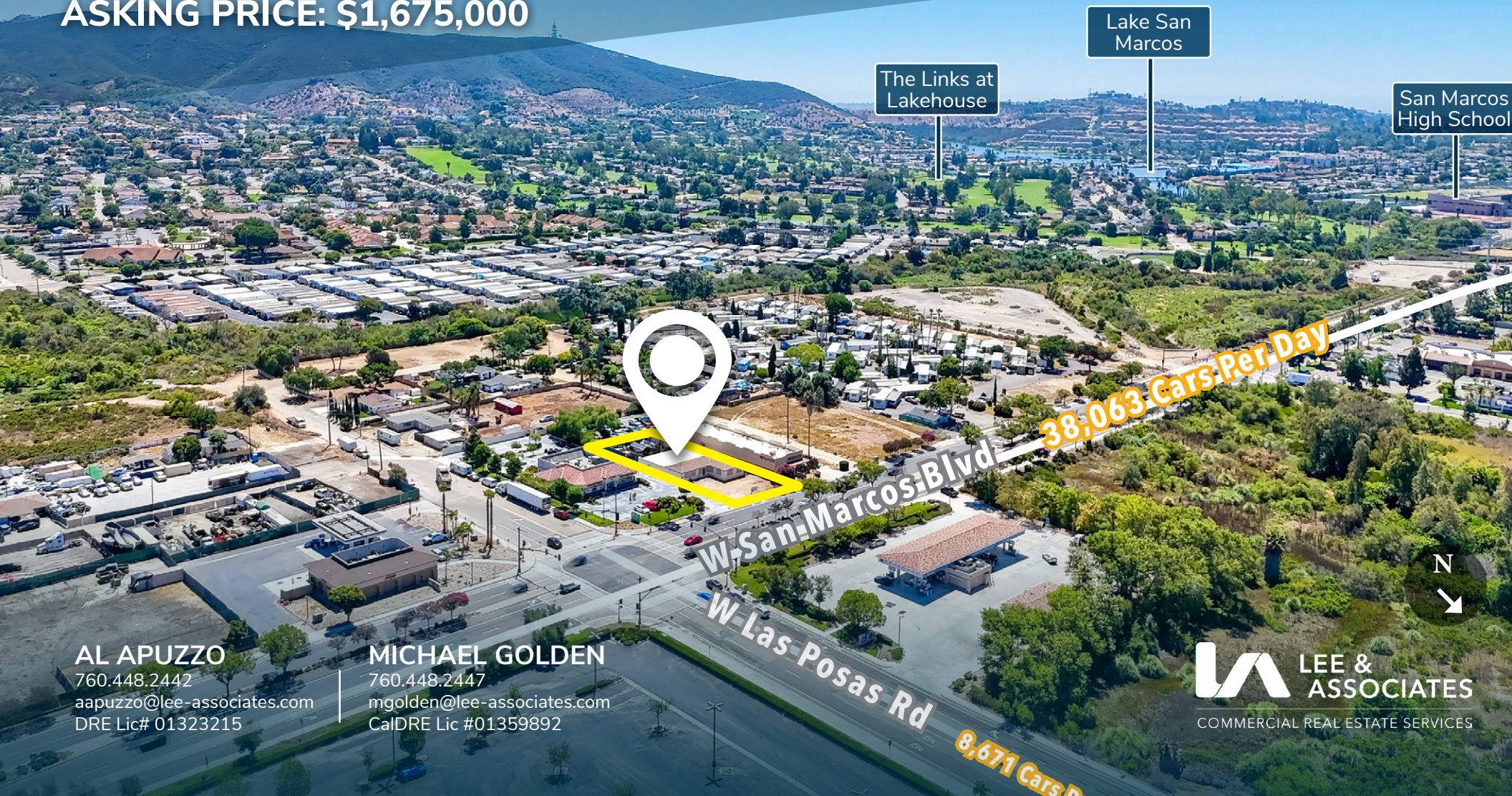


San Marcos Blvd. Commercial Building, Owner/User or Live/Work Development Opportunity with Yard Space

