

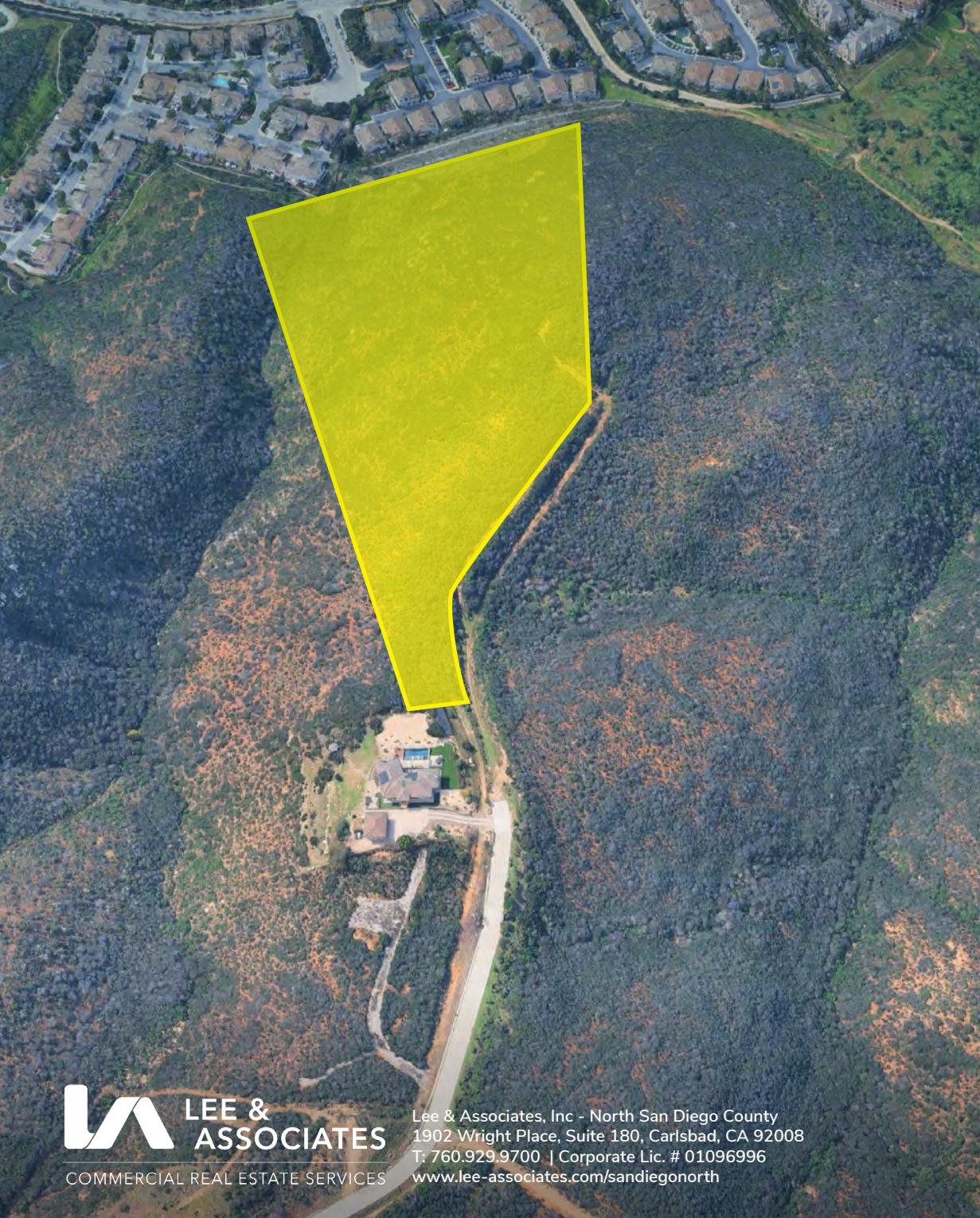
POTENTIAL 4 LOT SUB-DIVISION | 15.52 ACRES

COCOS DRIVE | SAN MARCOS, CA 92078

- 270° Panoramic Ocean & Mountain Views
- Near California State University San Marcos
- Zoned - Heart of City Specific Plan (VLD-Residential)
- Surrounding New Home Resale Prices Average \$2,044,322

