

Potential 8-lot Subdivision with Panoramic Ocean & Mountain Views

Cocos Drive | San Marcos, CA

- o Approximately 34.5 Acres
- o Located in the Heart of the City Specific Plan
- o Near Cal State University San Marcos, Twin Oaks Golf Course, City Hall, North County Transit Stations and The Sprinter
- o Property Offers Private, Gated Entry for Residents

TOTAL ASKING PRICE: \$1,250,000



North City Residential
& 222 North City- 600+
Residential Units & 450+
Market Rate Apartments



Cal State
San Marcos
UVA Dorms



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COMMERCIAL REAL ESTATE SERVICES

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subject
property

Cocos Dr





escondido

FOR SALE:
\$2,249,000



subject
property

Cocos Dr





The Links at
Lakehouse

San Marcos
High School

carlsbad **CSUSM**

subject
property



NORDSTROM
rack
ROSS DRESS FOR LESS
 BED BATH & BEYOND
 SPROUTS FARMERS MARKET
 PartyCity
 Marshalls
 SUPERCUTS
 FIVE GUYS
 MISSION FEDERAL CREDIT UNION
 Massage Envy
 STARBUCKS COFFEE
 L&L
 BOUDIN SF
 lanebryant
 BED BATH & BEYOND
 at&t

Chick-fil-ee
 Tanera
 Shell
 BEST BUY
 Jamba Juice
 GameStop
 Phil's D.E.O.
 STAPLES
 Dairy Milk
 IN-N-OUT
 CRUNCH FITNESS
 HOBBY LOBBY
 noodles
 WinCo FOODS

CHASE
 STARBUCKS COFFEE
 Ralphs
 CVS
 Bank of America
 The UPS Store

Palomar College

Bradley Park

North City Residential
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Kaiser Permanente