1217 W San Marcos Blvd | San Marcos, CA 92078

- An approximate 4,200 square foot building situated on a 0.301-acre lot.
- Prime location with easy access to Hwy 78 and proximity to local schools
- Designated within the San Marcos Creek Specific Plan for mixed-use development

ASKING PRICE: \$1,675,000



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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CSUSM

KAISER
PERMANENTE

San Elijo
Hills

Discovery Creek
Children's Park

Bowlero

EDWARDS
THEATRES

COLD STONE
CREAMERY

FISH HOUSE
VERA CRUZ

Casina del Chavo

Rubio's
FRESH MEXICAN GRILL

Chevron

W-Las-Posas-Rd

W-San-Marcos-Blvd

aerial



NORDSTROM rack lanebryant SPROUTS
 Marshalls Cacique petco
 Party City FIVE GUYS BURGERS and FRIES FISH HOUSE VERA CRUZ
 ULTA BOUDIN SF Carie's

EDWARDS THEATRES COLD STONE CREAMERY
 FISH HOUSE VERA CRUZ Patisserie del Chano Rubio's



W-Las Posas Rd - 8,671 Cars Per Day

38,063 Cars Per Day



W San Marcos Blvd — 38,063 Cars-Per-Day

5



aerial



Shadowridge Golf Club

BUENA VISTA PARK



Mission Sports Park



2

1



San Marcos High School

The Links at Lakehouse

Lake San Marcos

1



3

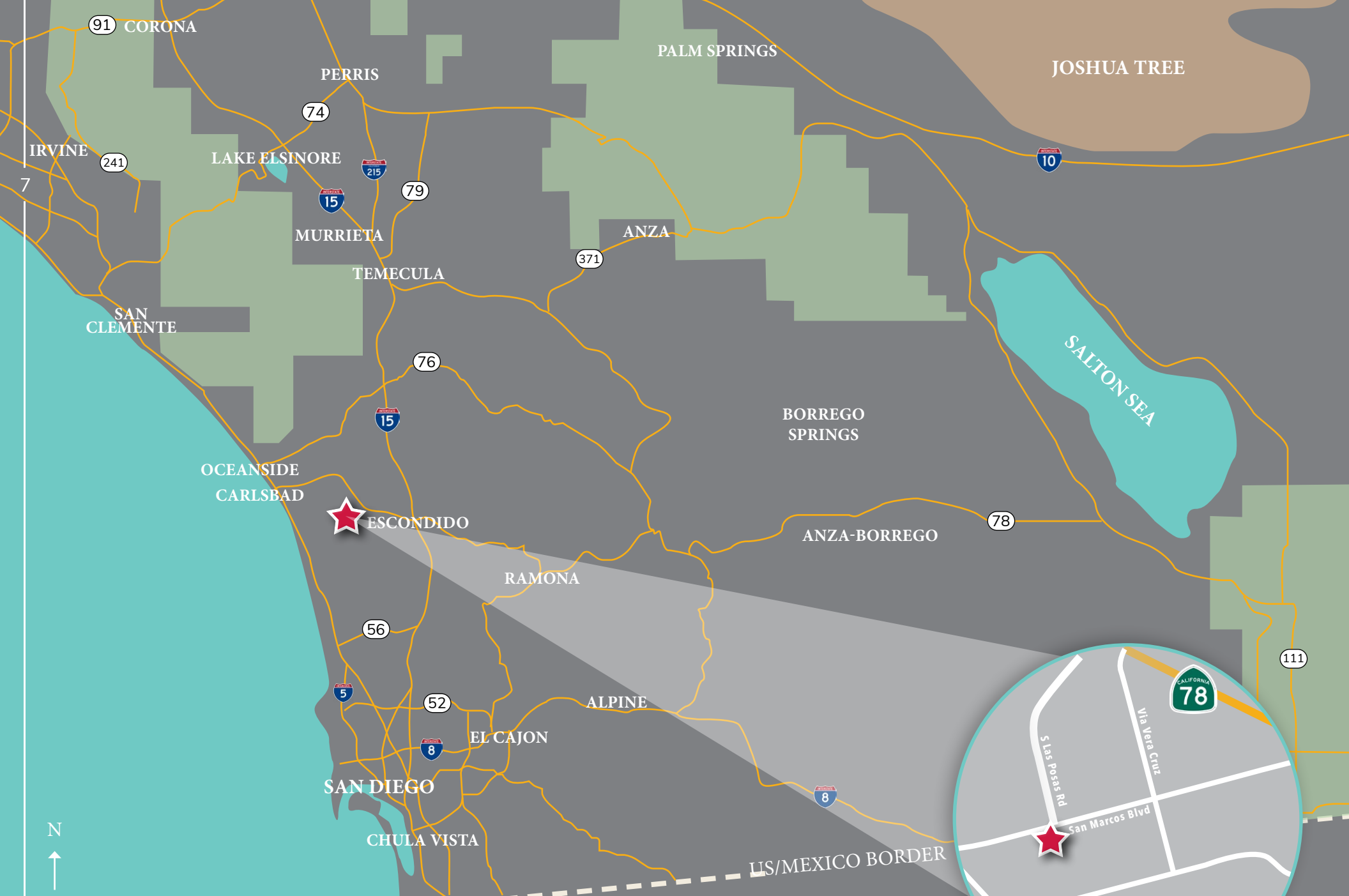
BRESSI RANCH

3



2





location map

property information

location:

The subject property is located along W San Marcos Boulevard in San Marcos, CA. It is located on the west side of Mc Mahr Drive in between Tom's Famous Family Restaurant, and Firestone Complete Auto Care. It is just east of San Marcos High School, less than a mile north of The Links at Lakehouse Golf Course, and approximately 3 miles west of Highway 78.

property profile:

The subject property is approximately 0.301 gross acres of mixed-use land located in the heart of San Marcos. The property currently has an approximate 4,200-sf building currently being used as residential/office space. The building contains 5 offices/bedrooms, 3 bathrooms, a kitchen, 3,000 sf interior storage, commercial wash station, 1,000 sf exterior storage building and a fenced off rear yard. The property has a FAR of 2.25:1 and is located within the San Marcos Creek Specific Plan and is zoned for mixed use. Buyer may be able to utilize State Density Bonus AB1287 or SB9 for additional units, waivers or incentives.

jurisdiction:

City of San Marcos

APN:

221-041-59-00

acreage:

0.301 acres

zoning:

San Marcos Creek Specific Plan Mixed-Use

general plan:

San Marcos Creek Specific Plan Number 20 on the map Mixed-Use- Residential Permitted not on ground floor

[Click to View General Plan](#)

far:

2.25 : 1

max height:

35' or 3 stories

estimated dif fees:

\$55,331 (based on 1,500 sf units)

state housing laws:

Potential for more units if Buyer utilizes State Density Bonus SB9 or AB1287. Buyer to confirm. (See links on page 16)

current uses:

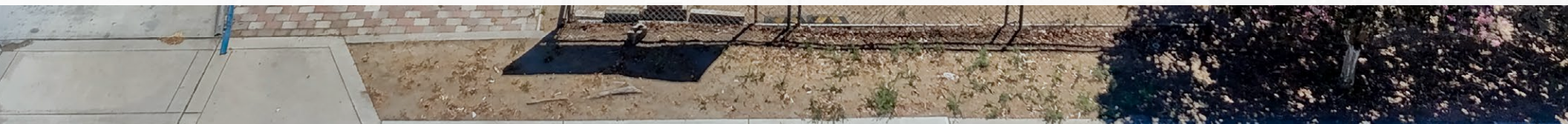
5 offices/bedrooms, 3 bathrooms, a kitchen, 3,000 sf interior storage, commercial wash station, 1,000 sf exterior storage building and a fenced off rear yard

building sf:

4,200 SF

school district:

San Marcos Unified School District



property photos

9



property photos

10



property photos

11



property photos

12



building sales comparables

1



1155 Grand Ave

| | |
|-------------|---------------|
| City | San Marcos |
| Zip Code | 92078 |
| Building SF | 2,555 |
| Price/SF | \$614.48 |
| Land SF | 20,909 |
| \$/SF Land | \$75.09 |
| Zoning | M, San Marcos |
| Sale Date | 2/15/2023 |
| Sale Price | \$1,570,000 |
| Escrow | - |

