

VACANT LAND

794-796 N ALDA
SAN MARCOS, CA

FOR SALE



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PROPERTY OVERVIEW

794-796 N. Alda comprises two contiguous parcels totaling approximately 2.92 acres, located on Alda Drive between Vineyard Rd and Shirley Ln in the City of San Marcos, CA. One parcel (1.87 acres) includes a leased duplex generating modest income, while the second parcel (1.05 acres) is undeveloped. The property features a hillside setting with mature trees and natural vegetation, surrounded by a mix of single-family and multifamily residential communities. Zoned R-2 and designated Low Medium Density Residential (LMDR), the site allows for 8 to 12 dwelling units per acre, supporting a range of housing types including apartments, townhomes, and condominiums.

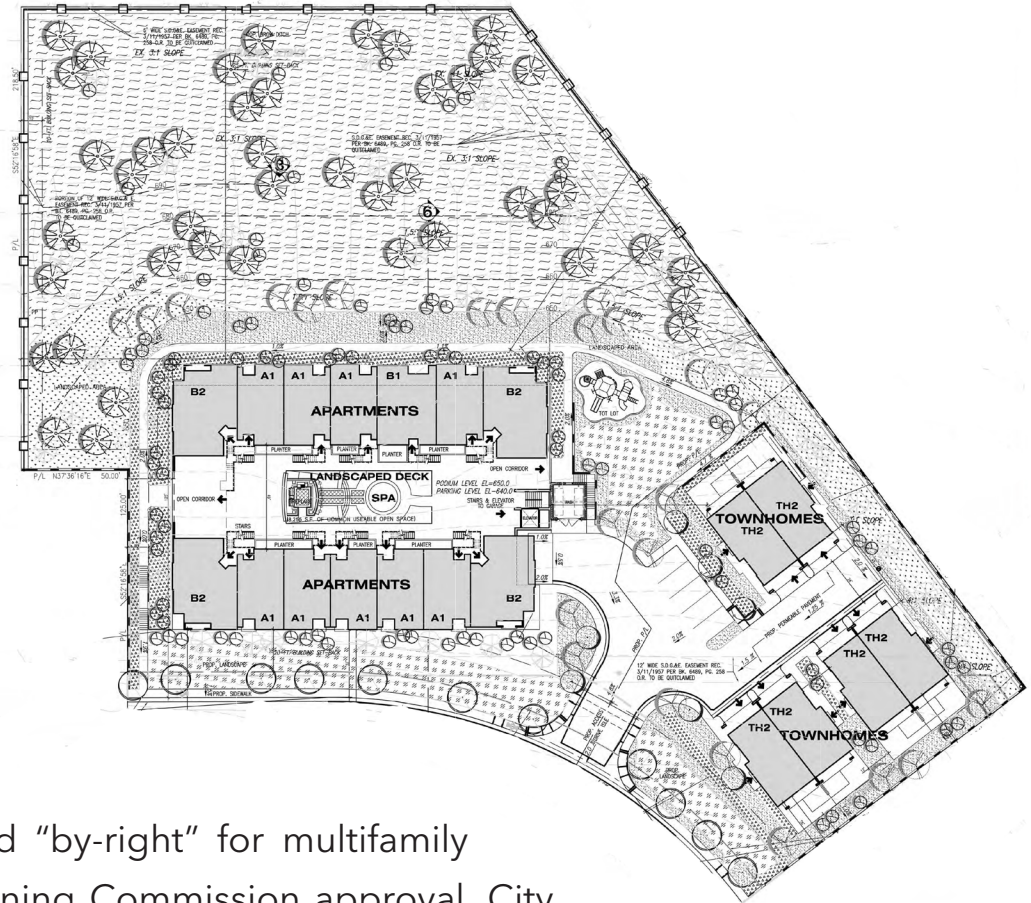
Strategically located in North San Diego County, the property benefits from proximity to major transportation corridors including State Route 78 and Interstate 15, as well as access to public transit via the Sprinter light rail. The surrounding area offers a strong mix of educational institutions, healthcare facilities, retail centers, and cultural amenities. With its pro-growth environment, expanding population, and established infrastructure, San Marcos presents a compelling opportunity for residential investment and long-term value creation.

<u>OFFERING PRICE</u>	<u>COUNTY</u>	<u>APNs</u>	<u>TOTAL SIZE</u>	<u>ZONING</u>
\$1,800,000	San Diego	218-160-05-00 & 218-160-26-00	127,630 SF (2.93 Acres)	R-2

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PROJECT OVERVIEW

The proposed development envisions a 35-unit multifamily residential community, consisting of a two-story podium-style building with 29 units above a partially subterranean parking garage, alongside six townhome units in three duplex-style buildings. Designed in a contemporary Mediterranean style, the project incorporates elegant architectural elements such as tiled roofs, wrought-iron balconies, and earth-tone stucco finishes. Amenities include a spa, barbecue and social area, clubhouse, landscaped open space, walking trails, and a children's play area, creating an attractive and functional living environment.



The project is currently progressing through the City of San Marcos entitlement process and is considered "by-right" for multifamily development at the proposed density, subject to Planning Commission approval. City staff has expressed general support, with ongoing discussions regarding offsite improvement requirements. The development team has completed key due diligence work, including preliminary design, engineering studies, and site assessments, with additional consultant engagements in progress to advance the project toward construction readiness.

