SHOVEL READY 54-UNIT DEVELOPMENT PROJECT

1405 S Escondido Blvd | Escondido, CA 92025

- o Approved Site Development, Grading & Improvement, Landscape and Building Permits
- Unit mix consists of 17 one-bedroom and 37 two-bedroom units
- o Average unit size is 915 square feet
- Located on the northwest corner of South Escondido Blvd and West 15th Ave
- o 78 gated surface parking spaces, 1.4 parking ratio
- o Clubhouse, fitness center, outdoor BBQ & pet area amenities
- o Highly efficient design has resulted in low construction and operating costs
- Walkable to neighborhood shops, restaurants and grocery stores
- o Site is cleared and is "construction ready".

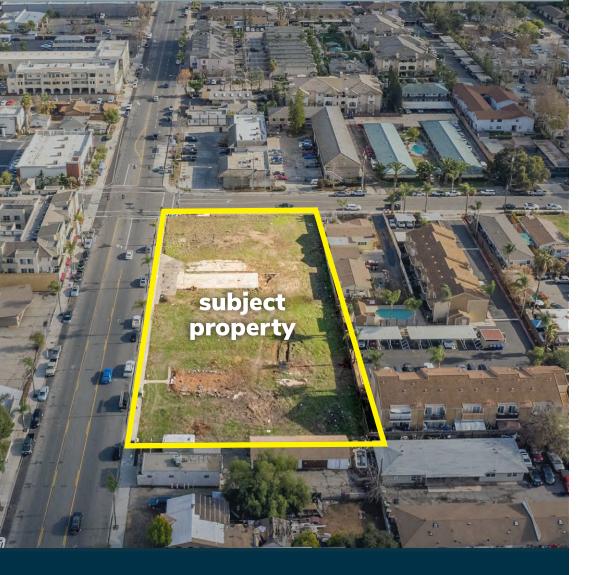
ASKING PRICE: \$3,975,000

subject property









For More Information, Contact:

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

MATT WEAVER

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

BRIANNA LEHMAN

760.448.2443 blehman@lee-associates.com CalDRE Lic #02191647



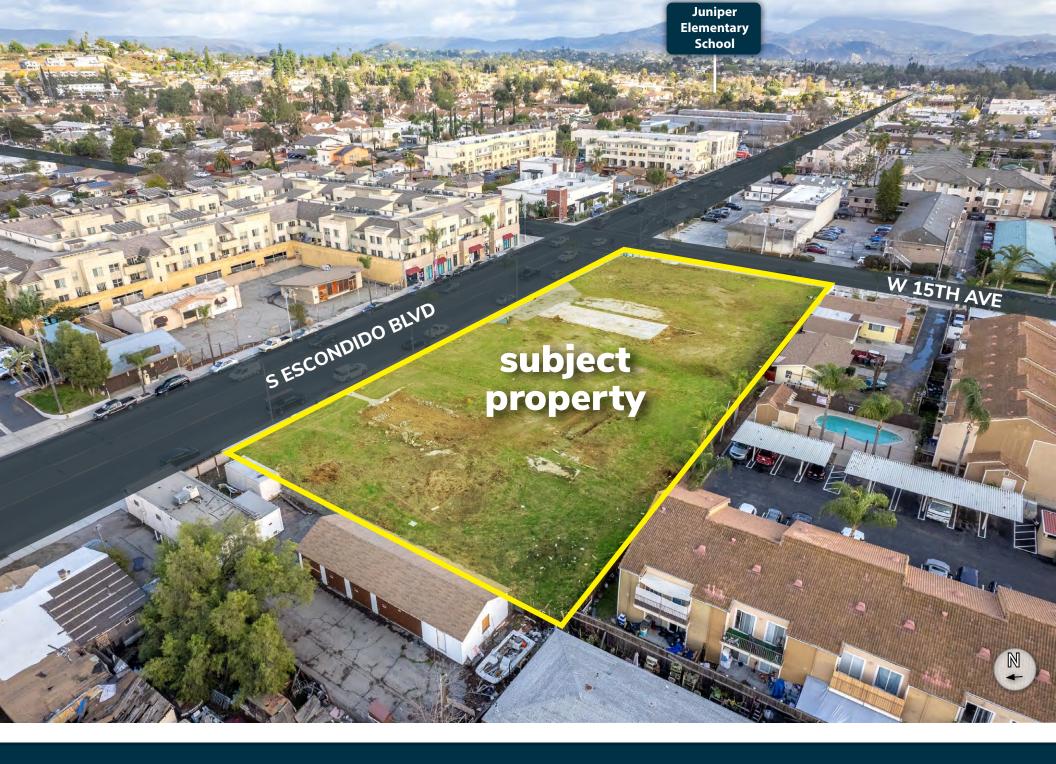
Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 T: 760.929.9700 | Corporate Lic: 01096996 www.lee-associates.com/sandiegonorth