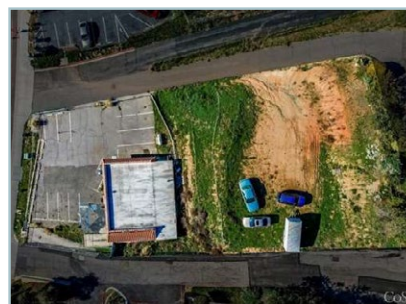
2



675 S Rancho Santa Fe Rd

| | |
|-------------|-------------|
| City | San Marcos |
| Zip Code | 92078 |
| Building SF | 5,915 |
| Price/SF | \$384.62 |
| Land SF | 30,056 |
| \$/SF Land | \$75.69 |
| Zoning | Commercial |
| Sale Date | 11/12/2021 |
| Sale Price | \$2,275,000 |
| Escrow | 90 days |

3



1542 S Santa Fe Ave

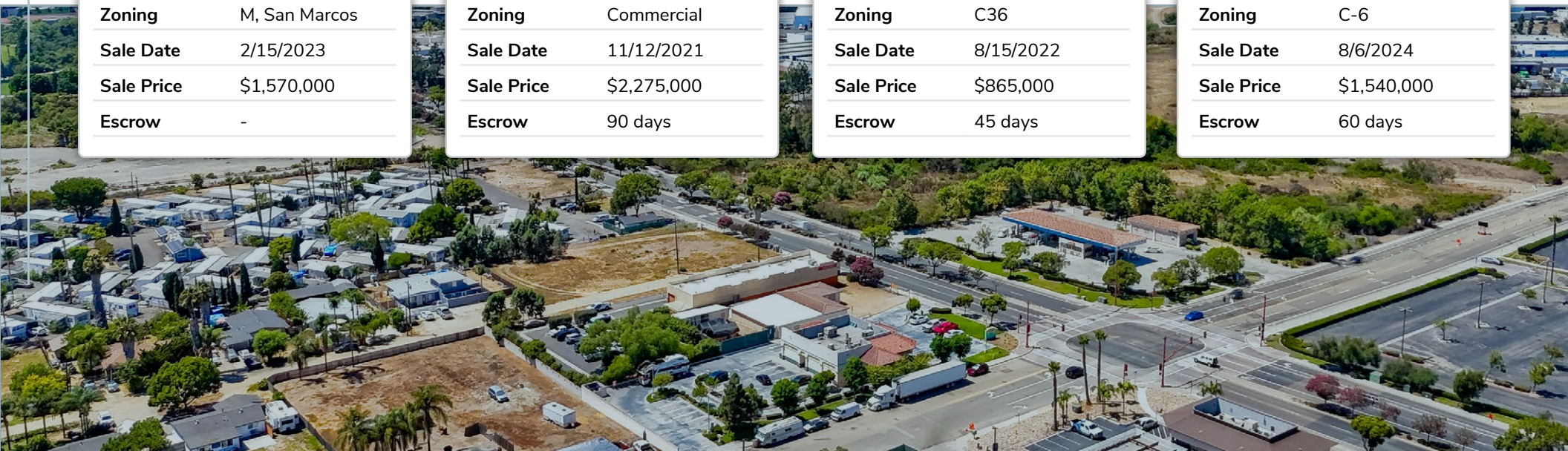
| | |
|-------------|-----------|
| City | Vista |
| Zip Code | 92084 |
| Building SF | 1,302 |
| Price/SF | \$664.36 |
| Land SF | 23,522 |
| \$/SF Land | \$36.77 |
| Zoning | C36 |
| Sale Date | 8/15/2022 |
| Sale Price | \$865,000 |
| Escrow | 45 days |

4



1964 S Santa Fe Ave

| | |
|-------------|-------------|
| City | Vista |
| Zip Code | 92083 |
| Building SF | 1,442 |
| Price/SF | \$1,067.96 |
| Land SF | 11,191 |
| \$/SF Land | \$137.62 |
| Zoning | C-6 |
| Sale Date | 8/6/2024 |
| Sale Price | \$1,540,000 |
| Escrow | 60 days |



residential new home cma

1



Boulevard Park

| | |
|----------------------------|------------------------|
| Builder Name | Warmington Residential |
| City | Escondido |
| Zip Code | 92025 |
| Product Type | Attached |
| Open Date | 8/5/2023 |
| Min Unit Size | 1,102 |
| Max Unit Size | 1,818 |
| Min \$/Unit | \$410 |
| Max \$/Unit | \$569 |
| Min Sale Price | \$626,900 |
| Max Sale Price | \$744,900 |
| Total Planned Units | 62 |

