



## ESCONDIDO ARMORY

RP #: 866  
 Address: California National Guard Armory  
 304 East Park Avenue  
 Escondido, CA 92025  
 San Diego County  
 Agency: Military  
 Parcel Size: 5.1 acres



The site is currently used as an armory but it may be possible to close this facility and consolidate operations into the 17 acre armory site on Mesa College Drive in San Diego, located 26 miles to the south.

This property is surrounded by commercial retail and multi-family residential. Demographics for the area are lower income.

The site would allow multiple entrances/exits and represents a good location for new development. The likely alternative use for this site is multi-family residential development.



### ESTIMATED VALUE

UNENTITLED PROPERTY	ENTITLED PROPERTY
Price Per Square Foot: \$7–\$8	Price Per Square Foot: \$10–\$12
Price Per Acre: \$305,000–\$350,000	Price Per Acre: \$435,000–\$525,000
Total Value: \$1,555,000–\$1,775,000	Total Value: \$2,220,000–\$2,665,000
	Comments: Demand for entitled residential land throughout San Diego County has been strong. This site might also accommodate mixed-use such as retail/commercial and residential.