ASKING PRICE: \$579,000





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KAISER PERMANENTE SAN MARCOS MEDICAL CENTER



SAN MARCOS MIDDLE SCHOOL

CALIFORNIA STATE
UNIVERSITY SAN MARCOS

DISCOVERY ST

THE BARHAM DR



SUBJECT PROPERTY

PROPERTY AVAILABLE



PALOMAR MEDICAL
CENTER ESCONDIDO



LE MOREE RD
CORONADO HILLS DR
WASHINGTONIA DR
COCOS DR

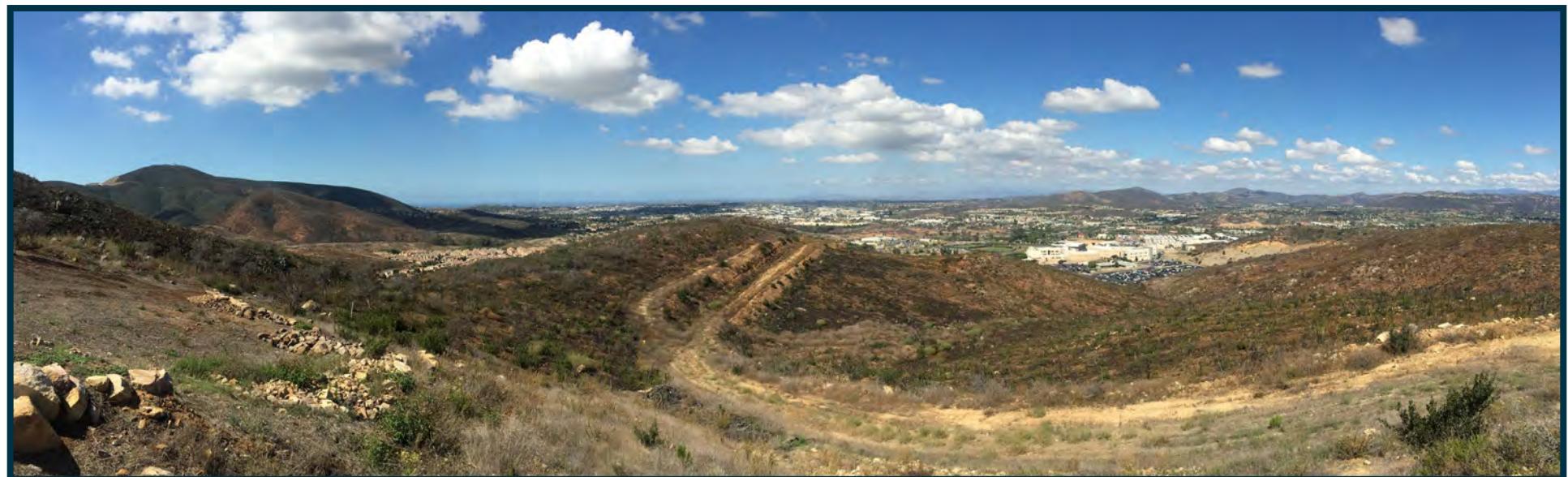
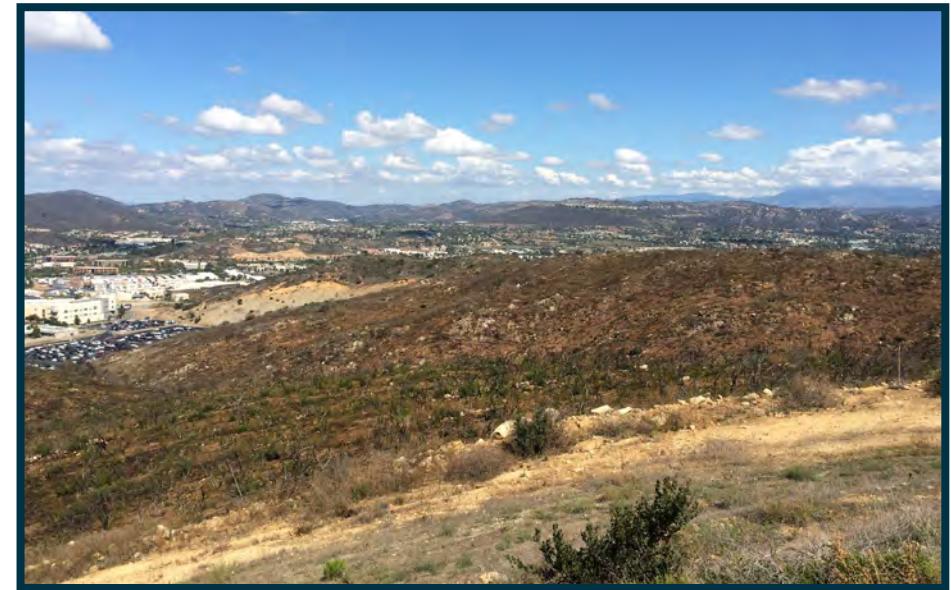
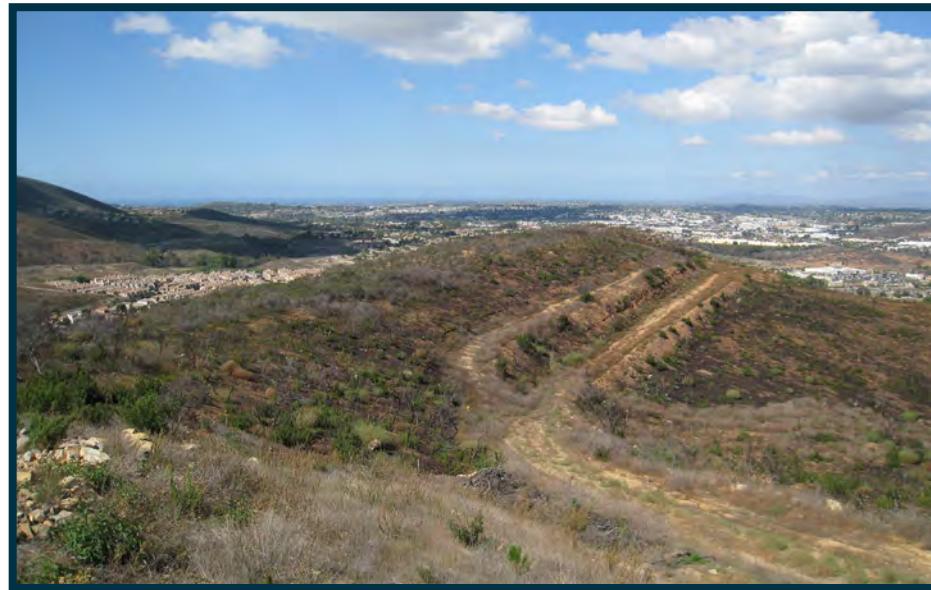
PROPERTY AVAILABLE