2



Liberty

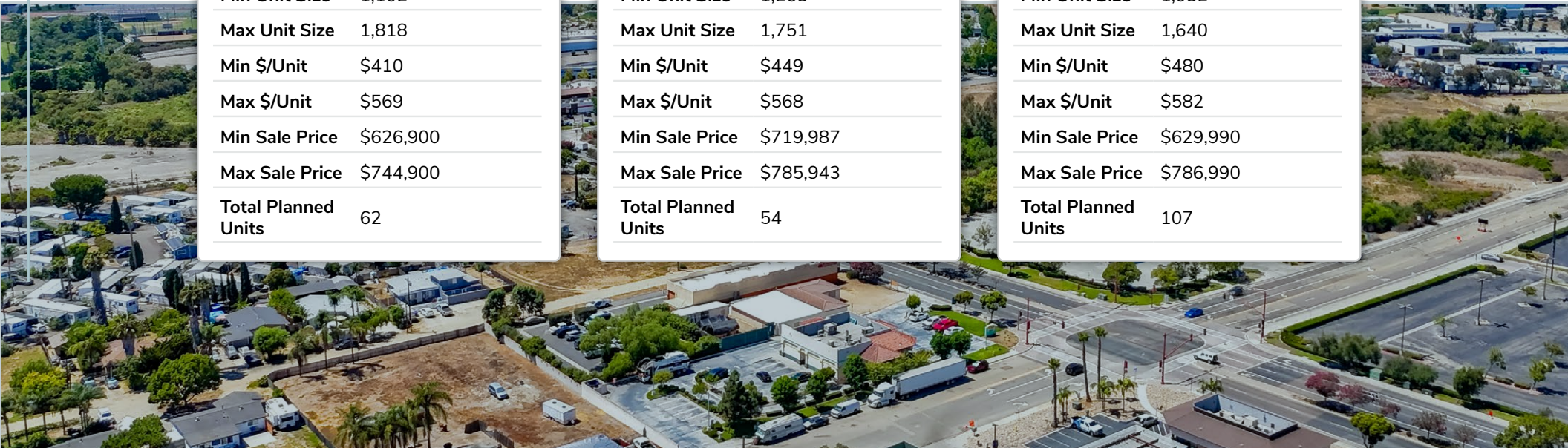
| | |
|----------------------------|-----------|
| Builder Name | KB Home |
| City | Oceanside |
| Zip Code | 92057 |
| Product Type | Attached |
| Open Date | 11/1/2023 |
| Min Unit Size | 1,268 |
| Max Unit Size | 1,751 |
| Min \$/Unit | \$449 |
| Max \$/Unit | \$568 |
| Min Sale Price | \$719,987 |
| Max Sale Price | \$785,943 |
| Total Planned Units | 54 |

3



Soltaire

| | |
|----------------------------|--------------|
| Builder Name | Beazer Homes |
| City | Vista |
| Zip Code | 92081 |
| Product Type | Attached |
| Open Date | 2/1/2023 |
| Min Unit Size | 1,082 |
| Max Unit Size | 1,640 |
| Min \$/Unit | \$480 |
| Max \$/Unit | \$582 |
| Min Sale Price | \$629,990 |
| Max Sale Price | \$786,990 |
| Total Planned Units | 107 |

