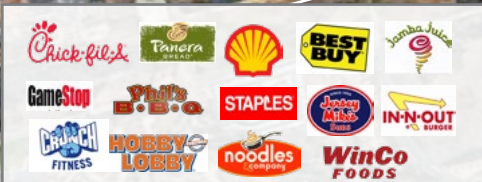


# Potential 8-lot Subdivision with Panoramic Ocean & Mountain Views

Cocos Drive | San Marcos, CA

- o Approximately 34.5 Acres
- o Additional uses include a Church Site or Horse Property
- 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
- o Surrounding New Home Resale Prices Average \$2,633,333

**TOTAL ASKING PRICE: \$999,000**



**ALEX BENTLEY**  
760.448.2492  
abentley@lee-associates.com  
CaDRE Lic#02062959

**AL APUZZO**  
760.448.2442  
aapuzzo@lee-associates.com  
CaDRE Lic#01323215

**MATT WEAVER**  
760.448.2458  
mweaver@lee-associates.com  
CaDRE Lic#01367183

## LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

2 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.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.

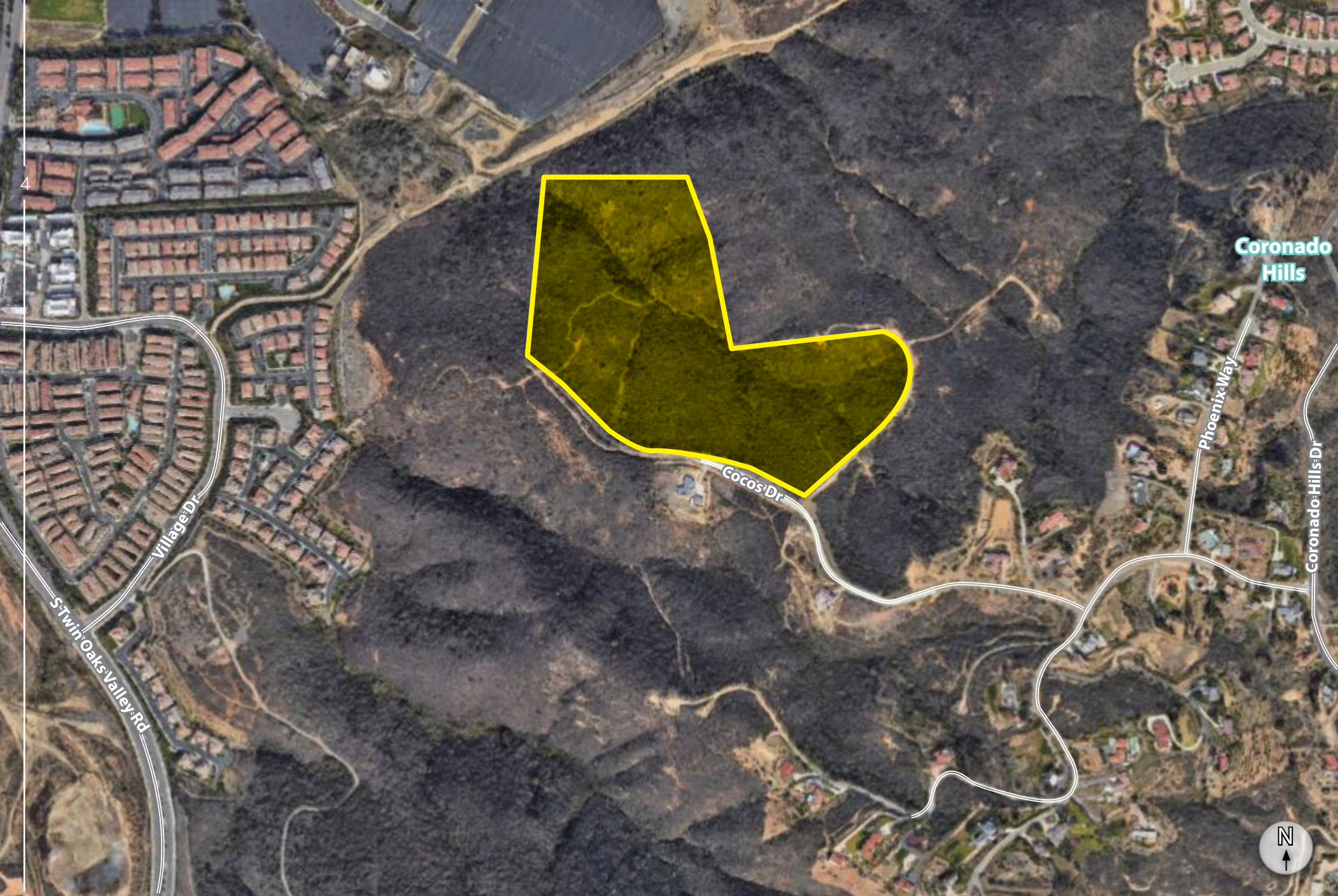


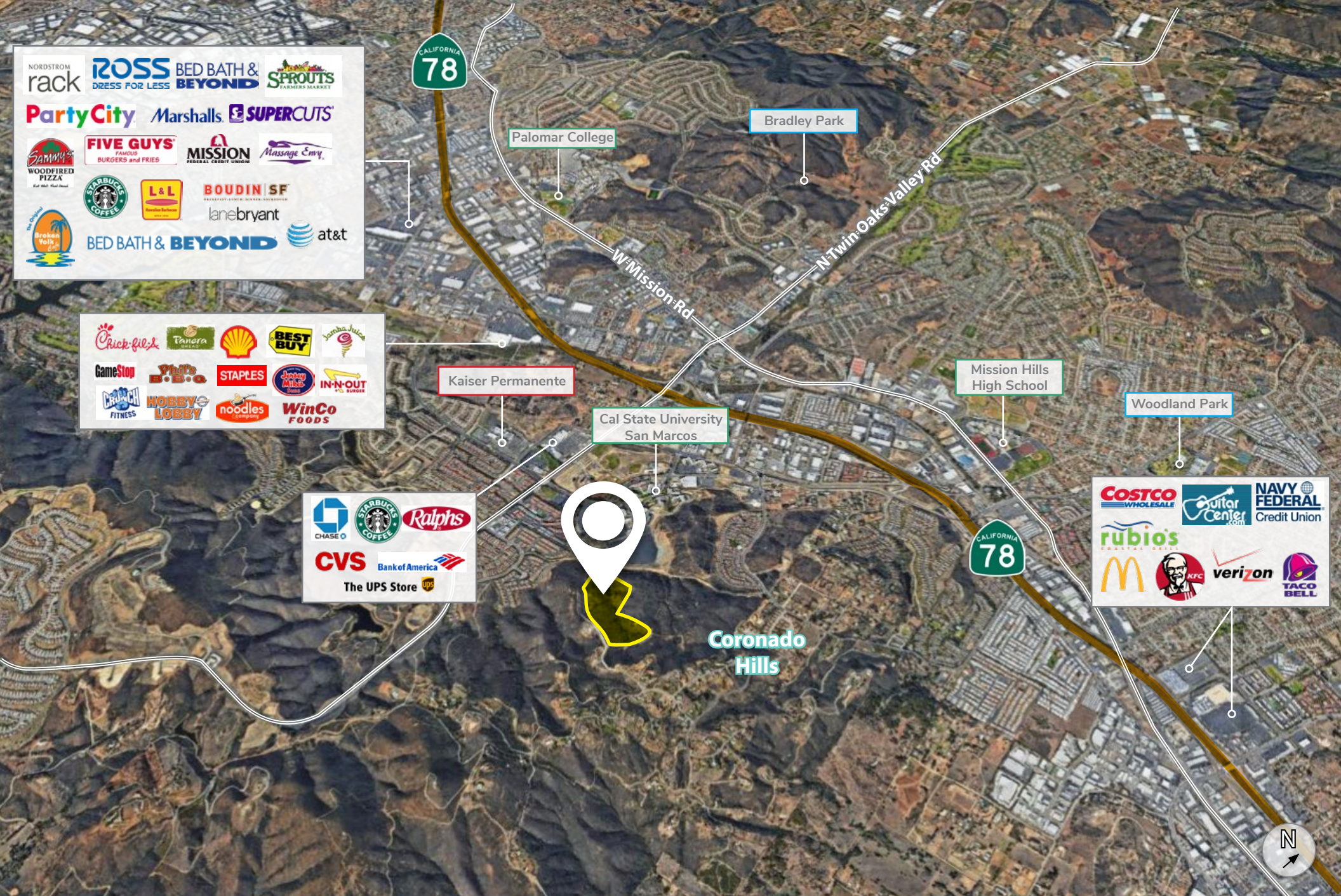
# contents

- 4** aerals
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- 11** resale home comparables
- 13** schools
- 14** demographics