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ALDA DRIVE APARTMENTS - RENDERINGS



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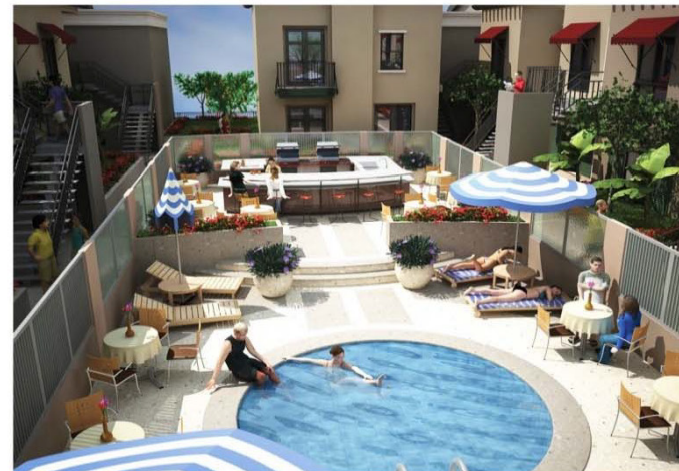
ALDA DRIVE APARTMENTS - RENDERINGS



Entrance to Alda Drive Apartments



Barbeque & Bar Center



Spa & Lounging Area

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ALDA DRIVE APARTMENTS - RENDERINGS



Entrance to Parking Garage



TownHome Units From Rear Slope



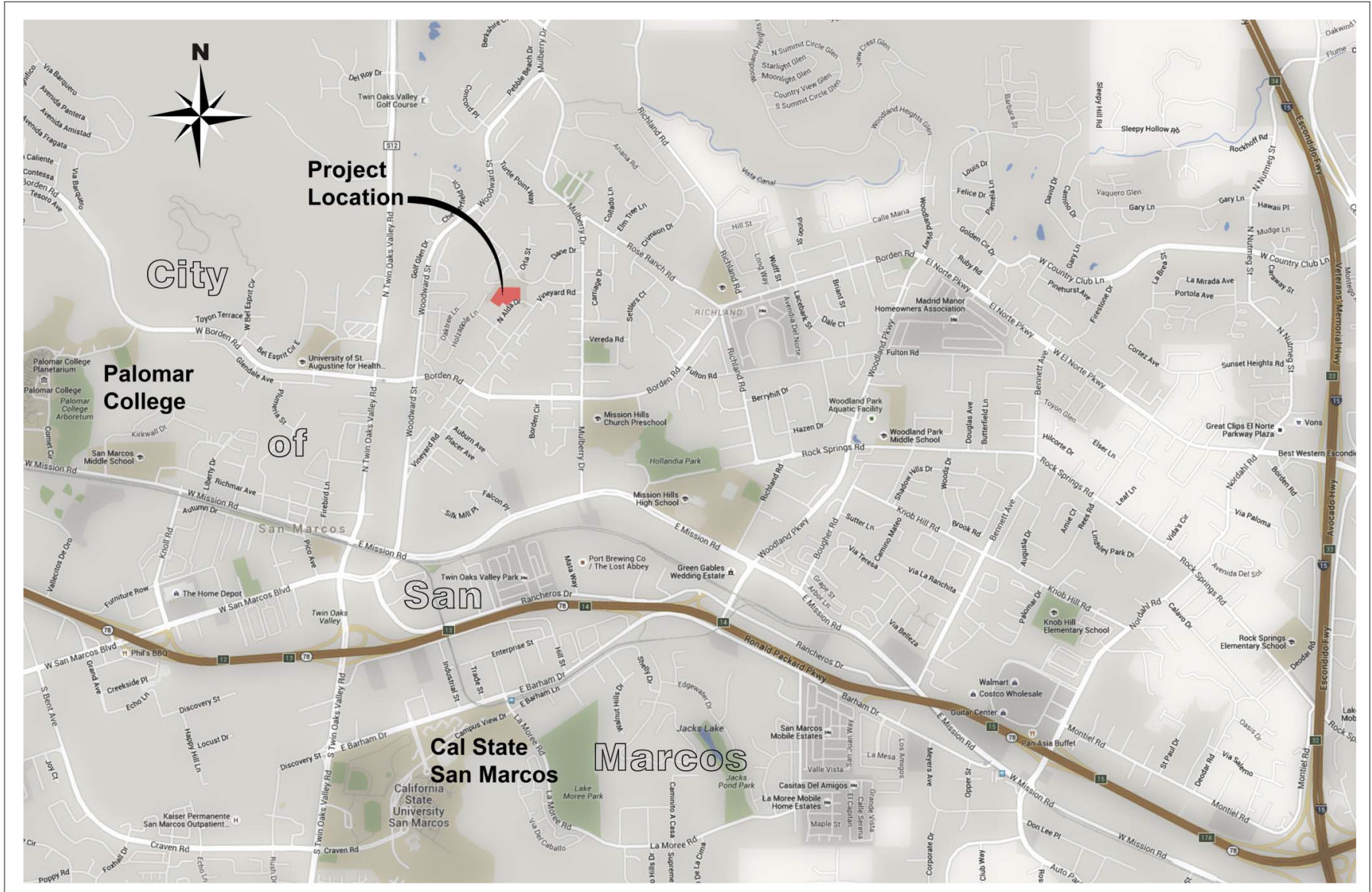
Podium Building From Street Corner



TownHome Units From Motor Court

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LOCATION



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

Lee & Associates is proud to partner with Patricia Boultee Wingo on this listing. Patricia is a highly respected California real estate professional known for her strategic insight, market knowledge, and client-first approach. With a strong track record of successful transactions across diverse property types, she brings a thoughtful blend of negotiation expertise and personalized service to every client relationship. Patricia is recognized for her ability to navigate complex deals with precision while maintaining clear, consistent communication, ensuring her clients feel confident at every step of the process. Her commitment to excellence, deep understanding of local markets, and dedication to delivering results have made her a trusted partner for buyers, sellers, and investors alike.



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