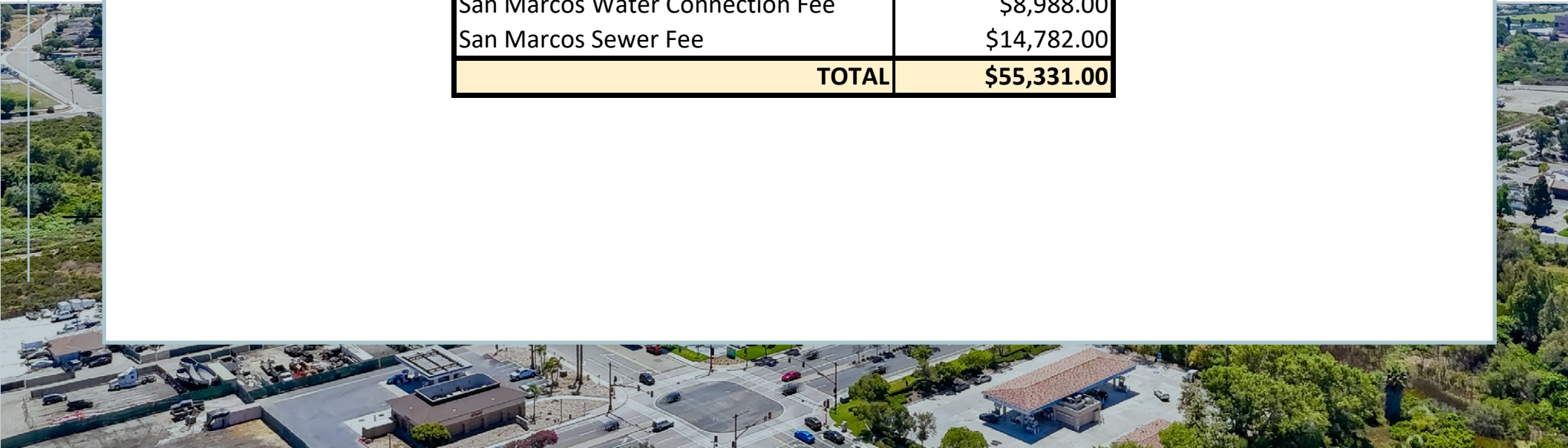


development impact fees

15

Estimated Development Impact Fees Per Approximately 1,500 SF Residence

| <u>Item</u> | <u>Amount</u> |
|---------------------------------|--------------------|
| School Fees (\$4.79/SF) | \$7,185.00 |
| Circulation | \$6,747.00 |
| SR-78 Interchanges | \$3,204.00 |
| NPDES | \$221.00 |
| Technology Improvements | \$44.00 |
| Parks | \$6,251.00 |
| Habitat Conservation | \$103.00 |
| Drainage Fee (A-2) | \$1,947.00 |
| SDCWA Capacity Fee | \$5,700.00 |
| SDCWA Sewer Fee | \$159.00 |
| San Marcos Water Connection Fee | \$8,988.00 |
| San Marcos Sewer Fee | \$14,782.00 |
| TOTAL | \$55,331.00 |



density bonus state law

16

California's Density Bonus Law:

Designed to encourage the construction of city bonus law allows developers to exceed standard density requirements in certain circumstances.

The legislation amends the state's long-standing density bonus law to provide additional incentives for real estate development projects that include affordable housing. Under the enhanced density bonus law incentives in California in 2021, a developer can obtain a maximum density bonus of up to 50%.

Density Bonus is a state mandate. A developer who meets the requirements is entitled to receive the density bonus benefits as a matter of right.

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV

AB 1287:

As of January 1, 2024, AB 1287 will amend the State Density Bonus law by requiring cities and counties to award an additional density bonus for projects that have already allocated the maximum amount of affordable housing for very-low, low-, or moderate-income units.

The new amendments will allow projects that qualify for a 50% bonus under the current law to provide additional very low income or moderate-income affordable housing units in exchange for a stackable density bonus based on a sliding scale.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB1287

plat map

13

MAS
11-13-70
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 221 PG 04 SHT 1 OF 3