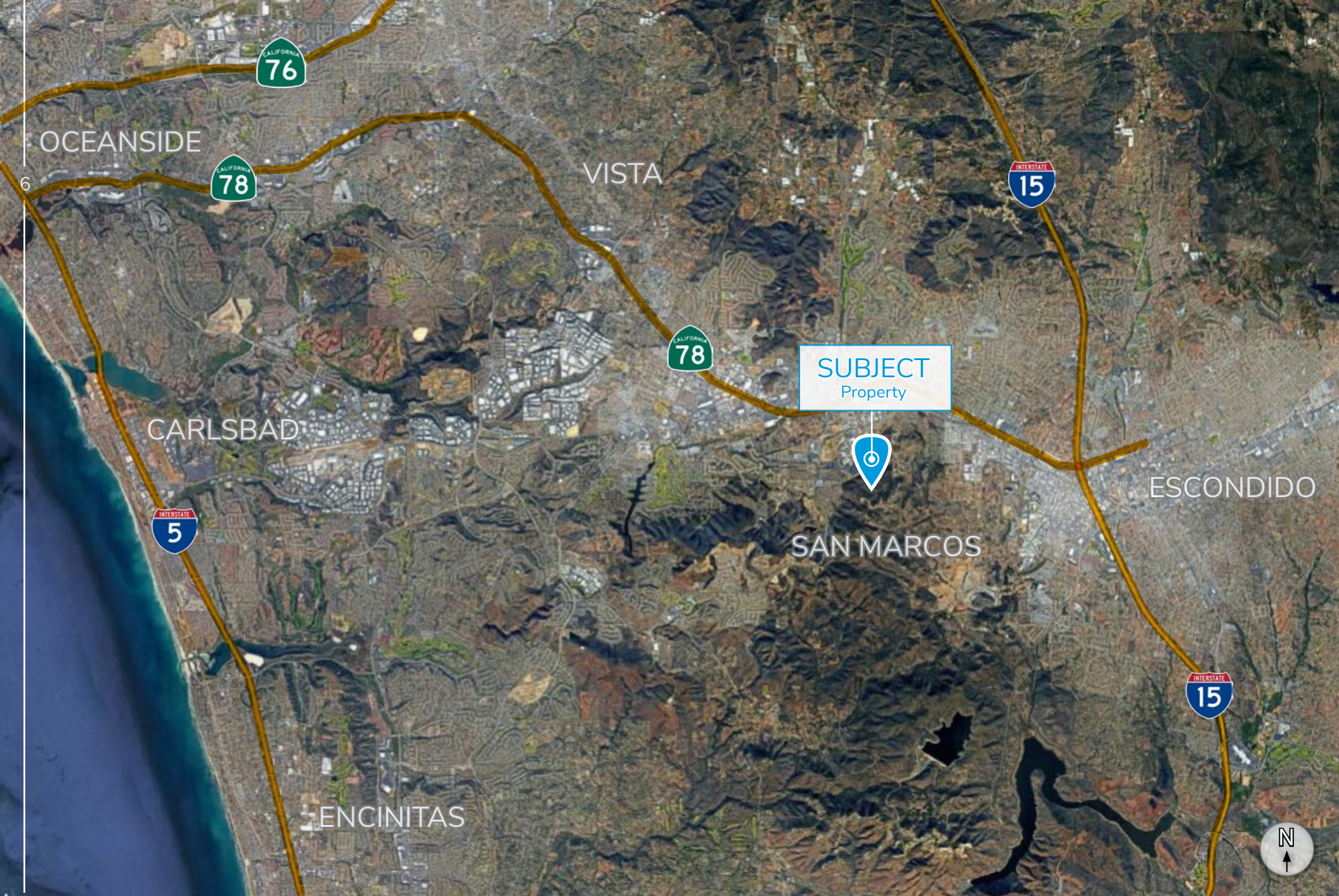


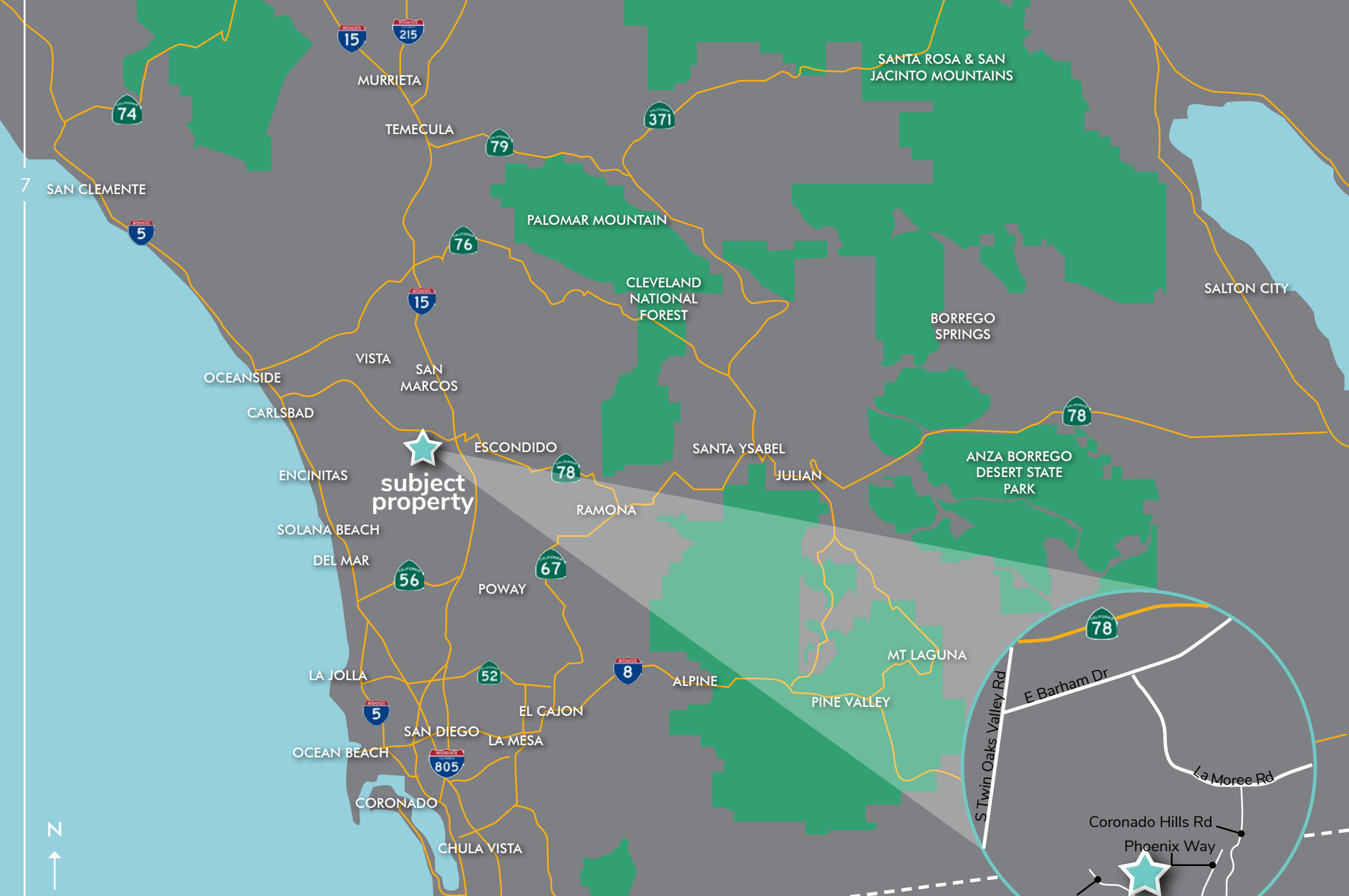
NORDSTROM rack  
**ROSS** DRESS FOR LESS  
 BED BATH & BEYOND  
 SPROUTS FARMERS MARKET  
 PartyCity  
 Marshalls  
 SUPERCUTS  
 SAMMY'S WOODFIRED PIZZA  
 FIVE GUYS BURGERS and FRIES  
 MISSION FEDERAL CREDIT UNION  
 Massage Envy  
 STARBUCKS COFFEE  
 L&L  
 BOUDIN SF  
 lanebryant  
 BED BATH & BEYOND  
 at&t

