

DEVELOPMENT OPPORTUNITY: FOUR SINGLE FAMILY RESIDENCES NEAR FINAL MAP

209 N TULIP STREET
ESCONDIDO, CA 92025

ASKING PRICE:
\$1,495,000



±1.33-acre residential
development opportunity



Approved tentative map for a
four-lot subdivision



Grading and improvement plans
resubmitted to the City following
comments and nearing approval



Each lot has proposed homes of
approximately 2,500 SF with a
750 SF ADU

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Caroline Way

La Terraza Blvd

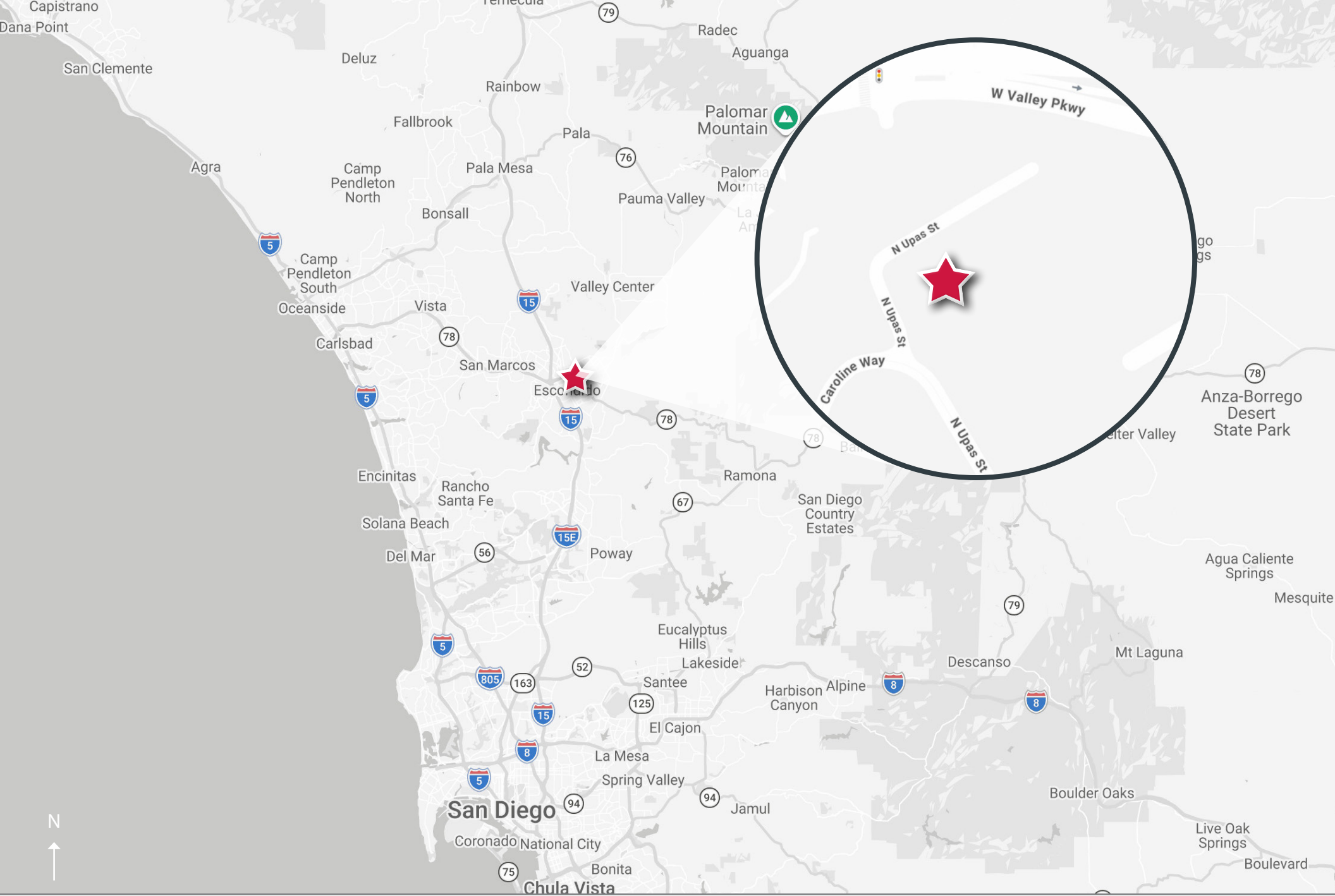
N Upas St

W Grand Ave

W Valley Pkwy







PROPERTY OVERVIEW

PROPERTY LOCATION

The subject property is located at 209 N Tulip Street in Escondido, California, with convenient access to downtown Escondido, shopping, schools, parks, and major employment centers. The site is also near Interstate 15 and State Route 78, providing regional connectivity throughout North County San Diego.