BLK. 75
2

BLK 65
POR. 13

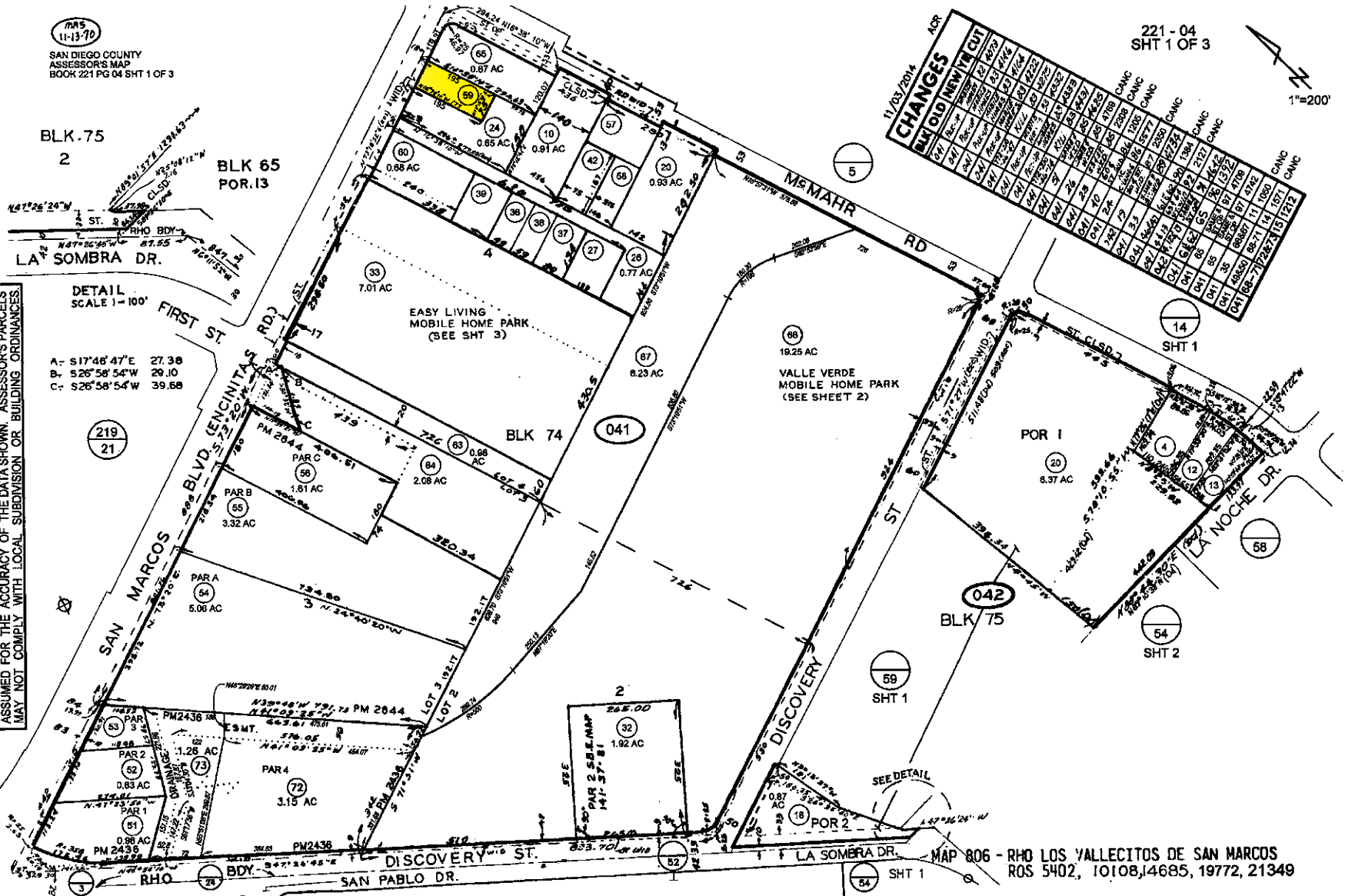
LA SOMBRA DR.

DETAIL
SCALE 1"=100'

A- S17°46'47"E 27.36
B- S26°58'54"W 29.10
C- S26°58'54"W 39.68

219
21

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.



MAP 806 - RHO LOS VALLECITOS DE SAN MARCOS
ROS 5402, 10108, 14685, 19772, 21349

17

2024 demographics

1 mile



population
10,839



estimated households
4,070



average household income
\$121,837



median household income
\$98,370



total employees
11,759

3 miles



population
95,953



estimated households
32,187



average household income
\$150,380



median household income
\$121,443



total employees
54,360

5 miles



population
196,668



estimated households
69,540



average household income
\$159,666



median household income
\$128,454



total employees
118,094

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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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