

# 43.58 Gross Acres with Previously Approved Plans for 19 Lots

Sunny Creek Road | Carlsbad, CA 92010

- o Part of the Sunny Creek Specific Plan
- o Previously approved TM for 19, Half-Acre lots
- o The property consists of approximately 43.58 gross acres with approximately 16 useable acres
- o The location of the subject property offers homeowners ocean and mountain views

**ASKING PRICE: \$9,000,000**



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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SAN MARCOS

BRESSI RANCH

**subject  
property**



El Camino Real

College Blvd



LEGOLAND

Agua Hedionda Lagoon

CARLSBAD VILLAGE



COASTER

The Crossings at Carlsbad

Sage Creek High School

subject property

College Blvd

Salk Ave

El Camino Real

Palmer Way





# property information

## location:

The subject property is located in the Sunny Creek Specific Plan Area northeast of the El Camino Real and College Blvd intersection in Carlsbad, California.

## proposed project:

The previously proposed project, commonly known as Rancho Milagro, consisted of plans to develop the 43.58-acre parcel with 19 single-family residential lots, four open space conservation lots and two homeowner's association maintained open space lots. The TM recently expired.

Rancho Milagro is part of the Sunny Creek Specific Plan which includes the 104 half-acre Cantarini Ranch project, the 300+ Senior Village, Dos Colinas, 43-lot Holly Springs and the Encinas Creek 127 affordable units.

## jurisdiction:

City of Carlsbad

## apn:

209-060-61-00

## acreage:

43 gross acres, 16 acres usable

## specific plan:

Rancho Milagro Sunny Creek Specific Plan Area

## general plan:

Residential and Open Space (R-4/OS)

## zoning:

Planned Community (P-C)- Residential and Open Space (R-1-0.5-Q/OS)

[Click here to view Zoning](#)

## topography:

Sloping

## lot sizes:

Half-acre minimum lot sizes

## max height:

35'

## project status:

The Tentative Map recently expired. Buyer is responsible for obtaining entitlements.

## school district:

Carlsbad Unified School District

## services:

Gas/Electric	SDG&E
Water/Sewer	City of Carlsbad
Fire	Carlsbad Fire Department
Police	Carlsbad Police Department