SUBJECT PROPERTY

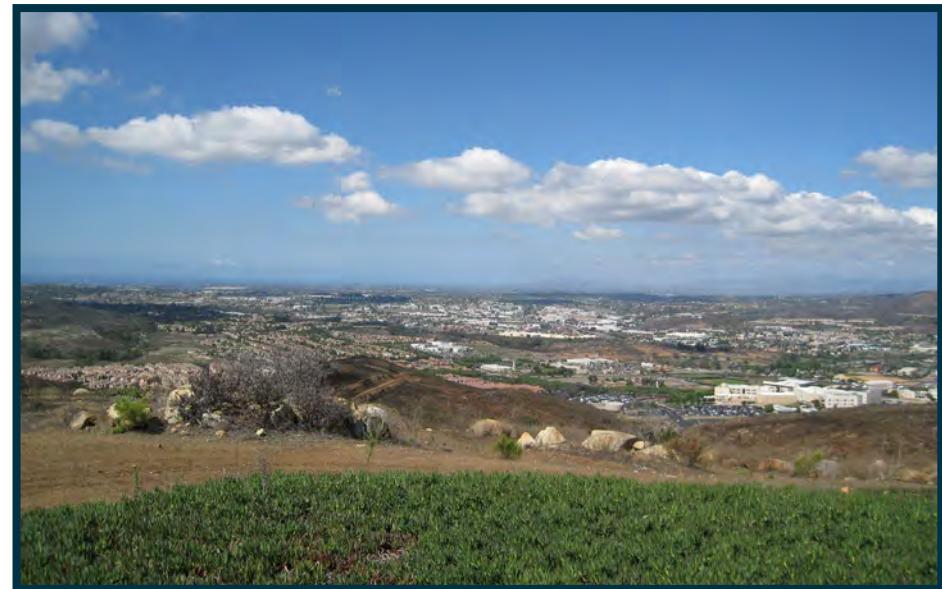
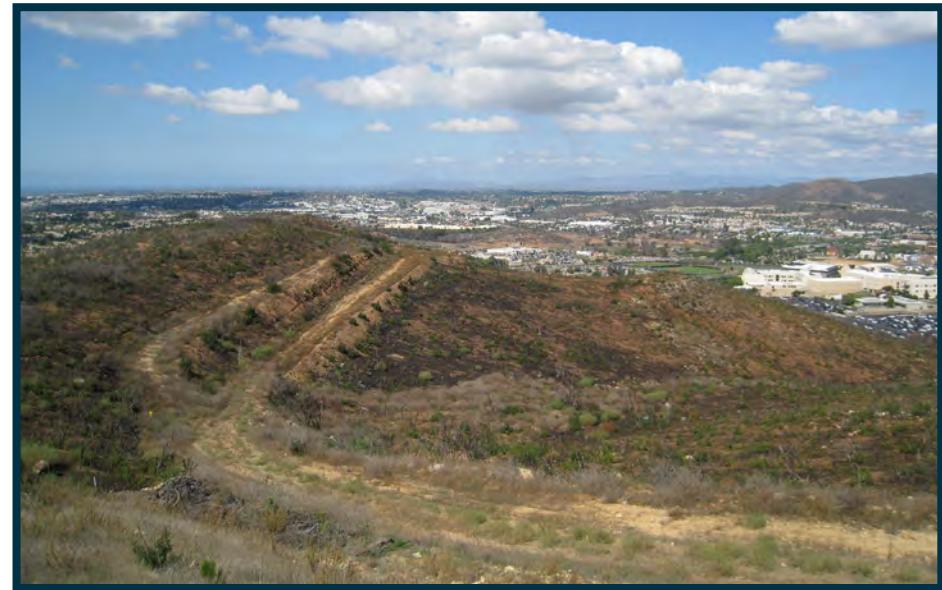




