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Offering Memorandum

| 32791 Del Obispo St, Dana Pt CA 92629





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————— PRESENTED BY: —————



Kay Lee
Senior Vice President
Broker Associate

Circa Properties
Phone/Text: 714-616-0007
Kay@circacommercial.com
DRE License #: 01399595



Victor Perrin
Senior Associate

Circa Properties
Phone/Text: 714-404-7009
Victor@circacommercial.com
DRE License #: 01395944

Circa Properties, Inc.
18206 IMPERIAL HWY STE 101, YORBA LINDA, CA 92886
CA DRE# 02182130

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INVESTMENT HIGHLIGHTS

- Dana Point view property
- Well established residential neighborhood with \$1.6 million average sales price
- Convenient to 5 Fwy and PCH

PROPERTY FACTS

Price	\$3,980,000
Sale Type	Investment
Property Type/ Subtype	Land/ Residential
Total Lot Size	2.00 AC

2 acres on slope (some flat), on busy corridor, close to beach with peek-a-boo ocean view, and currently zoned RSF4. The property has an existing SFR (Single Family Residence) and all utilities. Planning department has expressed they may allow RSF7 (Buyer to verify).

Former farmhouse built in 1952 of concrete block construction can be redeveloped. Price reflects land value.

FEATURES

- **ZONING** residential single family 4 (RSF4)
- **LAND USE** residential 3.5-7 DU/AC
- **POTENTIAL** coastal housing development
- **EXCEPTIONAL** hilltop views
- **ACCESS** to Del Obispo St. and rear gate via deeded driveway
- **EXISTING 2,006 SF** home on site