## PRICE:

**\$9,000,000**



# plat map

09

209-06

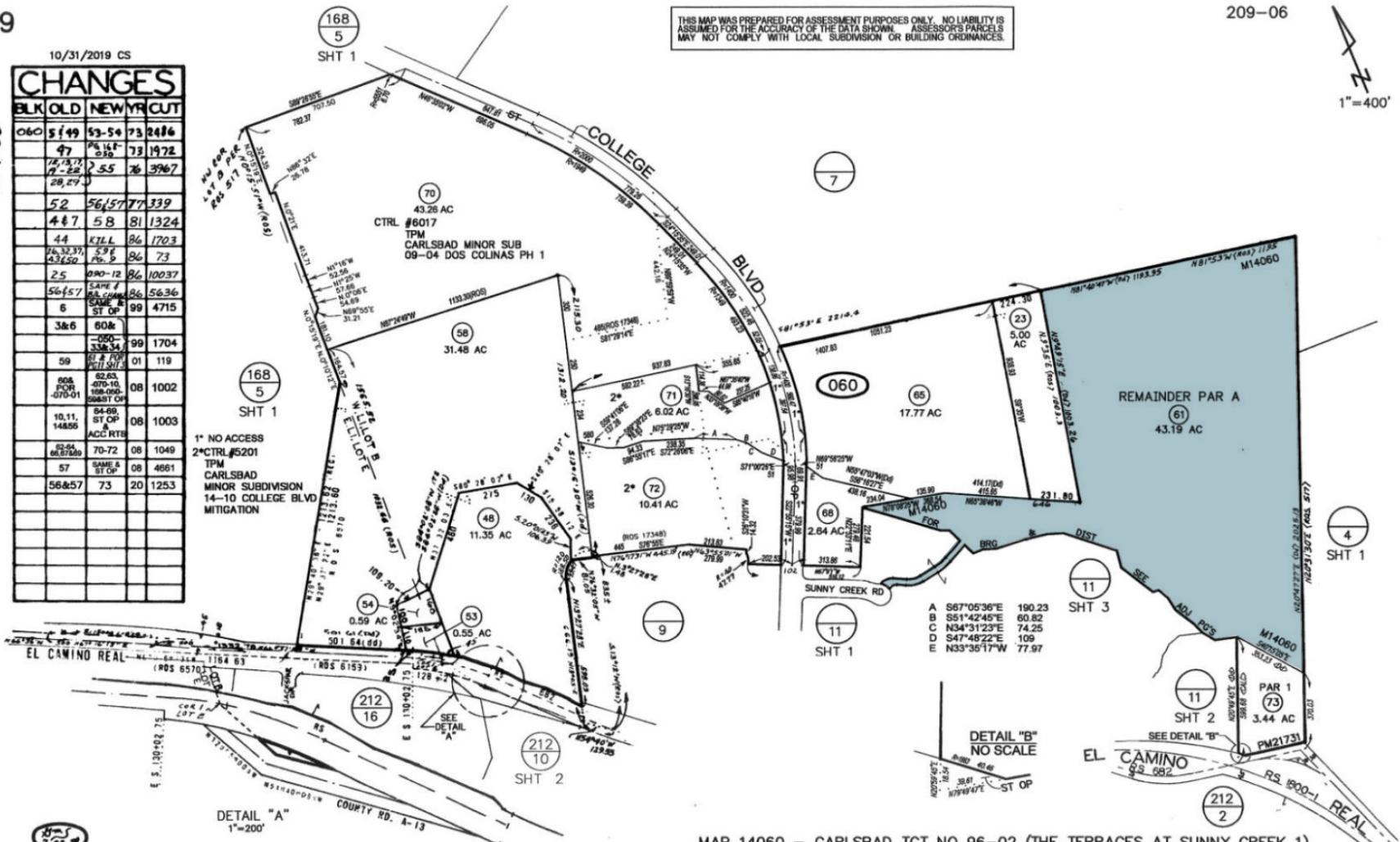
10/31/2019 CS

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



209-06

CHANGES				
BLK	OLD	NEW	YR	CUT
060	5149	53-54	73	2486
	47	56-57	73	1972
	7-22	55	76	3967
	52	56-57	77	339
	447	58	81	1324
	44	KTLL	86	1703
	25	090-12	86	10037
	56-57	84-86	86	5636
	6	SAME & ST OP	99	4715
	3&6	60&		
		090-12	99	1704
	59	81 & 82	01	119
	606	070-10	08	1002
	10,11,	84-89	08	1003
	14&59	ST OP		
	62&3	ACC RT8		
	63-64	70-72	08	1049
	57	SAME & ST OP	08	4661
	56&57	73	20	1253



1\* NO ACCESS  
2\* CTRL #5201  
TPM  
CARLSBAD  
MINOR SUBDIVISION  
14-10 COLLEGE BLVD  
MITIGATION

A S67°05'36"E 190.23  
B S51°42'45"E 60.82  
C N34°31'23"E 74.25  
D S47°48'22"E 109  
E N35°35'17"W 77.97

DETAIL "B"  
NO SCALE

DETAIL "A"  
1"=200'



SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 209 PAGE 06

MAP 14060 - CARLSBAD TCT NO 96-02 (THE TERRACES AT SUNNY CREEK 1)  
MAP 823 - RHO AGUA HEDIONDA - POR LOTS B & E  
RS 517,4223,6169,6570,6617,17348, 20046

# new home sale comparables

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## DETACHED

Project Name	Builder Name	City	Product Type	Typical Lot Size	Min Unit Size	Max Unit Size	Min Price	Max Price	Min \$/SF	Max \$/SF	Total Units Planned	Zip Code
5 Highland Residences	California West Communities	Carlsbad	Detached	10,000	3,077	4,040	\$3,775,000	\$4,600,000	\$1,139.61	\$1226.84	5	92008
Ocean View Point	Shea Homes	Carlsbad	Detached	-	3,094	4,271	\$3,125,000	\$4,100,000	\$959.96	\$1,010.02	13	92008