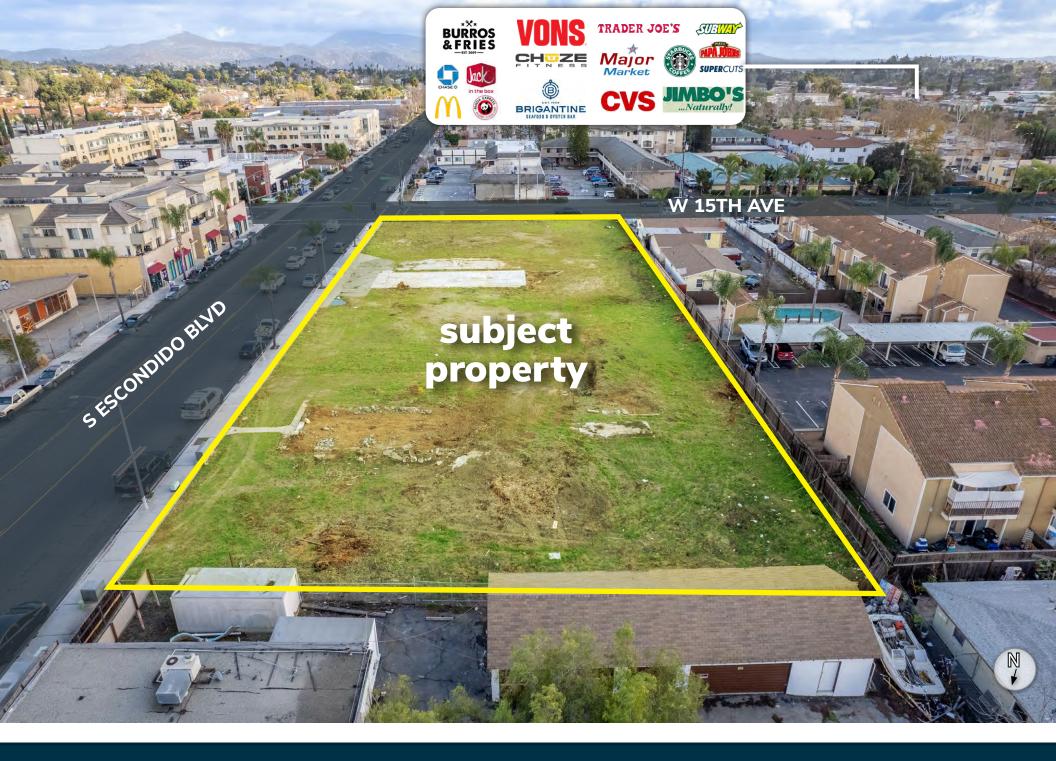
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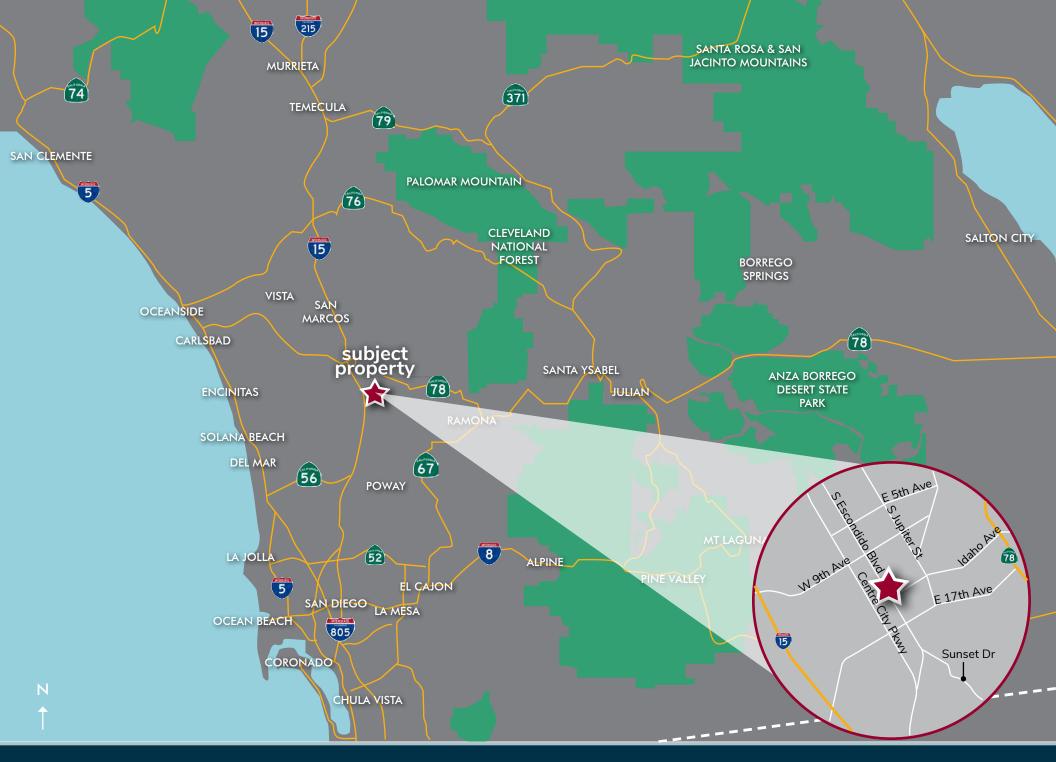
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PROPERTY INFORMATION

