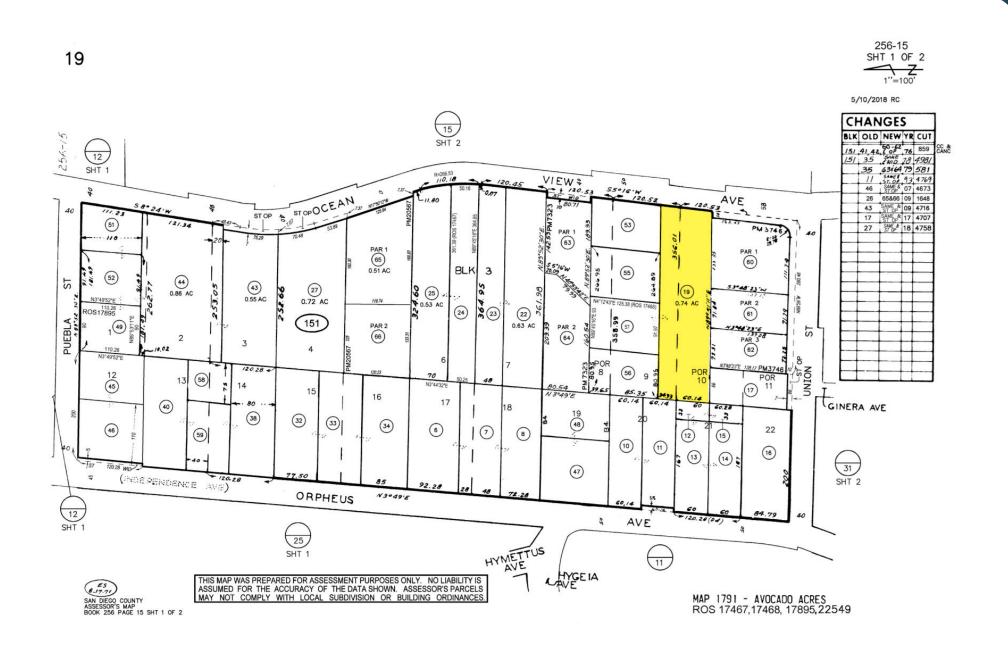
### APPROVED TENTATIVE PARCEL MAP FOR TWO COASTAL LOTS IN LEUCADIA



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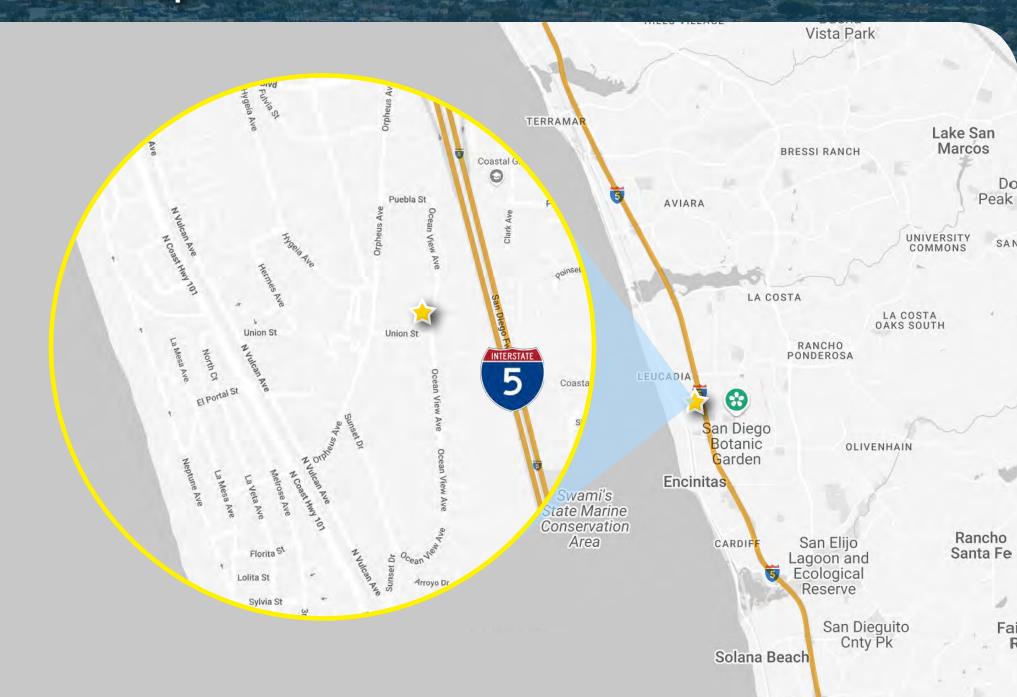