Cal State University
 San Marcos

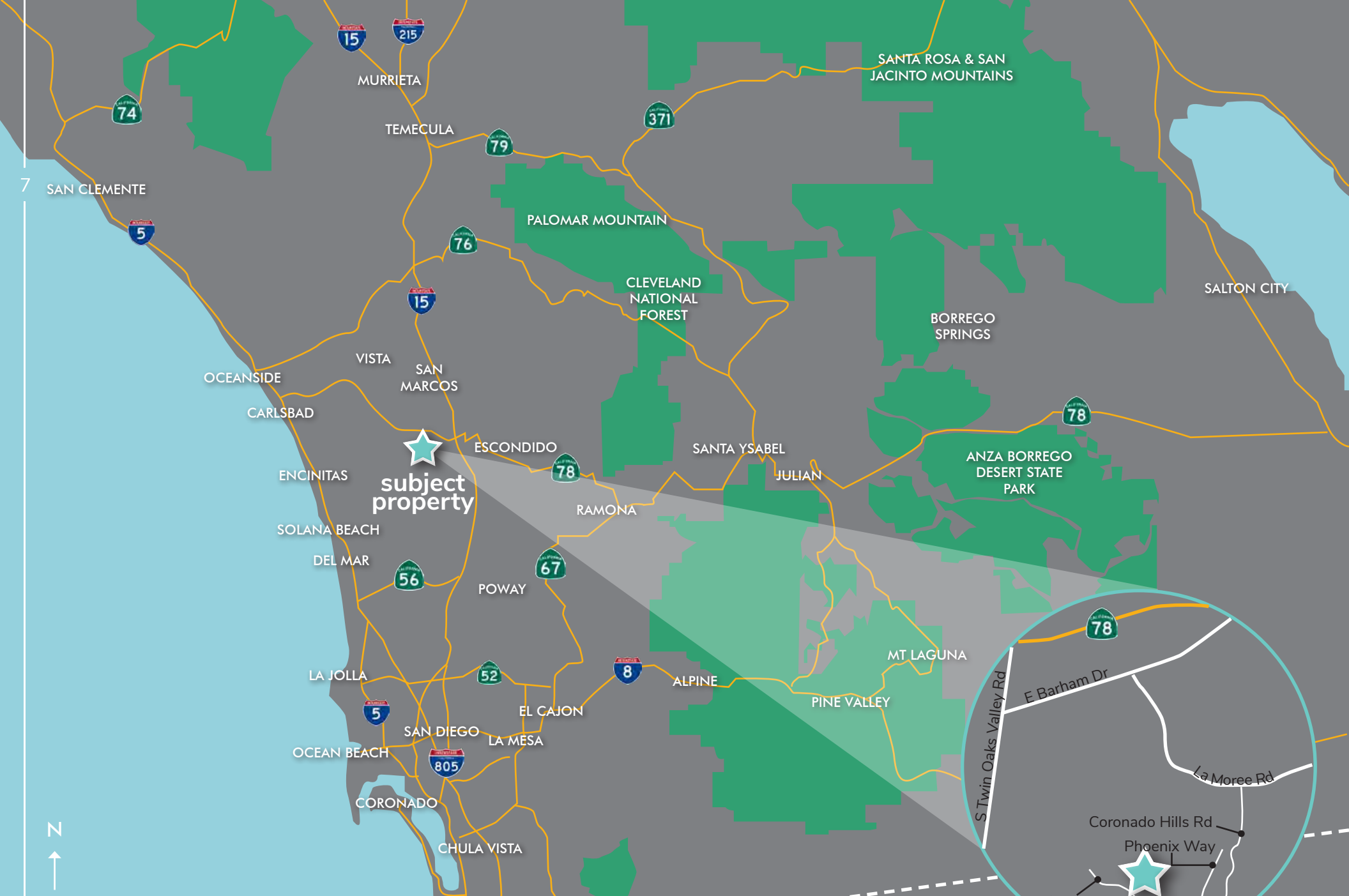
Mission Hills
 High School

Woodland Park

Coronado
 Hills

COSTCO WHOLESALE
 Guitar Center
 NAVY FEDERAL Credit Union
 rubio's COASTAL GRILL
 McDonald's
 KFC
 verizon
 TACO BELL





location map

property information

location:

The subject property is located on the northeast end of Cocos Drive near California State University San Marcos and Twin Oaks Golf Course. Approximately 1-1/4 mile from CA Hwy-78 and approximately 3 miles from I-15, this site will provide commuters with convenient access throughout San Diego, Orange and Riverside Counties.

property profile:

Cocos Drive offers builders and developers the opportunity to capture the demand for upscale homes in the heart of San Marcos. The subject property is located just west of Coronado Hills, the exclusive area of custom homes in San Marcos, and provides panoramic ocean, mountain and city views within a gated, secure and private neighborhood.

jurisdiction:

City of San Marcos

APNs & acreage:

- » 222-320-03-00 - 9.41 acres
- » 222-320-04-00 - 4.27 acres
- » 222-320-05-00 - 2.66 acres
- » 222-320-06-00 - 6.69 acres
- » 222-320-08-00 - 11.47 acres
- » Total - 34.5 acres

zoning:

Heart of the City Specific Plan- SFD (0.125 – 1 DU/Acre)

[Click here to view Heart of the City Land Use](#)

general plan:

Barham/Discovery - Very Low Density Residential (VLDR)

[Click here to view Residential Zoning](#)

topography:

27% Average slope with some buildable areas

[Click here to view Topo Map](#)

[Click here to view Slope Map](#)

density:

Average density of 1 du/4 acres

Slope

- 15% or less - 1 DU/Acre
- 15% - 25% - 1 DU/2 Acres
- 25% - 35% - 1 DU/4 Acres
- 35% or more - 1 DU/8 Acres

gated access:

Cocos Drive has gated access and a 24 foot wide paved road improved nearly to the edge of the property. *Call Listing Agent for code.*

school district:

San Marcos Unified School District

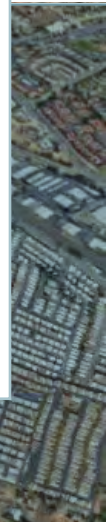
services:

Water	Vallecitos Water District
Electricity	San Diego Gas & Electric
Fire	San Marcos Fire Dept
Police	San Diego County Sheriff's Dept

asking price:

\$1,250,000

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SEC 23 - T12S-R3W - NE 1/4 OF NE 1/4
SEC 24 - T12S-R3W - POR NW 1/4
LS 510

Active Residential For Sale

10



Address: 859 Cocos Dr

Living Area: 3,893 SF

Lot Size: 9.20 Acres

Beds: 5

Baths: 4

Asking Price: \$2,249,000

Price/SF: \$577.70



Address: 576 Camino de La Cima

Living Area: 3,632 SF

Lot Size: 28.40 Acres

Beds: 5

Baths: 4

Asking Price: \$3,900,000

Price/SF: \$1,073.79

san marcos unified school district

The San Marcos Unified School District is an innovative and collaborative community providing an unparalleled educational experience. Through an engaging and supportive environment, all our students are challenged, inspired, and poised to excel.

- We believe that every student deserves to learn every day.
- Positive relationships and a strong sense of community connect students to learning.
- Teachers who challenge and care for students make a significant impact on students' lives.
- Excellence is attained when we accept only the best from every individual in our learning community.

Source: <https://www.smusd.org/>

1 Double Peak School (K-8)

111 San Elijo Road
San Marcos, CA 92078

2 Mission Hills High School

1 Mission Hills Court
San Marcos, CA 92069



2024 demographics

1 mile



population

6,413



estimated households

2,027



average household income

\$145,571



median household income

\$134,906



total employees

757

3 miles



population

75,471



estimated households

25,248



average household income

\$140,527



median household income

\$116,302



total employees

37,970

5 miles



population

211,887



estimated households

71,135



average household income

\$135,597



median household income

\$108,951



total employees

92,709

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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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