location:

The subject property is located at 1405 S. Escondido Blvd in Escondido. California.

property description:

The subject property is approximately 1.19 acres within the South Escondido Blvd. Neighborhood Plan. The site is cleared and construction ready.

The property is very accessible with two points of entryone on South Escondido Blvd and the other on West 15th Ave. This site currently has approved plans for a 54-unit development project in Escondido, CA. The unit mix consists of seventeen (17) one-bedroom units and thirty-seven (37) two-bedroom units. Within an urban environment, this property is a well-located multifamily mixed use development with a future land bank opportunity or a commercial investment property.

jurisdiction:

City of Escondido

apns:

236-172-14-00 236-172-15-00

acreage:

Approximately 1.19 Acres

zoning:

Specific Plan- South Escondido Blvd. Neighborhood Plan

overlay:

Mixed-Use

project description:

54 approved units including 20-1bed/1ba and 34-2bed/2ba in a four-story garden style building with approximately 1,979 square feet of amenity space

potential use:

Multi-family residential or mixed use

approvals:

Escondido Project Approval Aug 24, 2022: PL21-0304 Major Plot Plan For 54-Unit Density Bonus Project

traffic counts:

26,484 ADT - S. Escondido Blvd

school district:

Escondido Union School District Escondido Union High School District (Juniper Elementary School, Bear Valley Middle School & San Pasqual High School)

services:

Gas/Electric SDG&E

Water/Sewer City of Escondido
Fire Escondido Fire Dept.
Police Escondido Police Dept.

PRICE:

\$3,975,000

DUE DILIGENCE LINKS



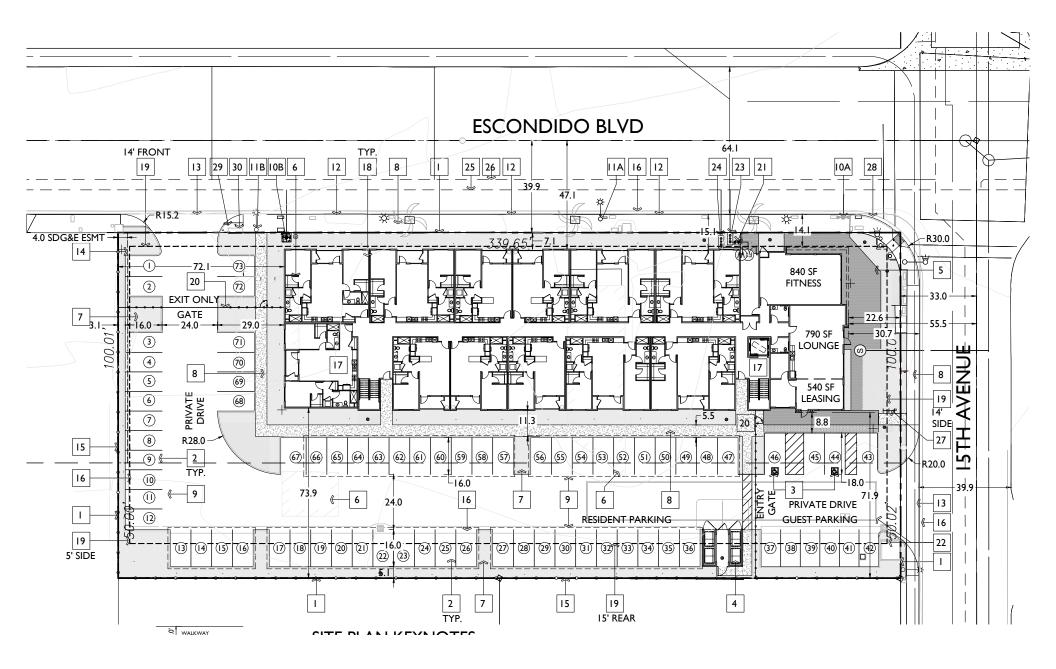
DEVELOPMENT IMPACT FEES

Estimated Development Impact Fees Per Approximate 915 SF Unit

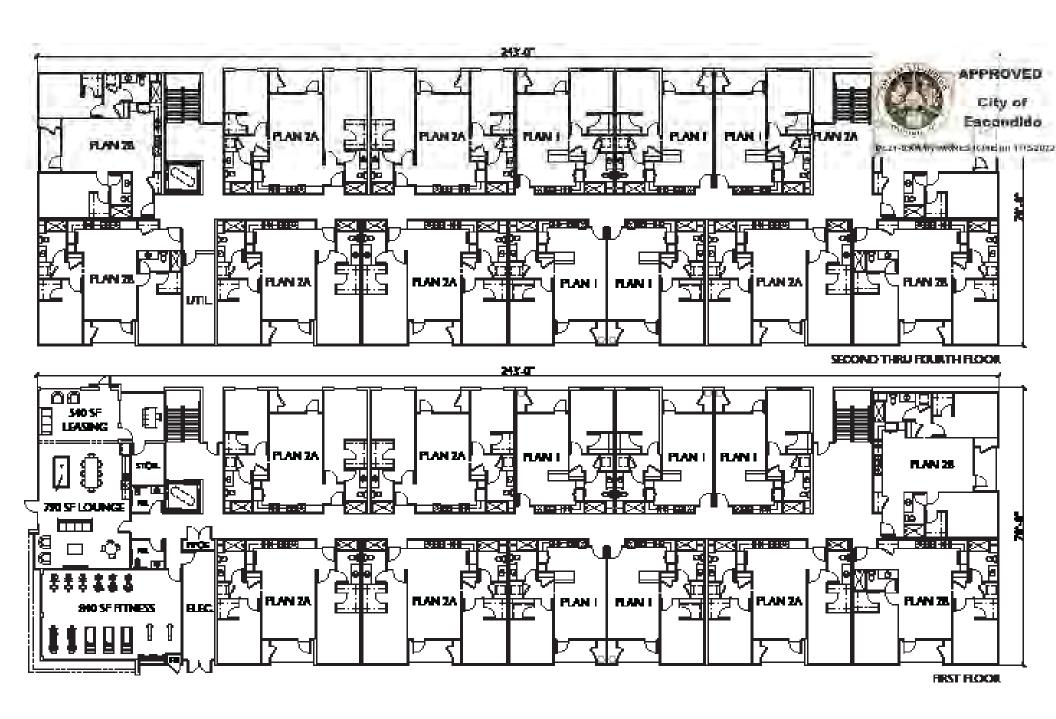
ltem	Amount
School Fee (\$4.46/SF)	\$4,081
Park Fee	\$6,663
Drainage Facilities Fee	\$469
RTCIP Traffic Fee	\$2,742
Traffic Fee Local	\$2,095
Water Connection	\$4,690
Wastewater Connection	\$5,625
SDCWA Capacity Fee- System	\$6,364
SDCWA Capacity Fee- Water Treatment	\$178
Public Facility Fee	\$4,970
APPROXIMATE TOTAL PER SFD	\$37,877

^{*}Assumes 3/4 inch meter.