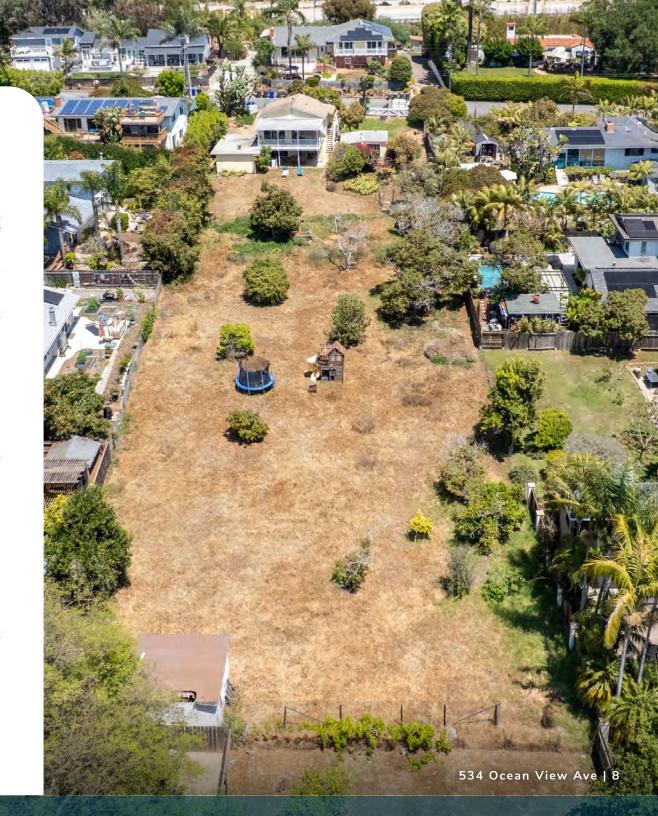
## location map



## executive summary

Situated in the heart of coastal Encinitas, 534 Ocean View Avenue enjoys a premier location just blocks from the Pacific Ocean. Nestled within one of North County San Diego's most sought-after beach communities, the property offers immediate proximity to Downtown Encinitas, Moonlight Beach, and the iconic Coast Highway 101 corridor—home to a vibrant mix of shops, restaurants, and local attractions. With excellent walkability, strong visibility, and quick access to Interstate 5 (less than a mile away), the site is perfectly positioned in a thriving, high-demand coastal market.

A recently approved Tentative Parcel Map for a 2-lot subdivision unlocks the potential to develop two single-family residential homes and two ADUs on this 0.74-acre site. The property presents an outstanding opportunity for a luxury homebuilder or investor to deliver new product in a market with limited coastal inventory and exceptional buyer demand. With close proximity to the coast and walkable access to beachside amenities, this is a rare chance to acquire a development site in one of Southern California's most dynamic and desirable coastal cities.



## property information

#### project overview

The current project was recently approved as a 2-lot Tentative Parcel Map, allowing for the development of two single-family residences, each accompanied by an additional accessory dwelling unit (ADU). The conceptual design includes luxury homes, offering an ideal blend of spacious living and flexible ancillary space in a highly desirable residential setting.

#### jurisdiction:

City of Encinitas

#### apns & acreage:

256-151-19-00: 0.74 acres

#### zoning:

R-3: Residential 3
<a href="Mailto:Click to View Zoning">Click to View Zoning</a>