## ATTACHED

Project Name	Builder Name	City	Product Type	Typical Lot Size	Min Unit Size	Max Unit Size	Min Price	Max Price	Min \$/SF	Max \$/SF	Total Units Planned	Zip Code
Coral Ridge	KB Home	Carlsbad	Attached	NA	1,688	1,739	\$1,049,990	\$1,093,270	\$622.03	\$628.68	121	92008
Coral Ridge	KB Home	Carlsbad	Attached	NA	1,994	2,212	\$1,189,990	\$1,289,990	\$583.18	\$596.79	127	92008
Nest at La Costa	Woodside Homes	Carlsbad	Attached	NA	1,209	1,804	\$958,000	\$1,135,000	\$629.16	\$792.39	76	92009
Twelve West	Rincon Homes	Carlsbad	Attached	NA	2,054	2,156	\$2,125,000	\$2,295,000	\$1,034.57	\$1,064.47	12	92008

# resale comparables

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RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$4,725,000	\$2,899,000	\$3,512,333	\$3,337,000
SP:\$4,600,000	\$3,000,000	\$3,455,945	\$3,413,500

## RESIDENTIAL - Sold

Number of Properties: 12

Num	MLS #	Stat us	PropSu bt	Address	MLSAreaMjr	TotalBdr ms	TotalBat hs	CloseDa te	LotSzSq ft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	25003074 4SD	S	SFR	3970 Highland Dr.	CARLSBAD (92008)	4	5	6/13 /2025	11 ,918.00	3691	0	\$3,250,000	\$880.52	\$3,100,000	\$839.88
2	24002809 3SD	S	SFR	2924 Highland Dr.	CARLSBAD (92008)	5	6	5/20 /2025	12 ,112.00	4040	104	\$4,725,000	\$1,169.55	\$4,600,000	\$1,138.61
3	NDP25045 46	S	SFR	3551 Sitio Damasco	CARLSBAD (92009)	5	5	8/13 /2025	11 ,935.00	3890	22	\$3,100,000	\$796.92	\$3,000,000	\$771.21
4	25002137 5SD	S	SFR	3289 Avenida De Sueno	CARLSBAD (92009)	5	5	3/24 /2025	20 ,300.00	4040	0	\$3,000,000	\$742.57	\$3,060,000	\$757.43
5	NDP25070 63	S	SFR	2630 Vistosa Place	CARLSBAD (92009)	5	5	9/8/2025	15 ,246.00	4006	6	\$3,195,000	\$797.55	\$3,065,000	\$765.10
6	25001755 0SD	S	SFR	7495 Paseo Cristal	CARLSBAD (92009)	5	5	4/9/2025	14 ,374.80	4680	39	\$3,375,000	\$721.15	\$3,300,000	\$705.13
7	NDP25020 69	S	SFR	6921 Corte Langosta	CARLSBAD (92009)	4	6	5/28 /2025	14 ,902.00	4792	42	\$3,750,000	\$782.55	\$3,527,000	\$736.02
8	NDP25031 66	S	SFR	2414 Unicornio Street	CARLSBAD (92009)	4	5	5/14 /2025	53 ,578.80	4522	10	\$3,765,000	\$832.60	\$3,610,000	\$798.32
9	NDP25031 32	S	SFR	7915 Corte Penca	CARLSBAD (92009)	6	6	6/20 /2025	31 ,363.00	4890	48	\$3,795,000	\$776.07	\$3,615,000	\$739.26
10	NDP25035 59	S	SFR	7090 Crystalline Drive	CARLSBAD (92011)	4	5	5/14 /2025	12 ,593.00	4039	5	\$2,899,000	\$717.75	\$3,093,750	\$765.97
11	NDP25020 66	S	SFR	7089 Heron Circle	CARLSBAD (92011)	4	4	3/24 /2025	20 ,908.80	3057	2	\$3,299,000	\$1,079.16	\$3,675,000	\$1,202.16
12	NDP25039 10	S	SFR	7076 Heron Cir	CARLSBAD (92011)	6	5	8/1/2025	11 ,425.00	4203	49	\$3,995,000	\$950.51	\$3,825,599	\$910.21
<b>Avg</b>						<b>4</b>	<b>5</b>		<b>19221.3 7</b>	<b>4154</b>	<b>27</b>	<b>\$3,512,333</b>	<b>\$853.91</b>	<b>\$3,455,946</b>	<b>\$844.11</b>
<b>Min</b>						<b>4</b>	<b>4</b>		<b>11425.0</b>	<b>3057</b>	<b>0</b>	<b>\$2,899,000</b>	<b>\$717.75</b>	<b>\$3,000,000</b>	<b>\$705.13</b>
<b>Max</b>						<b>6</b>	<b>6</b>		<b>53578.8</b>	<b>4890</b>	<b>104</b>	<b>\$4,725,000</b>	<b>\$1,169.55</b>	<b>\$4,600,000</b>	<b>\$1,202.16</b>
<b>Med</b>						<b>5</b>	<b>5</b>		<b>14638.4</b>	<b>4040</b>	<b>16</b>	<b>\$3,337,000</b>	<b>\$797.24</b>	<b>\$3,413,500</b>	<b>\$768.59</b>