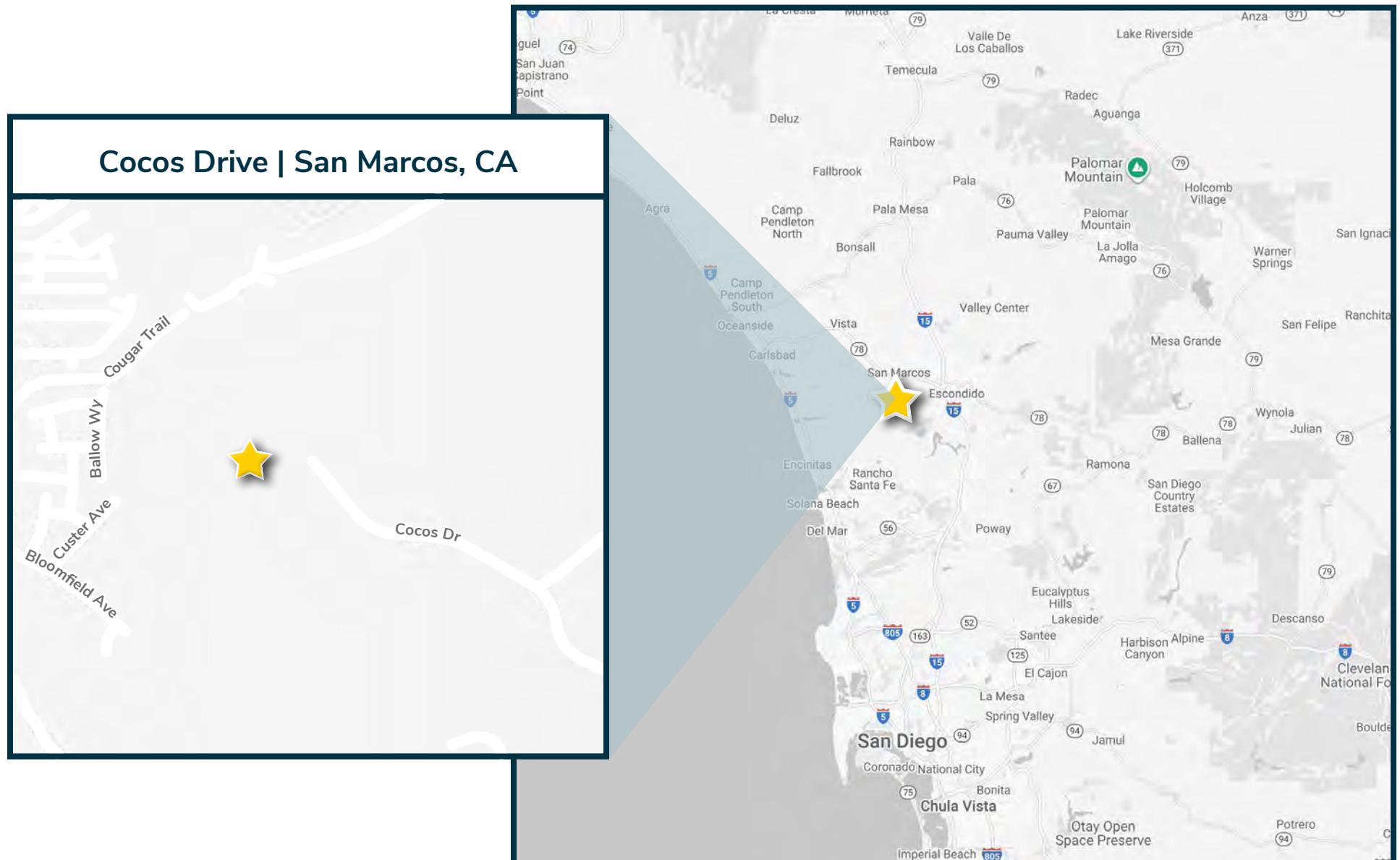
property photos



property photos



location map



property information

property location & profile:

The subject property is located at the northern end of Cocos Drive near California State University San Marcos. This property provides an opportunity for builders and developers to capture the thriving demand for upscale, view homes near the expanding University. This site offers 3600 panoramic views of the Pacific Ocean, mountains, University, and surrounding cities. 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. Adjacent to the highly desirable North City area, the subject property retains proximity to quality rated schools, local parks, pristine beaches, California State University San Marcos, and Palomar College.

jurisdiction:

City of San Marcos

apn:

222-320-02

acreage:

15.52 Acres

zoning:

Heart of the City Specific Plan - SFD (.125 - 1 DU/Acre)

[\(Click here to view Heart of the City Land Use\)](#)

general:

Barham/Discovery - Very Low Density Residential (VLDR)

[\(Click here to view Residential Zoning\)](#)

topography:

35.4% average slope with some buildable areas

[\(Click here to view Topo Map\)](#)

[\(Click here to view Slope Map\)](#)

density:

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.

impact fees:

Approximately \$78,929 per lot

school district:

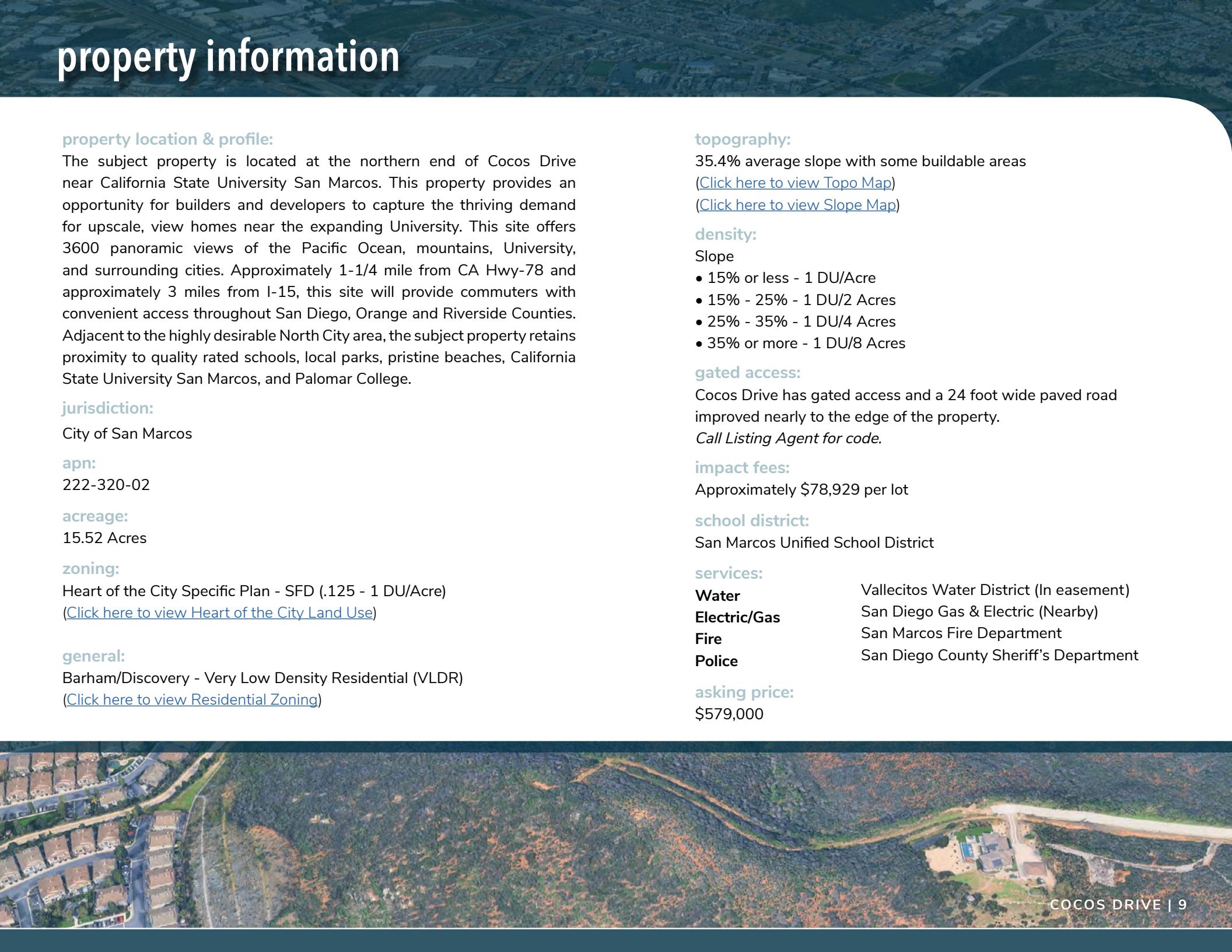
San Marcos Unified School District

services:

Water	Vallecitos Water District (In easement)
Electric/Gas	San Diego Gas & Electric (Nearby)
Fire	San Marcos Fire Department
Police	San Diego County Sheriff's Department

asking price:

\$579,000



new home comparables



Project Name:	Ridgeview
Builder Name:	KB Home
City:	San Marcos
Product Type:	Detached
Typical Lot Size:	9,000
Min Unit Size:	2,274
Max Unit Size:	2,926
Min Price:	\$1,999,496
Max Price:	\$2,292,589
Min \$/SF:	\$783.52
Max \$/SF:	\$879.29
Total Units Planned:	80
Zip Code:	92069



Project Name:	Hill District/Apex
Builder Name:	Lennar
City:	San Marcos
Product Type:	Detached
Typical Lot Size:	-
Min Unit Size:	2,417
Max Unit Size:	2,572
Min Price:	\$1,149,900
Max Price:	\$1,274,900
Min \$/SF:	\$475.46
Max \$/SF:	\$495.68
Total Units Planned:	43
Zip Code:	92078

