

SINGLE FAMILY RESIDENCE AND VACANT LOT WITH UNINHIBITED OCEAN VIEWS

686 Via de La Valle | Solana Beach, CA 92075

- Two parcels totaling approximately 0.62 acres
- Existing home on parcel one
 - Approximately 2,155 SF
 - 3 Bedrooms / 2 Baths
- Potential to build an additional single-family residence on parcel two
- Can combine both parcels for new Estate Home Redevelopment

• ASKING PRICE: ~~\$4,995,000~~ \$4,495,000

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aerial

DEL MAR
RACETRACK



WINNERS
CIRCLE
RESORT

RED
TRACTOR'S

ACROSS FROM DEL MAR RACETRACK



Pamplemousse Grille



aerial



aerial



Valley Ave

Highland Dr

Highland Dr



aerial

CHASE	WHOLE FOODS	STARBUCKS COFFEE
usbank	Milton's	Nectarine GROVE
Armstrong Garden Centers	RICHARD WALKERS	burgerlounge
	CUCINAenoteca DelMar	

McDonald's	petco
MEXICAN FOOD	verizon
POSTAL ANNEX	Chevron
WELLS FARGO	CALIFORNIA BANK TRUST



San Diego Lagoon



Villa De La Valle

Highland Dr

Valley Ave





CARDIFF STATE BEACH

LOMA SANTA FE EXECUTIVE GOLF COURSE

LOMA SANTA FE COUNTRY CLUB

LA VALLE COASTAL CLUB



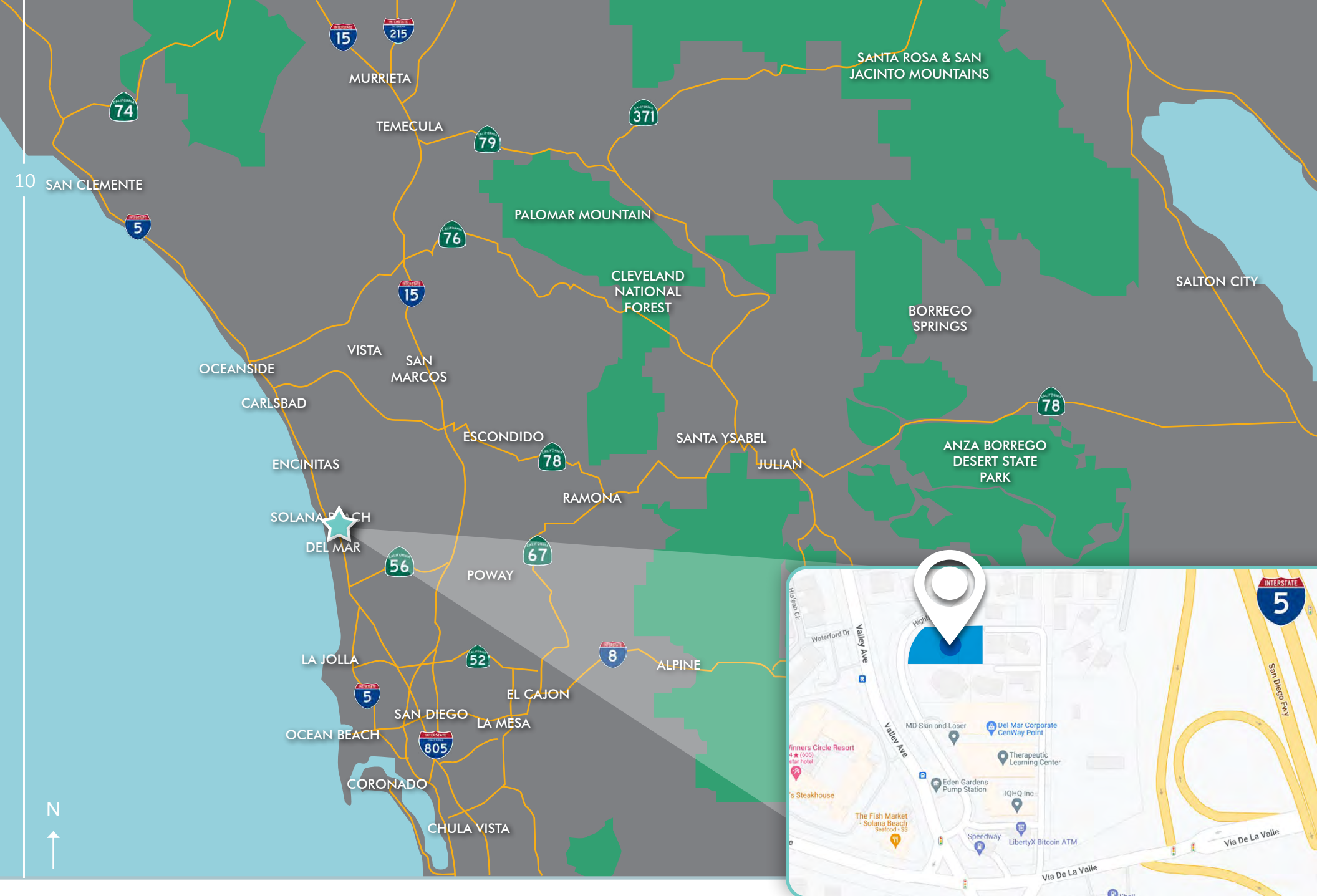
DEL MAR POLO FIELDS

FAIRBANKS RANCH COUNTRY CLUB

CUCINAenoteca DelMar

DEL MAR RACETRACK

DEL MAR FAIRGROUNDS



location map

property information

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location:

The subject property is located at 686 Via de la Valle in Solana Beach, California. It is located West of Interstate 5 and borders Highland Drive. This property is less than a mile away from the Del Mar Fairgrounds and approximately 2 miles East of the Del Mar dog beach.

property profile:

The subject property consists of two parcels totaling approximately 0.62 acres. Parcel 1 has an existing 2,155 square foot single-family residence. Parcel 2 is currently vacant land. The property is zoned Medium Residential (MR) allowing for a variety of uses residential, religious institutions, schools, parks and more. The property is in an excellent location West of Interstate 5.

jurisdiction:

City of Solana Beach

apn

298-270-16-00 - 0.41 acres

298-270-18-00 - 0.21 acres

total acreage:

0.62 acres

home size:

2,155 SF

year built:

1957

zoning:

Medium Residential (MR) ([click here to view zoning ordinance](#))

general plan:

Spaced Rural Residential ([click here to view general plan](#))

density:

5-7du/acre

permitted uses:

Single Family Residential, Multi-Family Residential, Religious Institutions, Schools, Parks, and more.

([click here to view the full list of permitted uses](#))

school district:

San Dieguito Union High School District & Solana Beach Elementary School District

services:

Water/Sewer: Santa Fe Irrigation District

Gas/Electric: SDG&E

Fire: Cal Fire – City of Solana Beach Fire Department

Police: San Diego County Sheriff's Department

asking price:

~~\$4,995,000~~ \$4,495,000*

* Vacant lot can be purchased individually





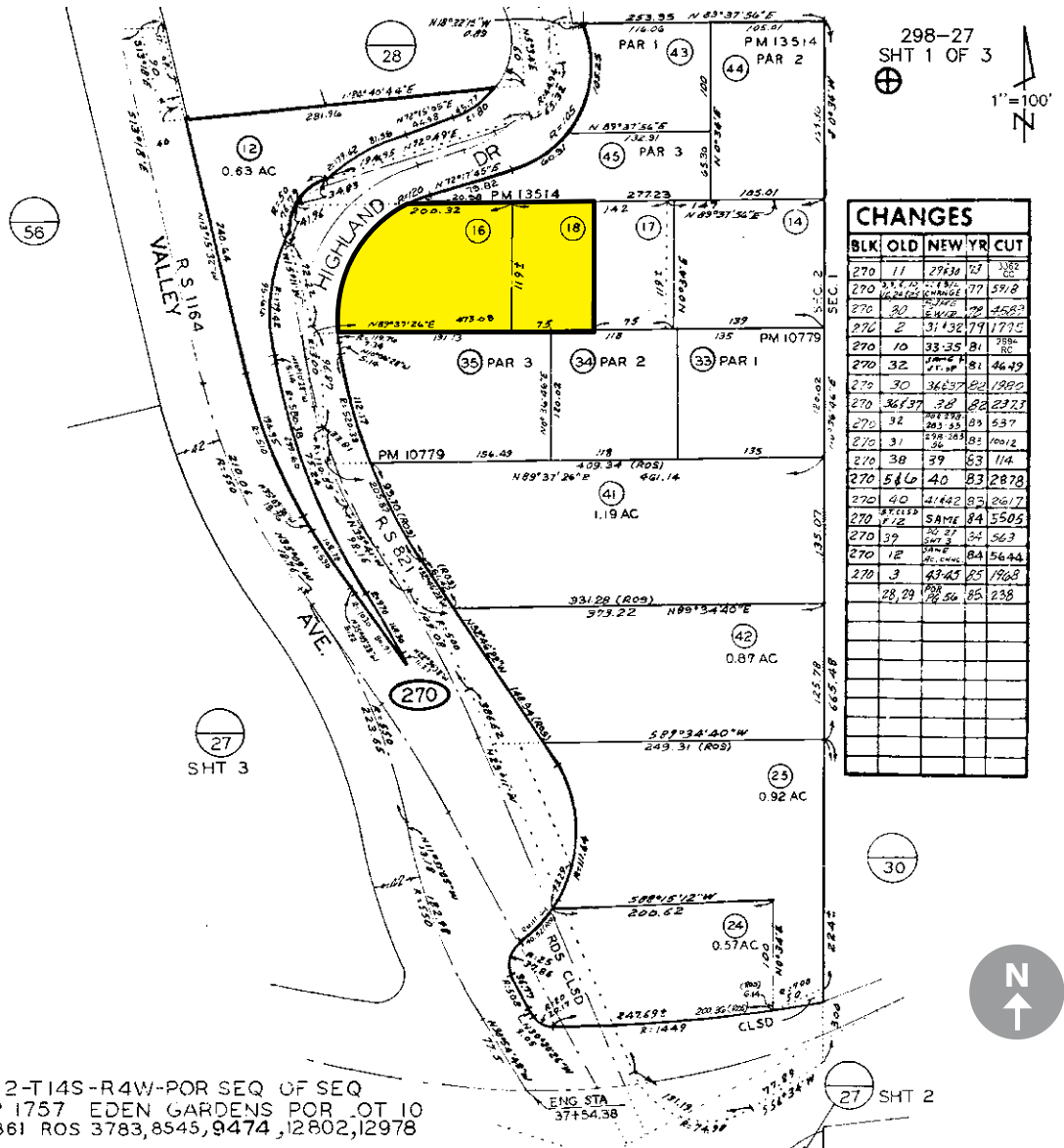
property photos

*photos of bootlegged unit

tax map

18

298-270



298-27
SHT 1 OF 3
1"=100'

CHANGES

BLK	OLD	NEW	YR	CUT
270	11	27636	73	1383
270	12	27637	77	5918
270	20	27638	79	4583
270	2	31452	79	1795
270	70	3535	81	758
270	32	4118	81	4649
270	30	36657	82	1980
270	36	3737	82	2373
270	32	40139	83	537
270	31	378	83	10012
270	38	39	83	114
270	54	40	83	2878
270	40	41442	85	2617
270	12	SAME	84	5503
270	39	SAME	84	563
270	12	SAME	84	5644
270	3	4345	85	1968
28,29	24	56	85	238

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.



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 298, PAGE 27, SHT. 1 OF 3

SEC 2-T14S-R4W-POR SEQ OF SEQ
MAP 1757 EDEN GARDENS POR OT 10
LS 361 ROS 3783, 8545, 9474, 12802, 12978

2023 demographics

1 miles



population
8,823



estimated households
3,984



average household income
\$190,957



median household income
\$131,817



total employees
10,149

3 miles



population
42,527



estimated households
18,759



average household income
\$234,401



median household income
\$169,494



total employees
30,480

5 miles



population
125,945



estimated households
50,539



average household income
\$242,058



median household income
\$178,010



total employees
71,277

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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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