# resale comparables

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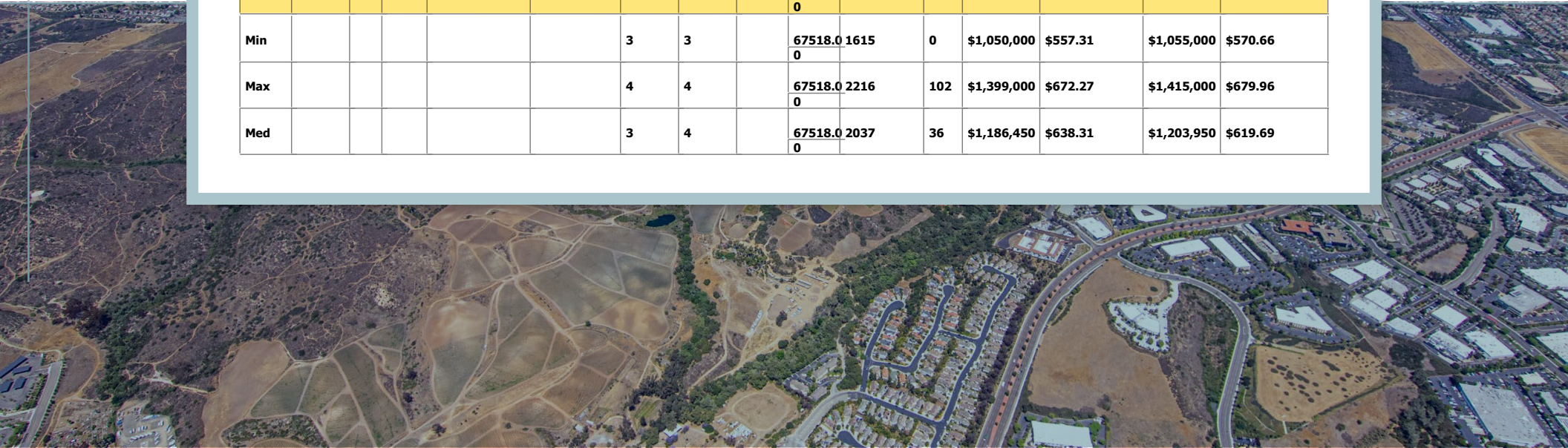
## RESIDENTIAL Summary Statistics

<b>High</b> LP:\$1,399,000 SP:\$1,415,000	<b>Low</b> \$1,050,000 \$1,055,000	<b>Average</b> \$1,223,672 \$1,219,713	<b>Median</b> \$1,186,450 \$1,203,950
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## RESIDENTIAL - Sold