#### density:

3 DU/Acre

#### minimum lot size:

14,500 SF

#### max height:

22' or 2 stories

#### max lot coverage:

35%

#### school district:

**Elementary** 

**Encinitas Union School District** 

#### Junior High School/ High School

San Dieguito Union School District

#### services:

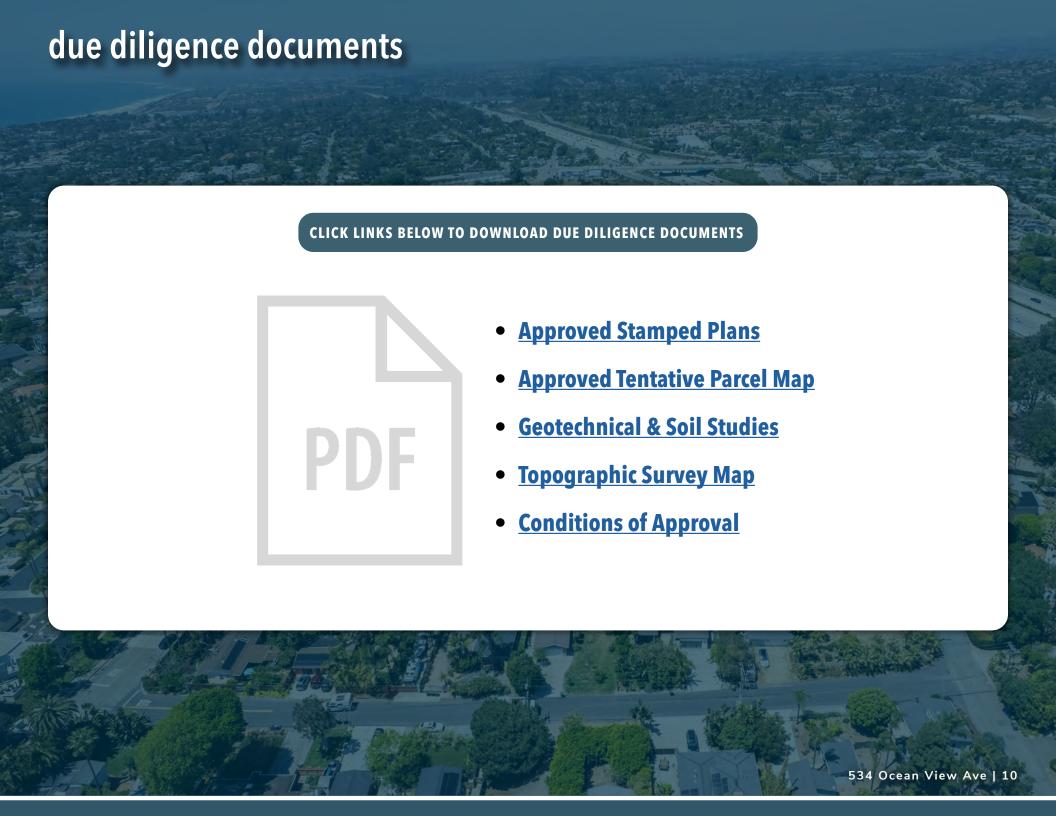
Gas/Electric San Diego Gas & Electric (SDG&E)

Water San Dieguito Water District
Sewer San Dieguito Water District
Fire Encinitas Fire Department