Chick-fil-ee  
 Panera BREAD  
 Shell  
 BEST BUY  
 Jamba Juice  
 GameStop  
 Yogi's B.B.Q.  
 STAPLES  
 Jersey Malt Shop  
 IN-N-OUT BURGER  
 CRASH FITNESS  
 HOBBY LOBBY  
 noodles company  
 WinCo FOODS

CHASE  
 STARBUCKS COFFEE  
 Ralphs  
 CVS  
 Bank of America  
 The UPS Store

COSTCO WHOLESALE  
 Guitar Center  
 NAVY FEDERAL Credit Union  
 rubio's RESTAURANT  
 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:

\$999,000





# resale home comparables

10

## RESIDENTIAL Summary Statistics

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
LP:\$3,199,000	\$2,099,000	\$3,739,333	\$2,672,000
SP:\$3,029,000	\$2,000,000	\$3,833,333	\$2,729,000

## RESIDENTIAL - Sold

Number of Properties: 6

Item	MLS #	Stat	Prop/ty	Address	MLS Area/Zip	Total Br	Total Bath	Climate	Lot Size	Living Area	DOM	LP	LP/Living Area	SP	SP/Living Area
1	NDP2211579	S	SFR	1064 Quartz Ct	SAM MARCOS (92079)	4	5	1/23/2023	23,959.00	4638	23	\$2,459,000	\$442.80	\$2,809,000	\$431.22
2	NDP2208395	S	SFR	1052 Quartz Court	SAM MARCOS (92079)	4	5	10/19/2022	27,807.00	4581	32	\$2,459,000	\$534.82	\$2,425,000	\$529.36
3	NDP2204162	S	SFR	932 Pearl Drive	SAM MARCOS (92079)	4	5	7/5/2022	29,118.00	5270	13	\$2,759,000	\$521.82	\$2,659,000	\$502.85
4	22091356980	S	SFR	905 Pearl Dr	SAM MARCOS (92079)	5	6	7/11/2022	24,829.00	5280	19	\$2,995,000	\$568.39	\$2,809,000	\$532.32
5	NDP2207398	S	SFR	852 Ledge Street	SAM MARCOS (92079)	4	5	9/27/2022	39,827.00	4672	38	\$3,199,000	\$684.72	\$2,909,000	\$629.72
6	NDP2200813	S	SFR	1056 Quartz Court	SAM MARCOS (92079)	4	5	3/7/2022	22,215.00	5025	8	\$2,995,000	\$596.82	\$3,825,000	\$901.99
<b>Avg</b>						<b>4</b>	<b>5</b>		<b>24842.33</b>	<b>4867</b>	<b>20</b>	<b>\$2,739,333</b>	<b>\$589.19</b>	<b>\$2,833,333</b>	<b>\$639.41</b>
<b>Min</b>						<b>4</b>	<b>5</b>		<b>20118.00</b>	<b>4581</b>	<b>8</b>	<b>\$2,099,000</b>	<b>\$442.00</b>	<b>\$2,000,000</b>	<b>\$431.22</b>
<b>Max</b>						<b>5</b>	<b>6</b>		<b>39827.00</b>	<b>5270</b>	<b>38</b>	<b>\$3,199,000</b>	<b>\$684.72</b>	<b>\$3,029,000</b>	<b>\$629.72</b>
<b>Med</b>						<b>4</b>	<b>5</b>		<b>24392.00</b>	<b>4648</b>	<b>16</b>	<b>\$2,672,000</b>	<b>\$581.11</b>	<b>\$2,729,000</b>	<b>\$580.84</b>