Number of Properties: 10

Num	MLS #	Stat	PropSu	Address	MLSArea	Mjrs	TotalBdr	TotalBaths	CloseDate	LotSzsQft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	NDP2501995	S	TWNHS	2519 Chamomile Lane	CARLSBAD (92008)		3	4	7/28/2025		1739	102	\$1,069,990	\$615.29	\$1,064,990	\$612.42
2	NDP2505390	S	TWNHS	2527 Chamomile Lane	CARLSBAD (92008)		3	4	6/26/2025		1739	0	\$1,064,990	\$612.42	\$1,072,447	\$616.70
3	NDP2501513	S	TWNHS	2516 Chamomile Lane	CARLSBAD (92008)		3	4	6/23/2025		1739	39	\$1,100,846	\$633.03	\$1,133,801	\$651.98
4	250029414SD	S	TWNHS	2581 Broom Ln	CARLSBAD (92008)		4	4	9/8/2025		1994	48	\$1,137,900	\$570.66	\$1,137,900	\$570.66
5	NDP2505817	S	TWNHS	6925 TOURMALINE	CARLSBAD (92009)		3	3	8/5/2025		1615	33	\$1,050,000	\$650.15	\$1,055,000	\$653.25
6	250029755SD	S	TWNHS	6938 Feldspar Place	CARLSBAD (92009)		3	4	7/1/2025		2216	6	\$1,235,000	\$557.31	\$1,270,000	\$573.10
7	250021278SD	S	TWNHS	6108 Colt Pl 101	CARLSBAD (92009)		3	4	7/1/2025		2081	82	\$1,395,000	\$670.35	\$1,375,000	\$660.74
8	NDP2505845	S	TWNHS	6090 COLT Place 104	CARLSBAD (92009)		3	4	6/27/2025		2081	4	\$1,399,000	\$672.27	\$1,415,000	\$679.96
9	NDP2507401	S	TWNHS	6445 LILIUM Lane	CARLSBAD (92011)		4	3	9/4/2025	67,518.00	2169	8	\$1,399,000	\$645.00	\$1,333,000	\$614.57
10	250033177SD	S	TWNHS	6590 Daylily Dr	CARLSBAD (92011)		4	3	9/5/2025		2152	49	\$1,385,000	\$643.59	\$1,340,000	\$622.68
<b>Avg</b>							<b>3</b>	<b>3</b>		<b>67518.00</b>	<b>1952</b>	<b>37</b>	<b>\$1,223,673</b>	<b>\$627.01</b>	<b>\$1,219,714</b>	<b>\$625.61</b>
<b>Min</b>							<b>3</b>	<b>3</b>		<b>67518.00</b>	<b>1615</b>	<b>0</b>	<b>\$1,050,000</b>	<b>\$557.31</b>	<b>\$1,055,000</b>	<b>\$570.66</b>
<b>Max</b>							<b>4</b>	<b>4</b>		<b>67518.00</b>	<b>2216</b>	<b>102</b>	<b>\$1,399,000</b>	<b>\$672.27</b>	<b>\$1,415,000</b>	<b>\$679.96</b>
<b>Med</b>							<b>3</b>	<b>4</b>		<b>67518.00</b>	<b>2037</b>	<b>36</b>	<b>\$1,186,450</b>	<b>\$638.31</b>	<b>\$1,203,950</b>	<b>\$619.69</b>



## carlsbad unified school district

CUSD is recognized as one of the highest achieving school districts in the county. Many of our schools have been identified as Distinguished Schools at the federal and state levels.

A major factor for families, as well as businesses planning to relocate to Carlsbad is this excellence in education that has earned our district schools and staff numerous awards and recognition.

We have recently modernized Carlsbad High School, four elementary schools, and two middle school campuses, and our brand new Sage Creek High School, which welcomed the first group of students for the 2013-14 school year.

Our schools are also supported by dedicated teachers, classified and management employees, parent volunteers and leaders, and an assortment of foundations and support groups, all of whom contribute to our success with students.

