITECTURAL PLANNING  
NOVEMBER 09, 2016

# tax map

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# 2023 demographics

## 1 mile



population  
11,875



estimated households  
4,667



average household income  
\$105,961



median household income  
\$76,447



total employees  
18,698

## 3 miles



population  
132,286



estimated households  
42,962



average household income  
\$121,715



median household income  
\$92,239



total employees  
46,982

## 5 miles



population  
228,868



estimated households  
74,016



average household income  
\$131,803



median household income  
\$101,284



total employees  
70,554

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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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