## 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



# 2023 demographics

## 1 mile



population  
6,326



estimated households  
2,010



average household income  
\$82,953



median household income  
\$97,751



total employees  
1,562

## 3 miles



population  
76,879



estimated households  
25,476



average household income  
\$105,790



median household income  
\$93,035



total employees  
40,758

## 5 miles



population  
216,883



estimated households  
71,708



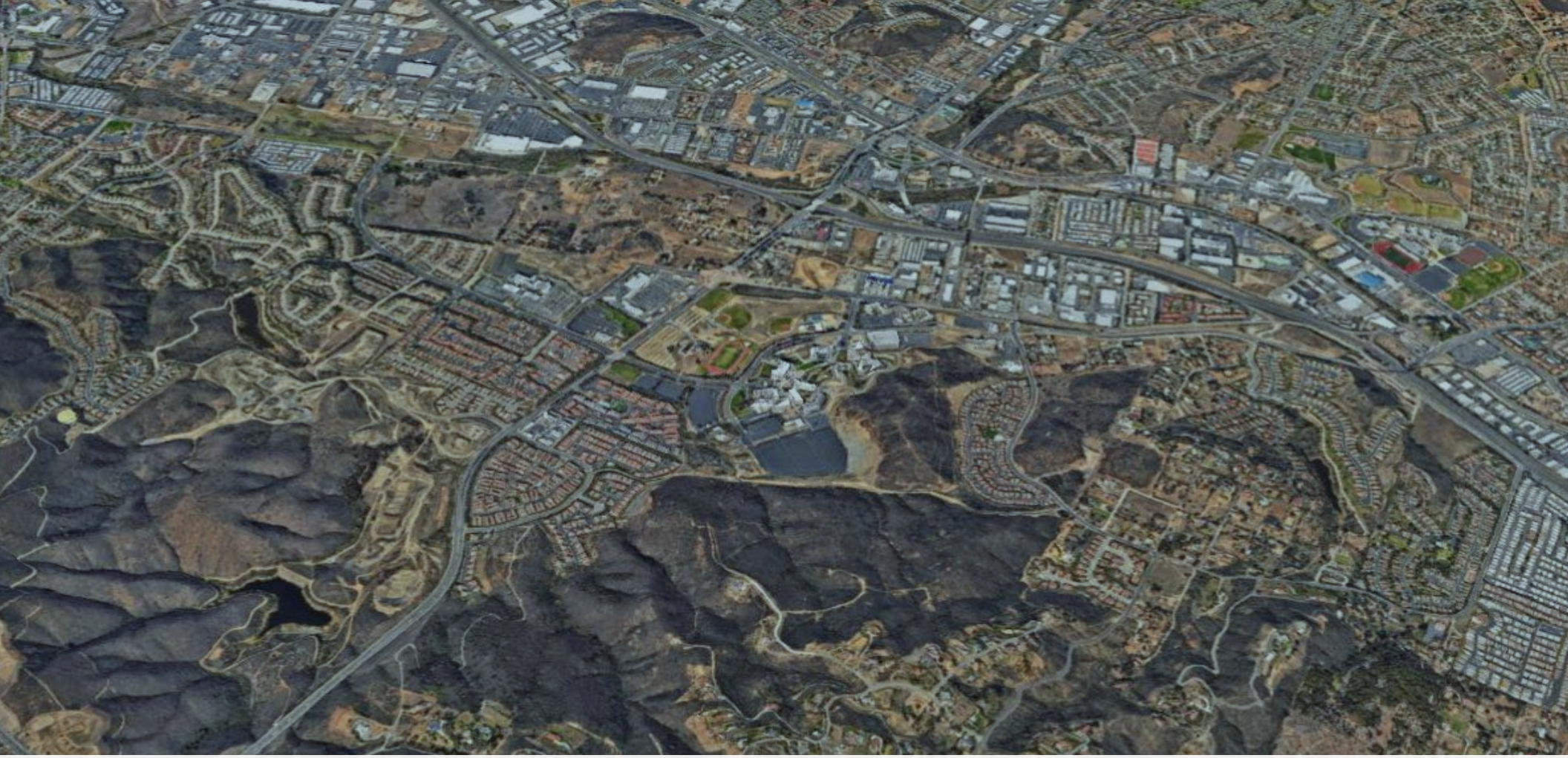
average household income  
\$108,448



median household income  
\$108,448



total employees  
106,683



for more information, please contact

**ALEX BENTLEY**

760.448.2492  
abentley@lee-associates.com  
CalDRE Lic#02062959

**AL APUZZO**

760.448.2442  
aapuzzo@lee-associates.com  
CalDRE Lic#01323215

**MATT WEAVER**

760.448.2458  
mweaver@lee-associates.com  
CalDRE Lic#01367183

