

WILLIAM L. EDWARDS, CCIM

PRINCIPAL/BROKER

CA. License # 00648399

619-806-0671

RARE OPPORTUNITY *for*
DEVELOPERS



COASTAL SOLANA BEACH DEVELOPMENT

**ENTITLEMENTS COMPLETE
8 APARTMENT UNITS**

COASTAL SOLANA BEACH DEVELOPMENT

.94 ACRES

\$3,800,000.00

\$93/SQ. FT.

ENTITLED FOR 8 APARTMENT UNITS

IDA Avenue Apartments
SOLANA BEACH, CA. 92075

A.P.N. 298-162-37

Floor Area Ratio Plan	Covered Exterior Area	2,077 s.f.
	Second Floor Area (Gross)	6,498 s.f.
	First Floor Area (Gross)	8,253 s.f.
Total Area Contributing to FAR		<u>16,828 s.f.</u>
Gross lot Area = (.94 Acres)		40,830 s.f.
Net lot Area =		39,980 s.f. (-853 s.f. R.O.W DEDICATION)
F.A.R PROVIDED =		16,828/39,980 s.f. = 42
F.A.R ALLOWED =		.75



IDA AVENUE OVERVIEW



REAR YARD VIEW FROM NORTH



STREET VIEW FROM SOUTH



REAR YARD VIEW FROM SOUTH



SITE VIEW





CARDIFF STATE BEACH

SAN ELIJO LAGOON NATURE CENTER

SAN ELIJO LAGOON

MANCHESTER AVE

SANTA INEZ TRAIL

LA ORILLA TRAIL



Scan QR code to:

- View and/or download this map
- Get links to current train & bus schedules
- View links to local businesses to play, stay, shop & dine

SAN DIEGUITO COUNTY PARK

TIDE BEACH PARK

SOLANA BEACH CHAMBER OF COMMERCE

TRAIN STATION

STEVENS AVE

LOMAS SANTA FE DR

Solana Beach TOWNE CENTRE

Plaza

Lomas Santa Fe COUNTRY CLUB

FLETCHER COVE

Cedros Avenue DESIGN DISTRICT

Welcome to Solana Beach!



solana beach chamber of commerce
 For more info visit:
 210 West Plaza St,
 Solana Beach, 92075
 (858)755-4775
 visitsolanabeach.com
 OR
 solanabeachinformation.com

PUBLIC INFO:
 (619) 688-6670

Map Legend

- BEACH
- PARK
- HIKING
- SHOPPING/EATING
- PARKING
- GAS STATION
- ATM/BANK
- BUS STOP
- POST OFFICE
- VISITOR CENTER KIOSK

SEASCAPE SUR BEACH

COASTAL RAIL TRAIL

LA COLONIA PARK

VIA DE LA VALLE

DEL MAR SHORES BEACH

DEL MAR Fairgrounds

SAN DIEGUITO RIVER PARK

DEL MAR HORSE PARK

DEL MAR DOG BEACH

SAN DIEGUITO LAGOON STATE MARINE...

OVERLOOK PARK

POWERHOUSE PARK & BEACH

CREST CANYON PARK

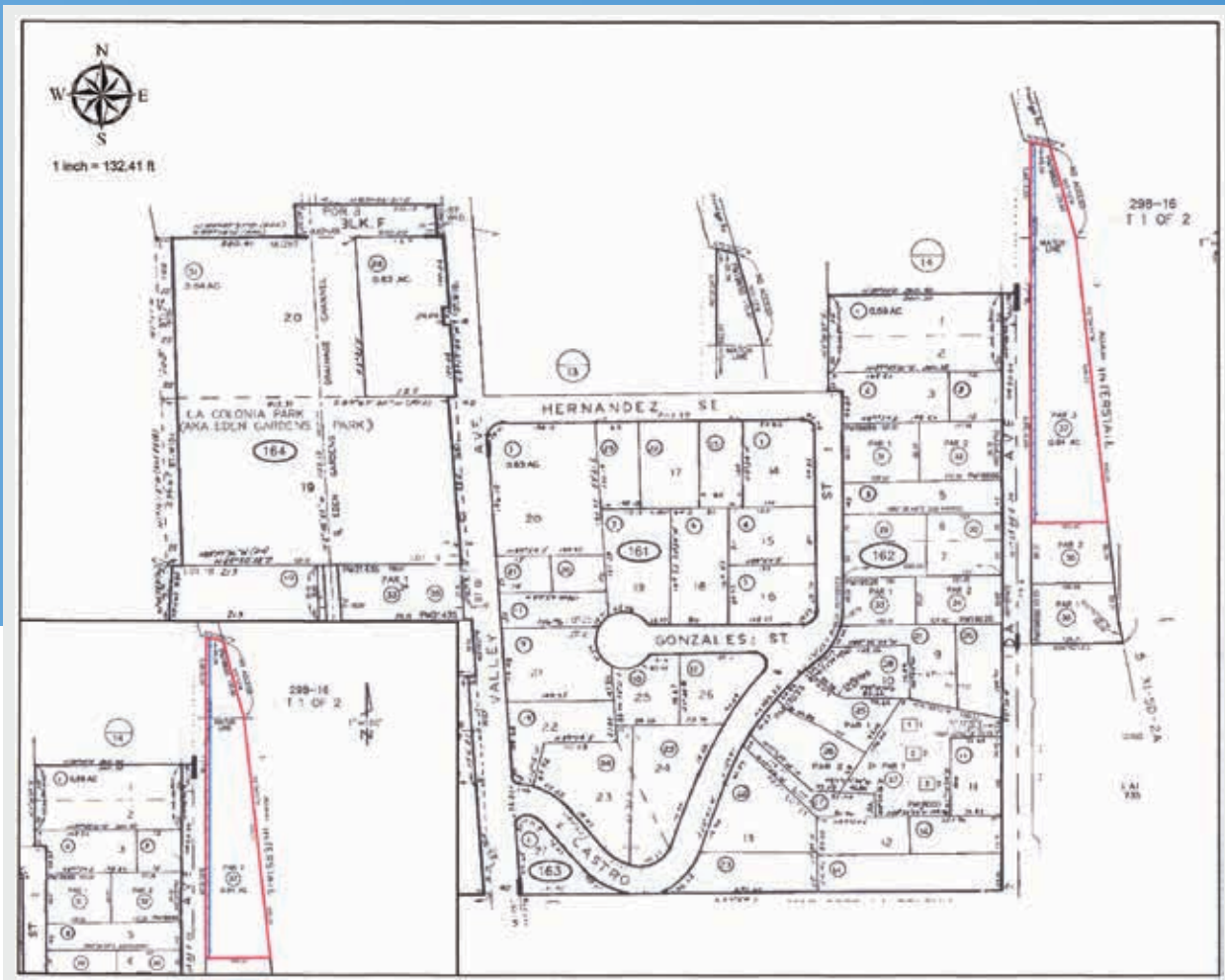
DEL MAR HEIGHTS RD



TORREY PINES STATE RESERVE







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