resale comparables

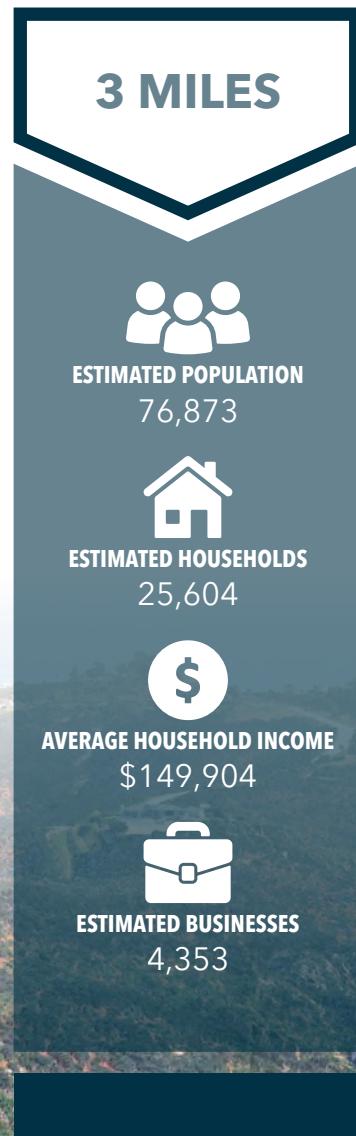
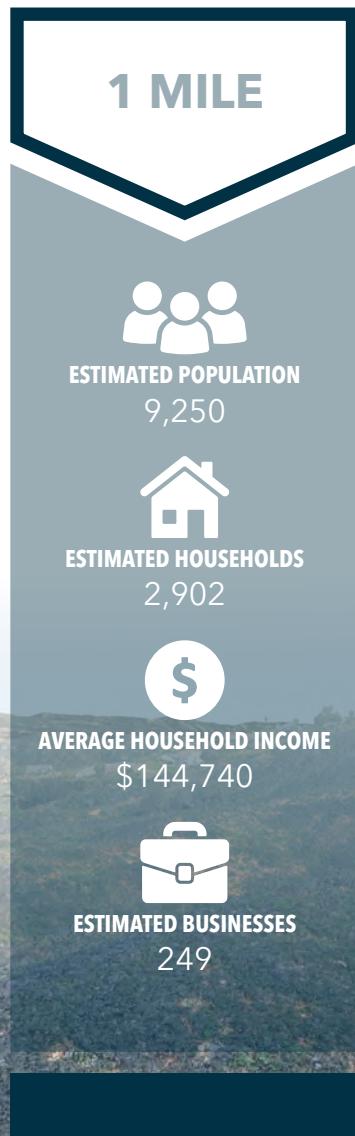
RESIDENTIAL Summary Statistics																	
High					Low					Average					Median		
LP:\$3,095,000					\$1,595,000					\$2,096,600					\$2,025,000		
SP:\$2,950,000					\$1,525,000					\$2,044,322					\$2,000,000		
RESIDENTIAL - Sold																	
Num	MLS #	Stat	PropS	Address	MLSArea	Mjr	TotalBd	TotalBath	CloseD	LotSz	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea	
1	NDP2508591	S	SFR	2872 LIVERY PLACE	ESCONDIDO	(92029)	4	4	7/25/2025	18,863.00	3183	21	\$1,679,000	\$527.49	\$1,639,000	\$514.92	
2	NDP2506673	S	SFR	2990 Eldenberry St	ESCONDIDO	(92029)	5	5	8/20/2025	26,571.00	4155	23	\$2,149,000	\$517.21	\$2,075,000	\$499.40	
3	250028303SD	S	SFR	2984 Hayloft Pl	ESCONDIDO	(92029)	5	5	9/5/2025	17,641.00	4025	36	\$2,200,000	\$546.58	\$2,200,000	\$546.58	
4	250030390SD	S	SFR	21755 Amble Dr	ESCONDIDO	(92029)	5	5	7/8/2025	38,768.00	4350	5	\$2,249,900	\$517.22	\$2,249,900	\$517.22	
5	SW25056750	S	SFR	2946 Side Saddle Lane	ESCONDIDO	(92029)	5	6	5/9/2025	10,697.00	4243	17	\$1,899,500	\$447.68	\$1,810,000	\$426.58	
6	250027299SD	S	SFR	560 Seeforever Dr	SAN MARCOS	(92078)	4	4	7/8/2025	120,225.00	2942	36	\$1,595,000	\$542.15	\$1,525,000	\$518.35	
7	NDP2502487	S	SFR	1082 Duncan Court	SAN MARCOS	(92078)	3	4	7/29/2025	10,018.00	3303	115	\$2,025,000	\$613.08	\$1,950,000	\$590.37	
8	NDP2504281	S	SFR	543 Ledge Street	SAN MARCOS	(92078)	4	5	6/12/2025	23,958.00	4965	11	\$2,995,000 - \$3,095,000	\$623.36	\$2,950,000	\$594.16	
9	ND25088250	S	SFR	708 Costa Del Sur	SAN MARCOS	(92078)	6	6	8/13/2025	10,417.00	3776	39	\$1,977,000	\$523.57	\$2,000,000	\$529.66	
Avg							4	4		3079,5.33	3882	33	\$2,096,600	\$539.82	\$2,044,322	\$526.36	
Min							3	4		1001,8.00	2942	5	\$1,595,000	\$447.68	\$1,525,000	\$426.58	
Max							6	6		1202,25.00	4965	115	\$3,095,000	\$623.36	\$2,950,000	\$594.16	
Med							5	5		1886,3.00	4025	23	\$2,025,000	\$527.49	\$2,000,000	\$518.35	

estimated development impact fees

Estimated Development Impact Fees Per Approximate 3,000 SF Single Family Residence on 1/2 Acre Lot

Item	Amount
School Fees (\$5.17/SF)	\$15,510
Water Connection Fees (Assumes 3/4" Meter)*	\$10,253
Sewer Fees - Site will be on Septic	\$0
SDCWA Water Capacity Fee	\$6,364
Drainage Fee Per Acre (Drainage Basin A-3)**	\$9,452
Transportation Facilities Fee (\$4.48/SF)	\$13,440
Park (\$7.02/SF)	\$21,060
Fire Protection (\$0.52/SF)	\$1,560
Advanced Planning (\$0.07/SF)	\$210
Habitat Conservation (\$0.17/SF)	\$510
Storm Drain (\$0.19/SF)	\$570
TOTAL PER SFD	\$78,929

demographics



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.