PROPERTY PROFILE

The ±1.33-acre property is an approved four-lot residential subdivision. Grading and improvement plans have been resubmitted to the City following comments and are nearing approval. The proposed homes are approximately 2,500 square feet, each with a 750-square-foot ADU, subject to final plans and City approval.

PROPERTY SNAPSHOT



ASKING PRICE:

\$1,495,000



JURISDICTION:

City of Escondido



APNS & ACREAGE:

232-170-03-00	0.76 acres 33,174 Square Feet
232-170-04-00	0.57 acres 24,829 Square Feet
TOTAL	1.33 acres 58,003 Square Feet



ZONING:

R-1-10



DENSITY:

4.35 du/ac



MAXIMUM HEIGHT:

35'



SCHOOL DISTRICT:

Escondido Union School District
Escondido Union High School District



SERVICES:

Water/Sewer – City of Escondido Utilities Department
Gas/Electric – San Diego Gas & Electric (SDG&E)
Fire – Escondido Fire Department
Police – Escondido Police Department

RECENT SOLD SINGLE FAMILY RESIDENCES

2067 SAGUARO GLEN

ESCONDIDO



SALE PRICE
\$1,748,035



LIVING AREA
4,043 SF



\$/SF
\$432.36



LOT SIZE
10,329 SF



YEAR BUILT
2025



SALE DATE
6/27/2025



NOTE
*Property sold in pre construction.
Was completed in Dec of 2025.*

1620 AMANDA GLEN

ESCONDIDO



SALE PRICE
\$1,743,558



LIVING AREA
4,043 SF



\$/SF
\$432.36



LOT SIZE
11,746 SF



YEAR BUILT
2025



SALE DATE
12/12/2025



NOTE
Newly Built Home in Community.

1640 AMANDA GLEN

ESCONDIDO



SALE PRICE
\$1,650,000



LIVING AREA
3,399 SF



\$/SF
\$485.44



LOT SIZE
10,581 SF



YEAR BUILT
2025



SALE DATE
12/29/2025



NOTE
Newly Built Home in Community.

DUE DILIGENCE

CLICK ON LINKS BELOW TO ACCESS
RELATED DUE DILIGENCE DOCUMENTS



- [Grading Plan](#)
- [Improvement Plan](#)
- [Tentative Parcel Map](#)