SITE PLAN



BUILDING PLAN



ELEVATIONS

COLOR APPLICATION REFER TO COLORBOARD

- SI) STUCCO I PURE WHITE SW 7005
- \$2 STUCCO 2 ARGOS SW 7065
- STUCCO 3 GRIZZLE GRAY SW 7068
- (\$4) STUCCO 4 WARM STONE SW 7032
- SS) STUCCO 5 TOASTY SW 6095





PL21-0304 by AFINESTONE on 11/3/2022

MATERIAL SCHEDULE

- I ROOF BUILT UP PARAPET
- 2 ROOF CONCRETE TILE
- 3 FASCIA 2X RESAWN WOOD
- 4 WALL STUCCO
- 5 VINYL WINDOW
- 6 TRIM 2X STUCCO OVER
- METAL RAILING



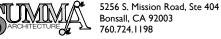
ESCONDIDO, CA

1401 S ESCONDIDO

SCALE:

BUILDING ELEVATIONS













ESCENDIDO BLVD - MONTH COMMEN

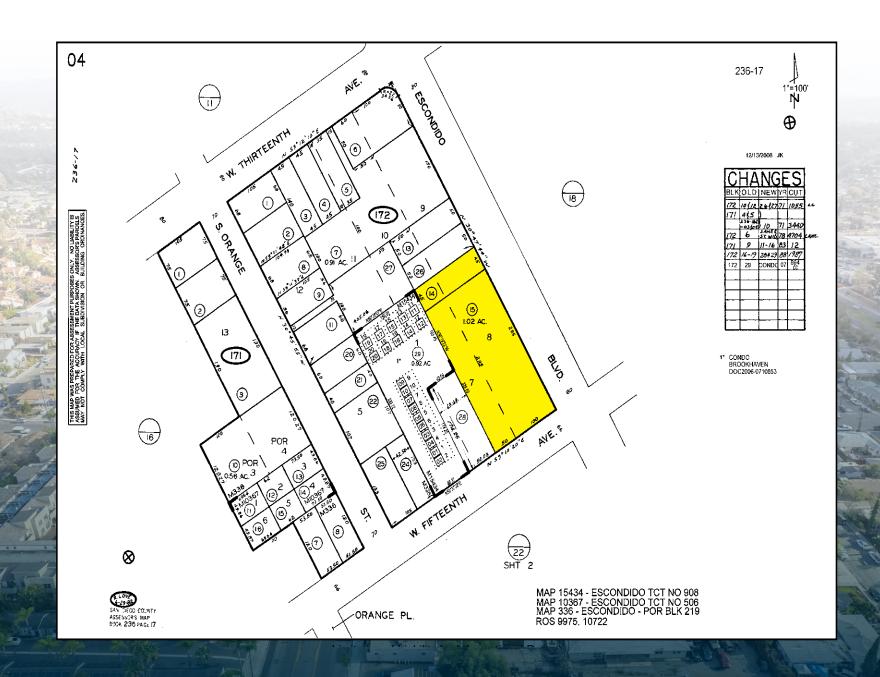


ESCONDIDIO BLMD - NORTH

PERSPECTIVES

ESCONDIDO, CA

1401 S ESCONDIDO



EDUCATION

ESCONDIDO UNION SCHOOL DISTRICT (EUSD)

EUSD provides education for students in kindergarten through eighth grade. The district encompasses 24 schools, including 17 elementary schools, 5 middle schools, 1 intermediate school, and 1 specialty school. EUSD is also a provider of the California State Preschool Program. The district employs over 800 classified staff and more than 1,100 certificated employees.