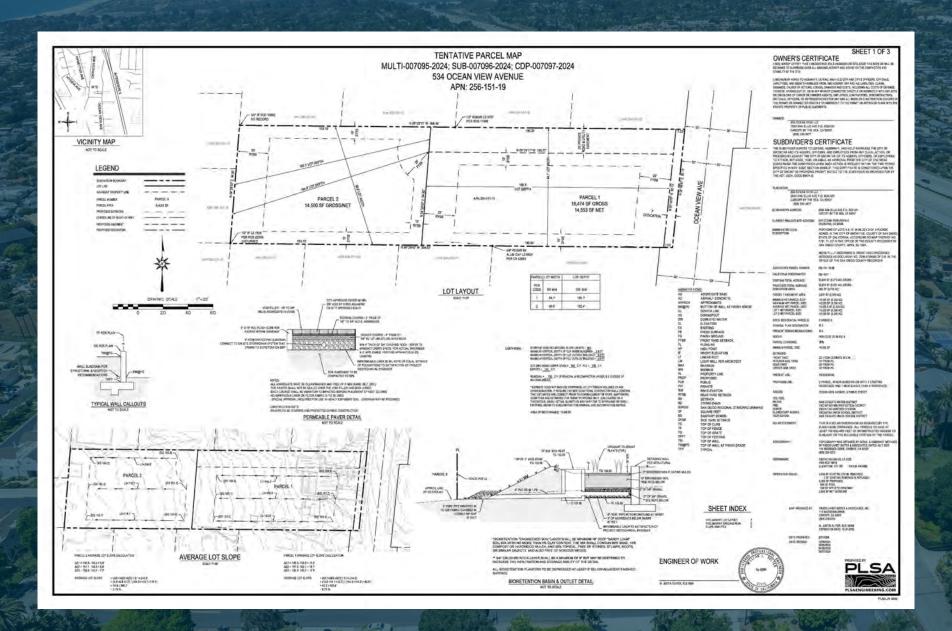
Police County of San Diego

**ASKING PRICE:** \$5,250,000

534 Ocean View Ave | 9



## tentative parcel map



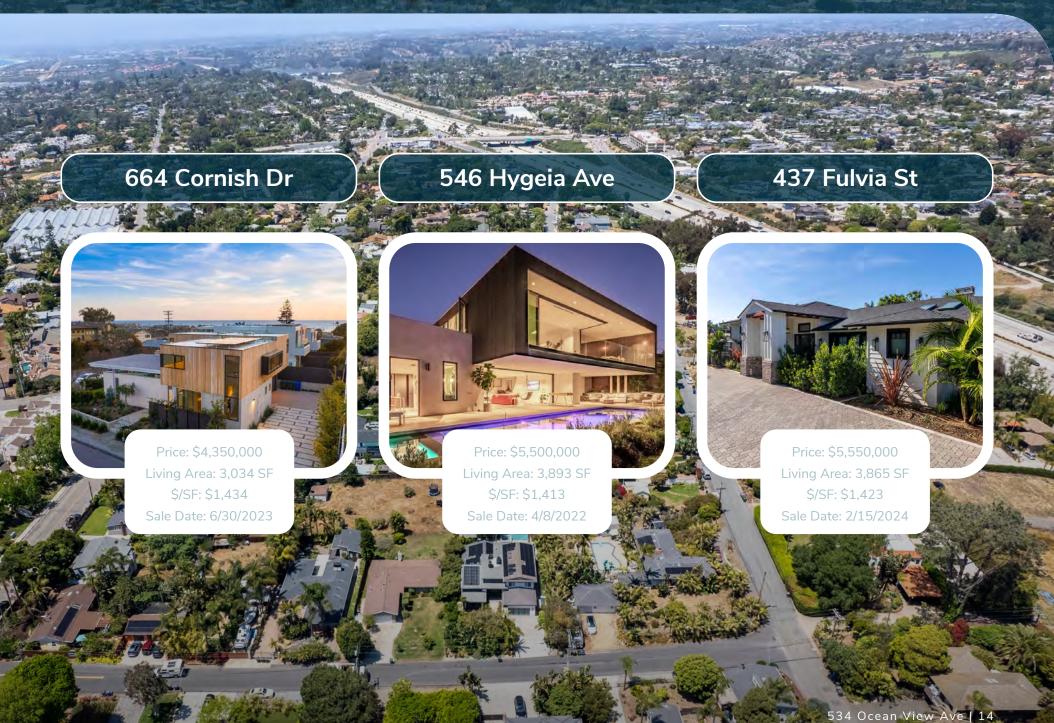
## approved plans



# approved plans



## recently sold single family residences in encinitas



## demographics

1 mile

10

5 miles



population 12,725



estimated households

5.180



average household income

\$229,535



total employees

7,644



3 miles

population

67,892



estimated households

27.330



average household income

\$228,143



total employees

29,560



population

131,897



estimated households

52.107



average household income

\$235,537



total employees

72,113

#### **ABOUT THE AREA**

## **Encinitas**

Encinitas, California, is a vibrant coastal city in northern San Diego County, renowned for its laid-back surf culture, scenic beauty, and rich history. Incorporated in 1986, it unites the communities of Old Encinitas, New Encinitas, Cardiff-by-the-Sea, Leucadia, and Olivenhain. Stretching along six miles of Pacific coastline, the city boasts pristine beaches like Moonlight Beach and Swami's Beach, making it a haven for surfers and beachgoers.

The city's historic downtown, known as "Downtown 101," is a charming district filled with boutique shops, cafes, and restaurants set against a backdrop of historic architecture.











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