Beliefs

- 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.

Commitments

- We commit to providing each student with an appropriate and challenging educational experience.
- Maintaining a respectful environment that fosters learning through positive relationships among students, staff, adults and our diverse community.
- Providing quality education based on high standards, effective practice, continuous improvement and innovation.
- Hiring and retaining only the best educators and investing in their success.

Source: <https://www.smusd.org/>

1 San Marcos Elementary School

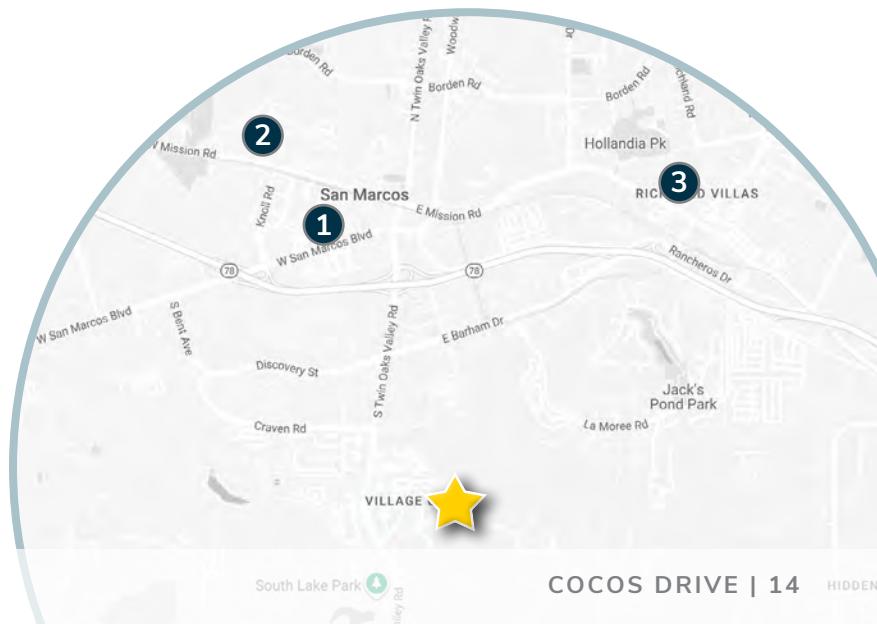
1 Tiger Way
San Marcos, CA 92069

2 San Marcos Middle School

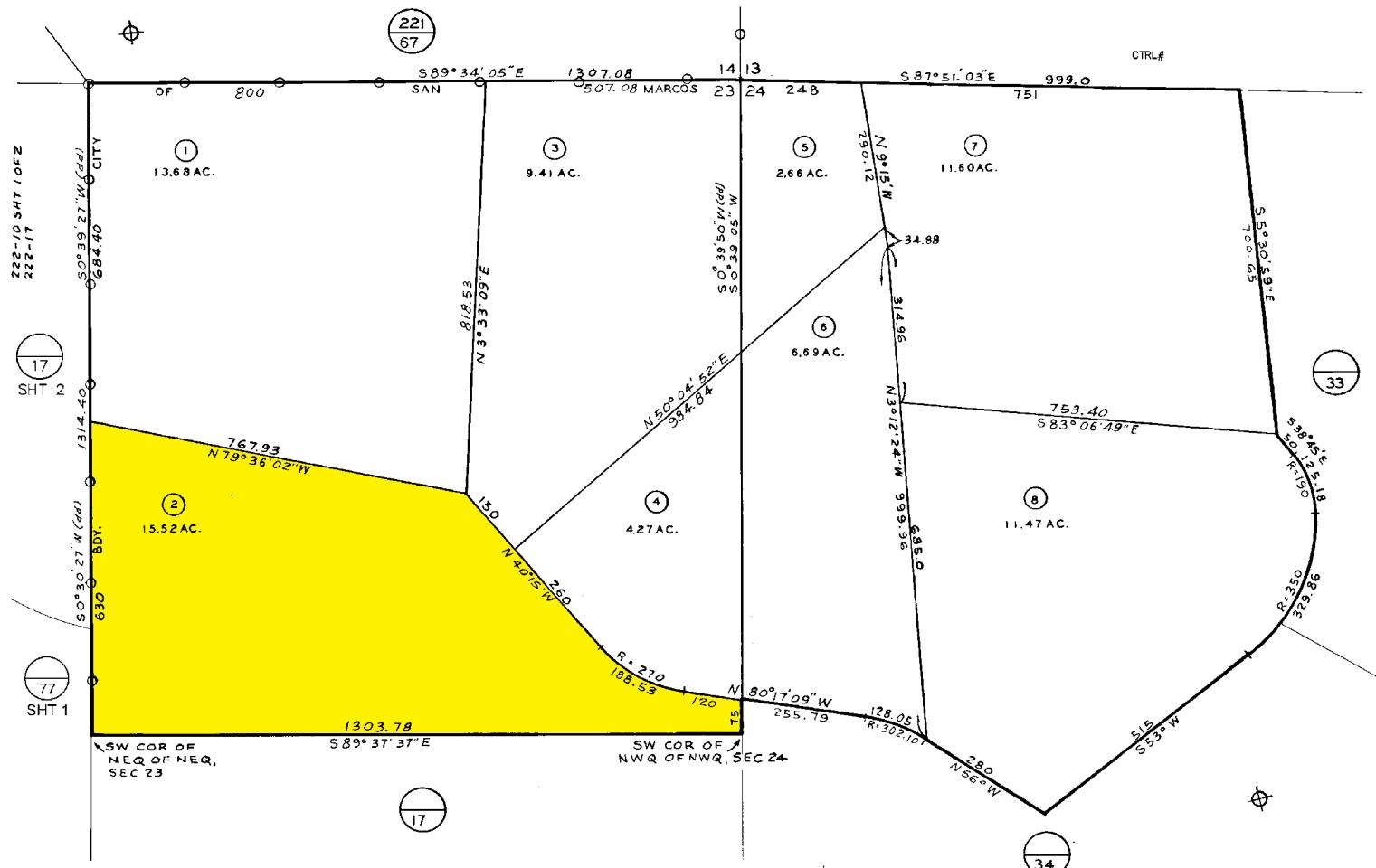
1140 W Mission Rd
San Marcos, CA 92069

3 Mission Hills High School

1 Mission Hills Ct
San Marcos, CA 92069



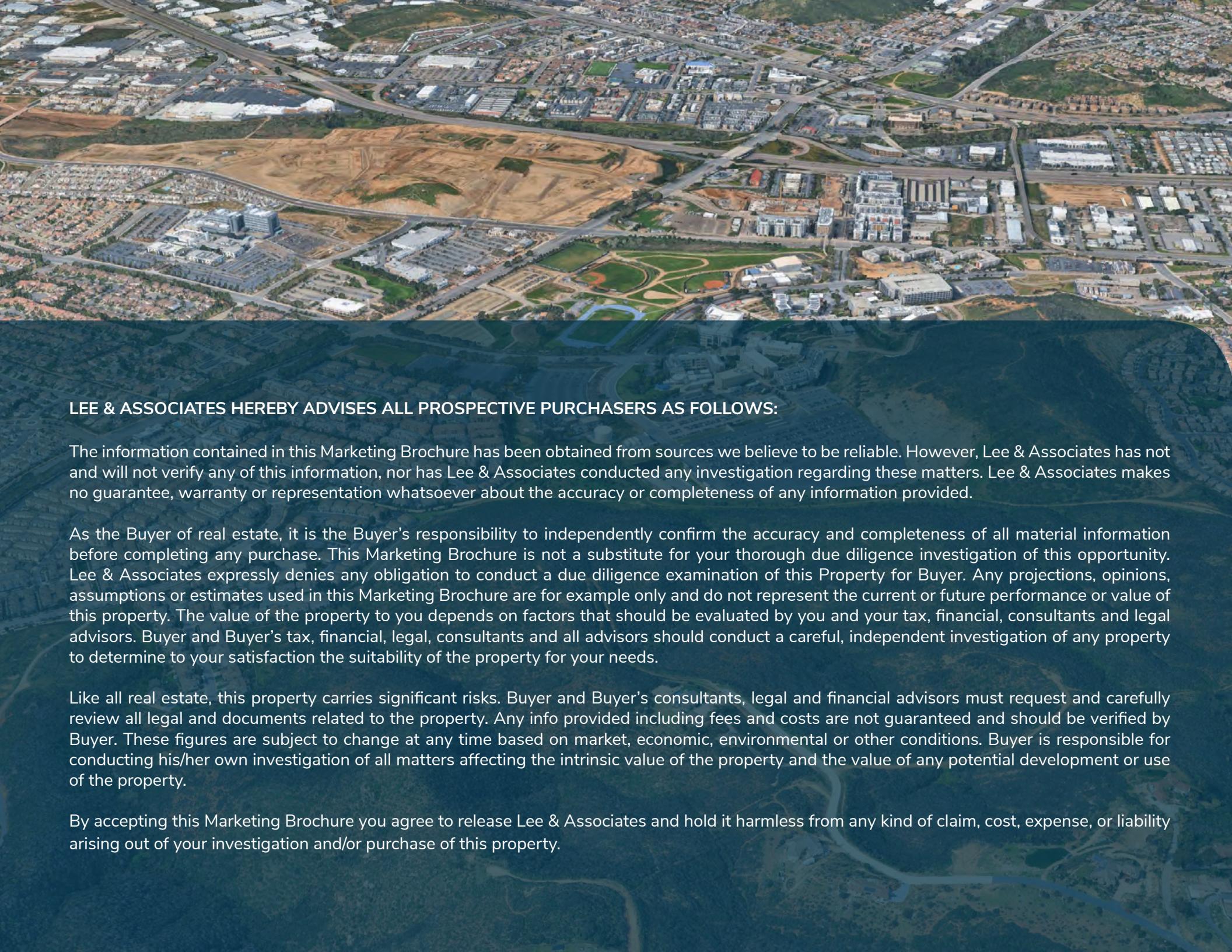
plat map



SAN DIEGO COUNTY ASSESSOR'S MAP BK 222 PG 32

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.

SEC 23 - T12S-R3W - NE 1/4 OF
SEC 24 - T12S-R3W - POR NW 1/4
LS 510



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