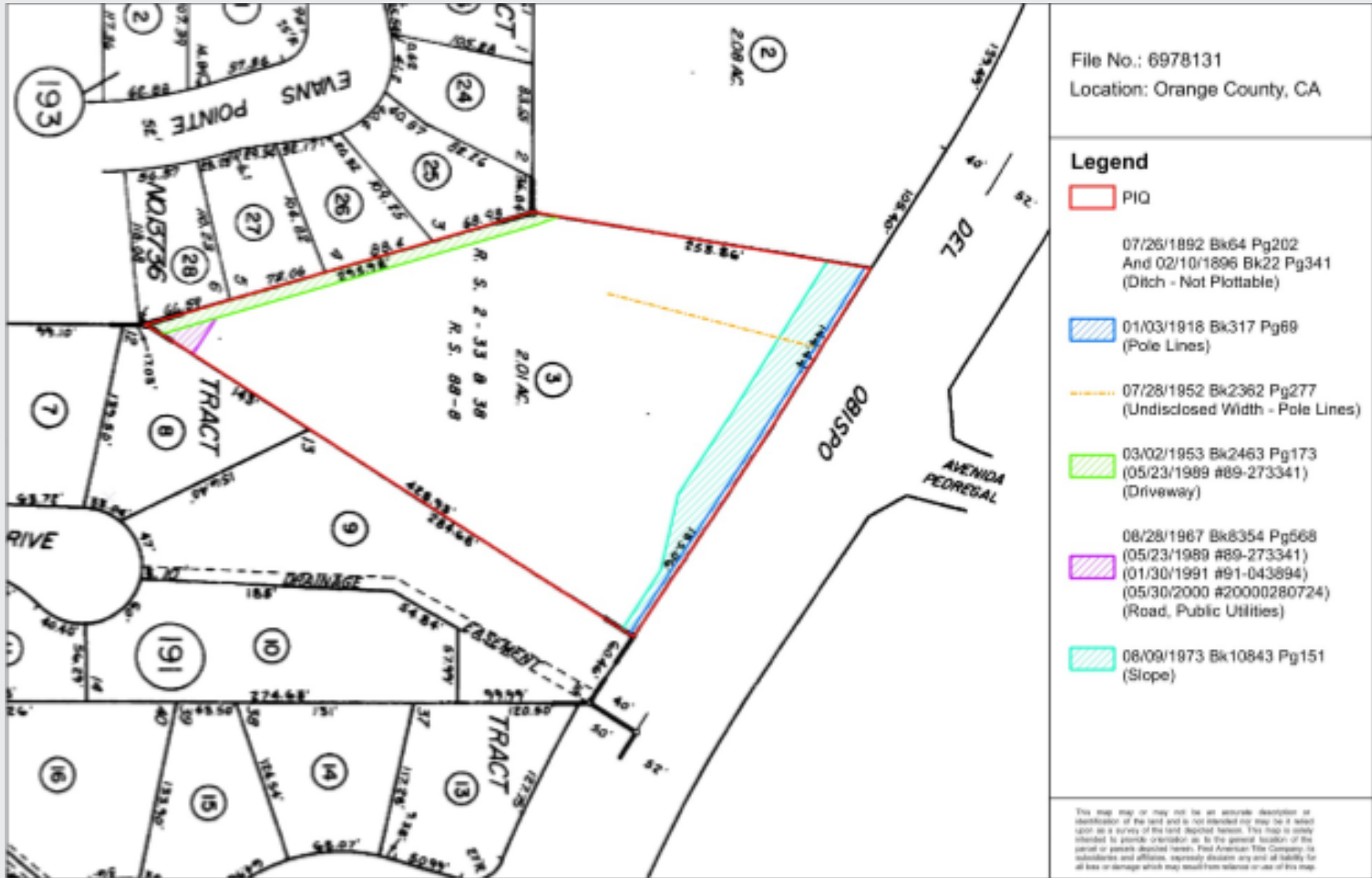
APN/Parcel ID: 673-191-03

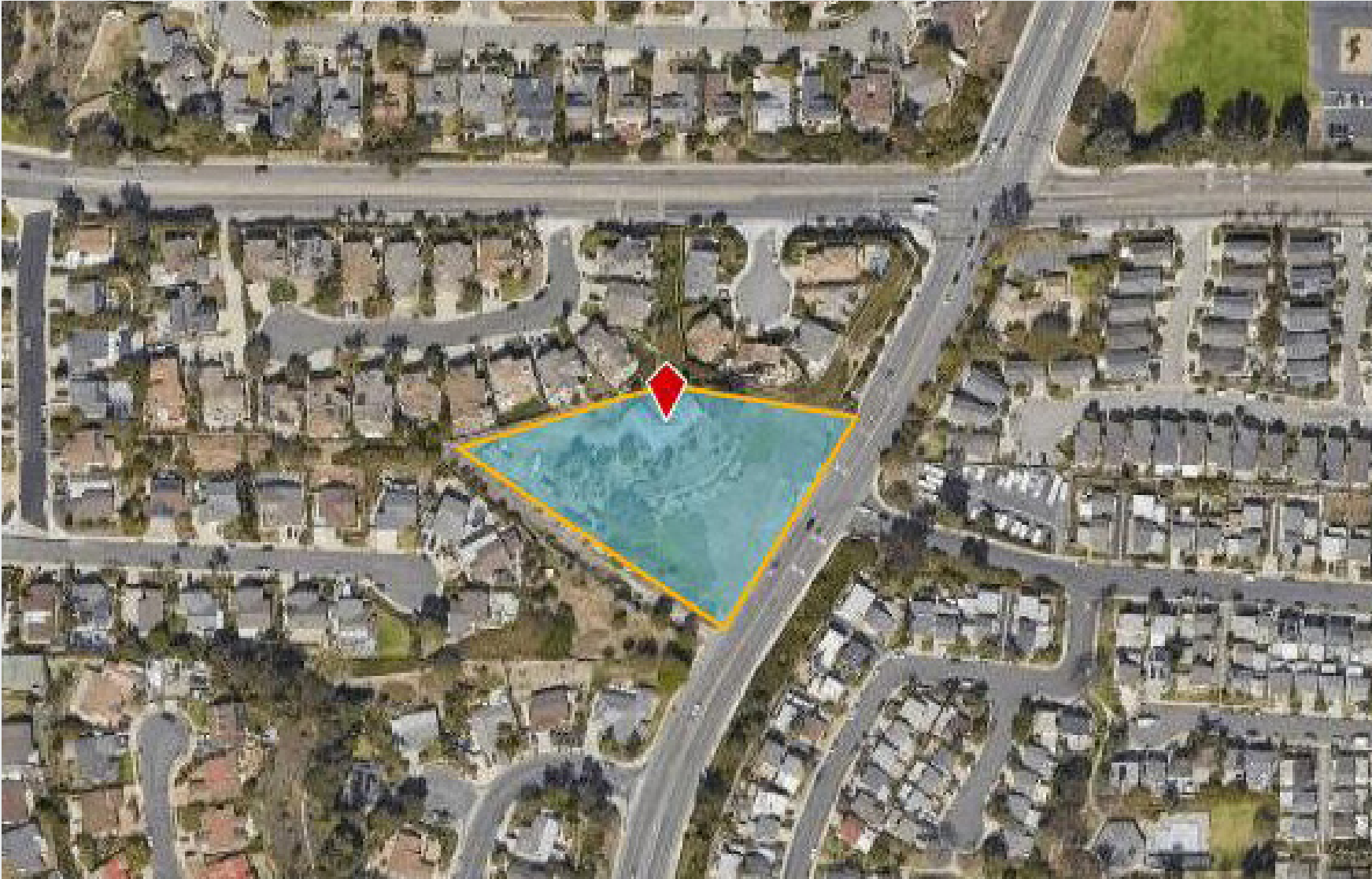


DANA POINT RSF ZONING ALLOWS

- **4-22** units per acres (RSF4-RSF22)
- **ACCESSORY DWELLING UNITS**

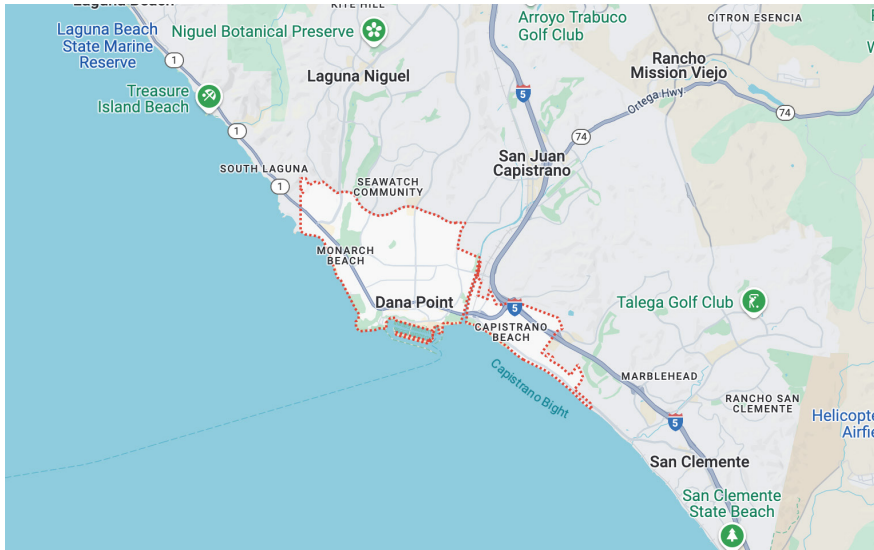
	1 Mile	3 Mile	5 Mile
2023 Total Population	14,486	94,138	168,538
2028 Population	14,137	92,772	166,583
Pop Growth 2023-2028	(2.41%)	(1.45%)	(1.16%)
Average Age	43	44	43
2023 Total Households	5,488	37,251	64,634
HH Growth 2023-2028	(2.48%)	(1.40%)	(1.13%)
Median Household Inc	\$111,553	\$117,148	\$129,944
Avg Household Size	2.60	2.50	2.60
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$950,895	\$1,044,862	\$1,044,825
Median Year Built	1979	1982	1984







DANA POINT, CALIFORNIA.



Located in southern Orange County, California, Dana Point has one of the few harbors along the OC coast. It is a popular destination for their beaches, trails, surfing, whale watching and much more.

The city was named after Richard Henry Dana Jr., author of *Two Years Before the Mast*, who declared Dana Point as “the only romantic spot on the coast”. This area is designated California Historical Landmark #189.

NEARBY PLACES

“Experience the difference.”



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