EUSD is committed to offering quality learning experiences in a supportive environment, aiming to develop lifelong learners and productive community members. The district emphasizes collaboration among teachers, staff, parents, and the community to ensure continuous academic achievement for its diverse student body.

ESCONDIDO UNION SCHOOL DISTRICT

ESCONDIDO UNION HIGH SCHOOL DISTRICT (EUHSD)

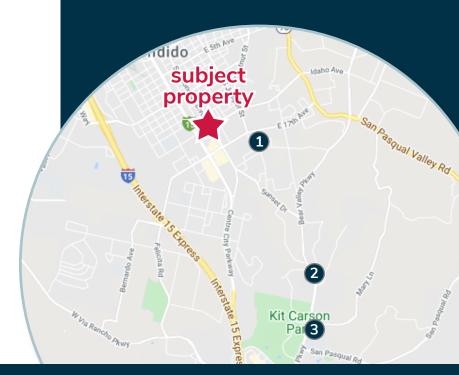
EUHSD serves students in grades 9 through 12, operating several high schools, including Escondido High School, Orange Glen High School, San Pasqual High School, Del Lago Academy, and Valley High School. The district also offers alternative education programs through Escondido Adult School.

The district's mission is to empower every student to graduate prepared for college, career, and life through excellence in learning. EUHSD provides a range of academic and extracurricular programs to meet the diverse needs and interests of its student population.

ESCONDIDO UNION HIGH SCHOOL DISTRICT

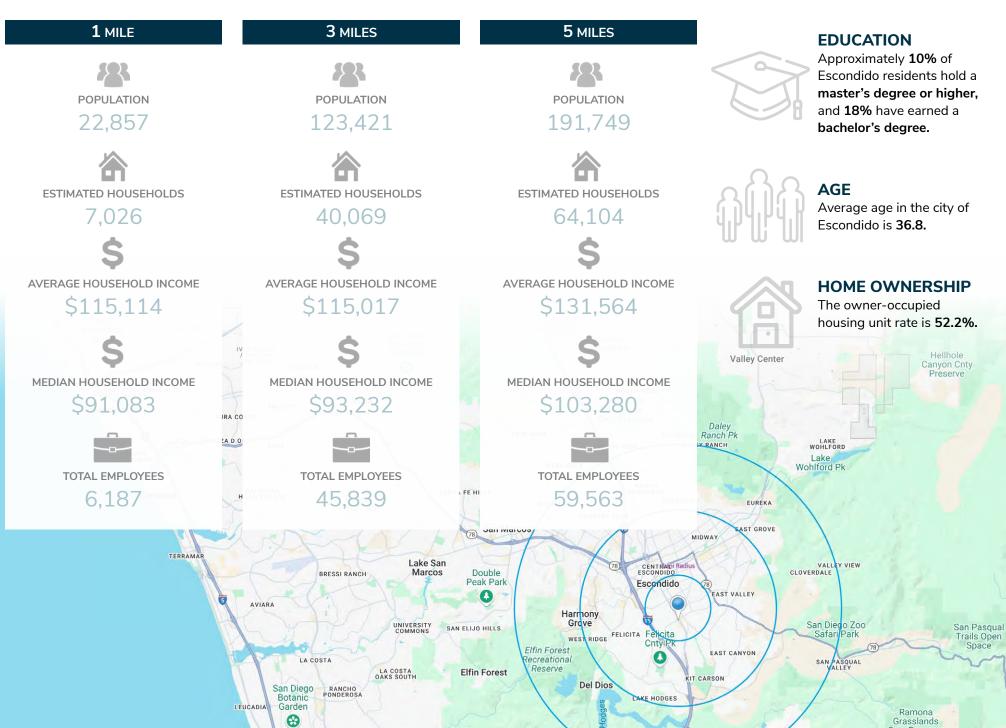
Both districts are dedicated to fostering educational excellence and supporting the academic and personal growth of their students.

- 1 Juniper Elementary School 1809 South Juniper Street Escondido, CA 92025
- 2 Bear Valley Middle School 3003 Bear Valley Parkway Escondido, CA 92025
- 3 San Pasqual High School 3300 Bear Valley Parkway Escondido, CA 92025



Cnty Preserve

2024 DEMOGRAPHICS



LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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.



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COMMERCIAL REAL ESTATE SERVICES