### 1 Hope Elementary School

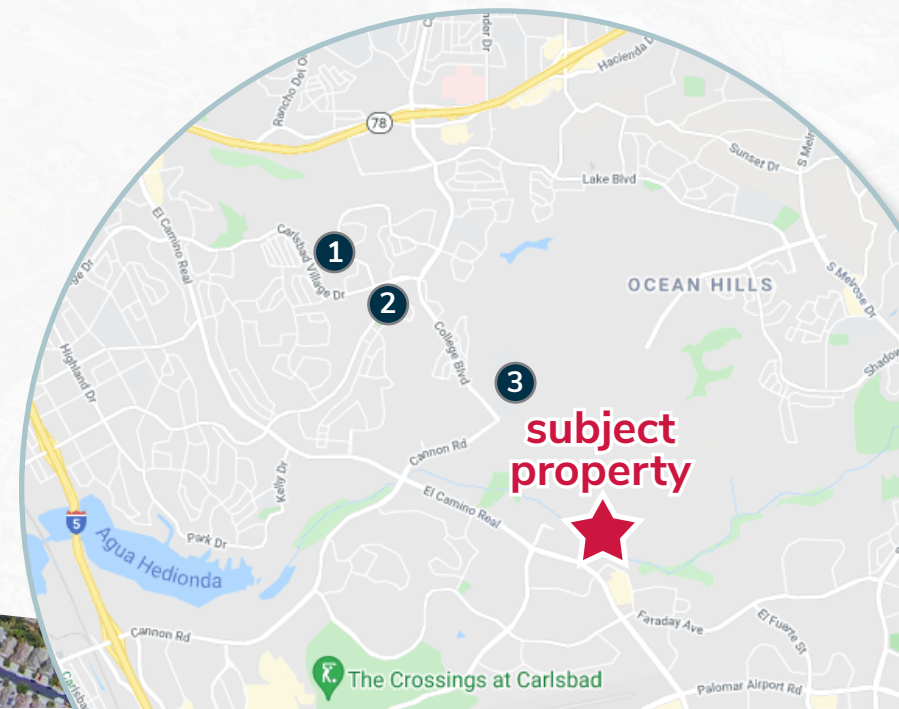
3010 Tamarack Avenue  
Carlsbad, CA 92008

### 2 Calavera Hills Middle School

4104 Tamarack Avenue  
Carlsbad, CA 92008

### 3 Sage Creek High School

3900 Cannon Road  
Carlsbad, CA 92010



# 2025 demographics

1 mile



population  
3,457



estimated households  
1,500



average household income  
\$132,528



median household income  
\$94,016



total employees  
19,932

3 miles



population  
75,360



estimated households  
29,138



average household income  
\$143,907



median household income  
\$115,409



total employees  
83,712

5 miles



population  
242,766



estimated households  
91,037



average household income  
\$129,622



median household income  
\$101,527



total employees  
163,333

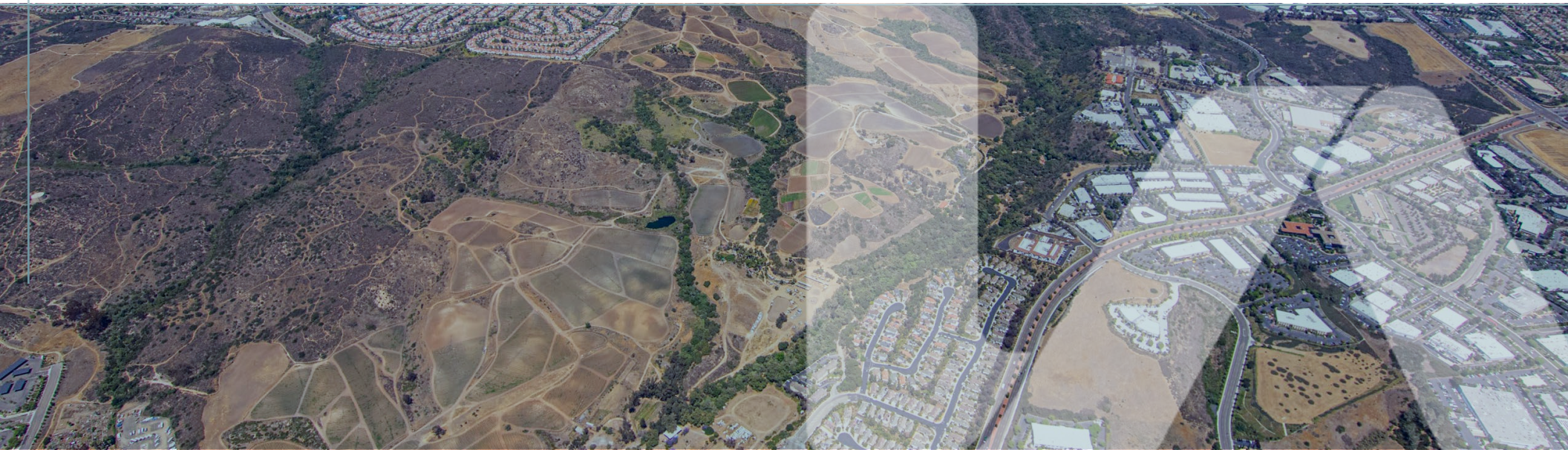
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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs 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.





for more information, please contact:

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