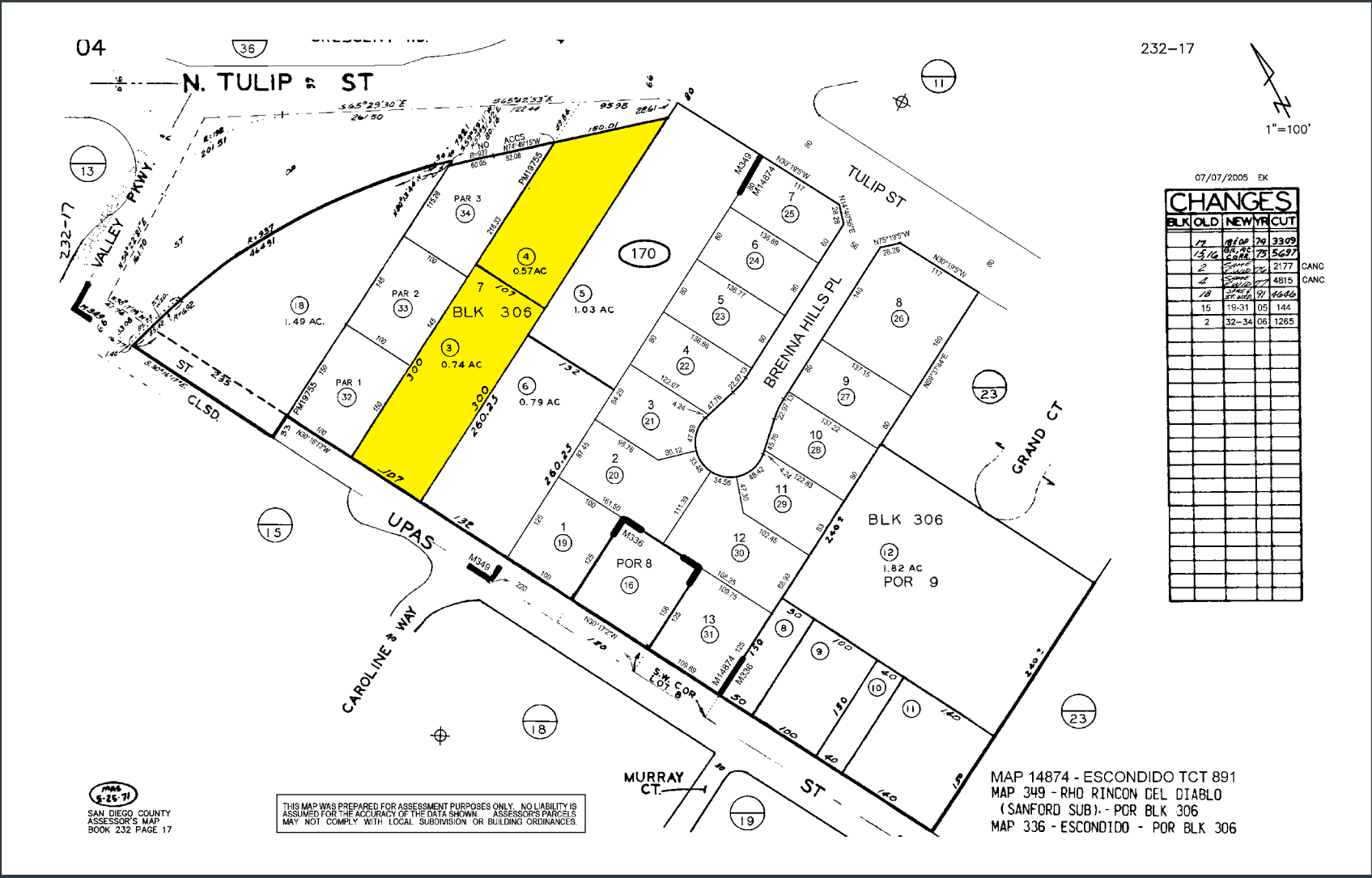
DIF FEE

ESTIMATED DEVELOPMENT IMPACT FEES PER APPROXIMATELY 3,250 SF HOME

ITEM	AMOUNT
School Fee (\$4.46/SF)	\$14,495
Park Fee	\$6,986
Public Facility Fee	\$4,970
Drainage Facilities Fee	\$1,136
Infrastructure Deposit Fee	\$1,500
Traffic Fee (RTCIP)	\$2,875
Local Traffic Fee	\$4,192
Water Connection	\$7,930
Wastewater Connection	\$7,500
SDCWA Capacity Fee- System	\$10,402
SDCWA Capacity Fee- Water Treatment	\$182
PER HOME TOTAL	\$62,168

**Assumes ¾ inch meter.*

TAX MAP



2026 DEMOGRAPHICS

1 Mile



Population
14,127



Estimated households
4,688



Average Household Income
\$107,996



Median Household Income
\$88,884



Total Businesses
1,715

3 Mile



Population
130,288



Estimated households
43,047



Average Household Income
\$129,322



Median Household Income
\$105,792



Total Businesses
5,634

5 Mile



Population
217,240



Estimated households
72,109



Average Household Income
\$144,258



Median Household Income
\$116,533



Total Businesses
8,139

ABOUT THE AREA

ESCONDIDO

Escondido, California, is a vibrant inland city in North San Diego County, known for its rich history, cultural attractions, and scenic surroundings. Founded in 1888, the city is nestled in a long valley surrounded by rolling hills, avocado and citrus groves, and open space. Its diverse amenities include the San Diego Zoo Safari Park, Daley Ranch, wineries, craft breweries, and a variety of parks and outdoor recreation opportunities.

The city's historic downtown is a lively destination filled with restaurants, art galleries, museums, shops, and entertainment venues. Grand Avenue and the surrounding downtown district showcase Escondido's charming architecture and growing arts scene, highlighted by the California Center for the Arts, Escondido. With convenient access to North County communities, downtown San Diego, and the coast, Escondido offers a welcoming blend of small town character, cultural energy, and regional connectivity.



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