

COASTAL LEUCADIA ESTATE WITH APPROVED DEVELOPMENT POTENTIAL

MOONLIGHT
STATE BEACH

534 OCEAN VIEW AVE
ENCINITAS, CA 92024

ASKING PRICE:
\$4,995,000



SUBJECT PROPERTY

UNION ST

ORPHEUS AVE

OCEAN VIEW AVE



Two Ocean View Residential
Lots West of I-5



One of the Last Coastal Infill
Development Opportunities in Leucadia



Final Map Approval Anticipated Soon



Grading Approval Expected Q4 2026

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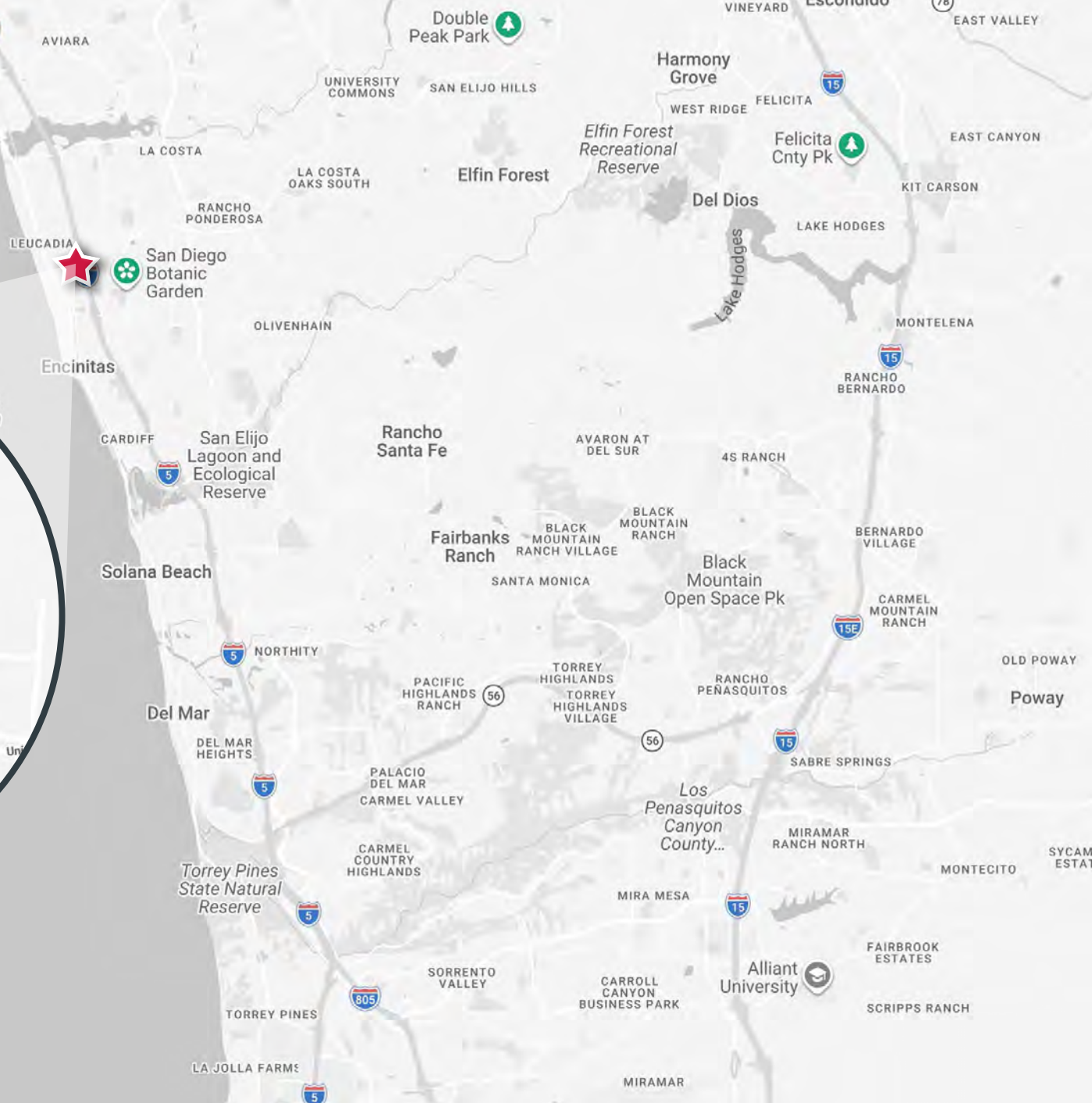


15 DEMOGRAPHICS









PROPERTY INFORMATION

EXECUTIVE SUMMARY

Situated in the heart of coastal Encinitas, 534 Ocean View Avenue offers a rare opportunity to acquire one of the area's last premier residential development sites just blocks from the Pacific Ocean. Located within one of North County San Diego's most desirable beach communities, the property is within walking distance of Downtown Encinitas, Moonlight Beach, and the vibrant Coast Highway 101 corridor, featuring an exceptional mix of restaurants, boutiques, and entertainment. The site also benefits from convenient access to Interstate 5, less than one mile away.

The property has an Approved Tentative Parcel Map for a two-lot subdivision and is currently approaching grading approval, anticipated in Q4 2026, significantly reducing entitlement risk and accelerating the path to construction. The approved plan allows for the development of two luxury single-family residences, each with the potential for an ADU, creating an exceptional opportunity for a builder or investor to capitalize on the continued demand for new coastal housing.

With limited remaining infill opportunities in Encinitas, advancing entitlements, and an irreplaceable coastal location, 534 Ocean View Avenue represents a premier development opportunity in one of Southern California's most supply-constrained and highly sought-after residential markets.

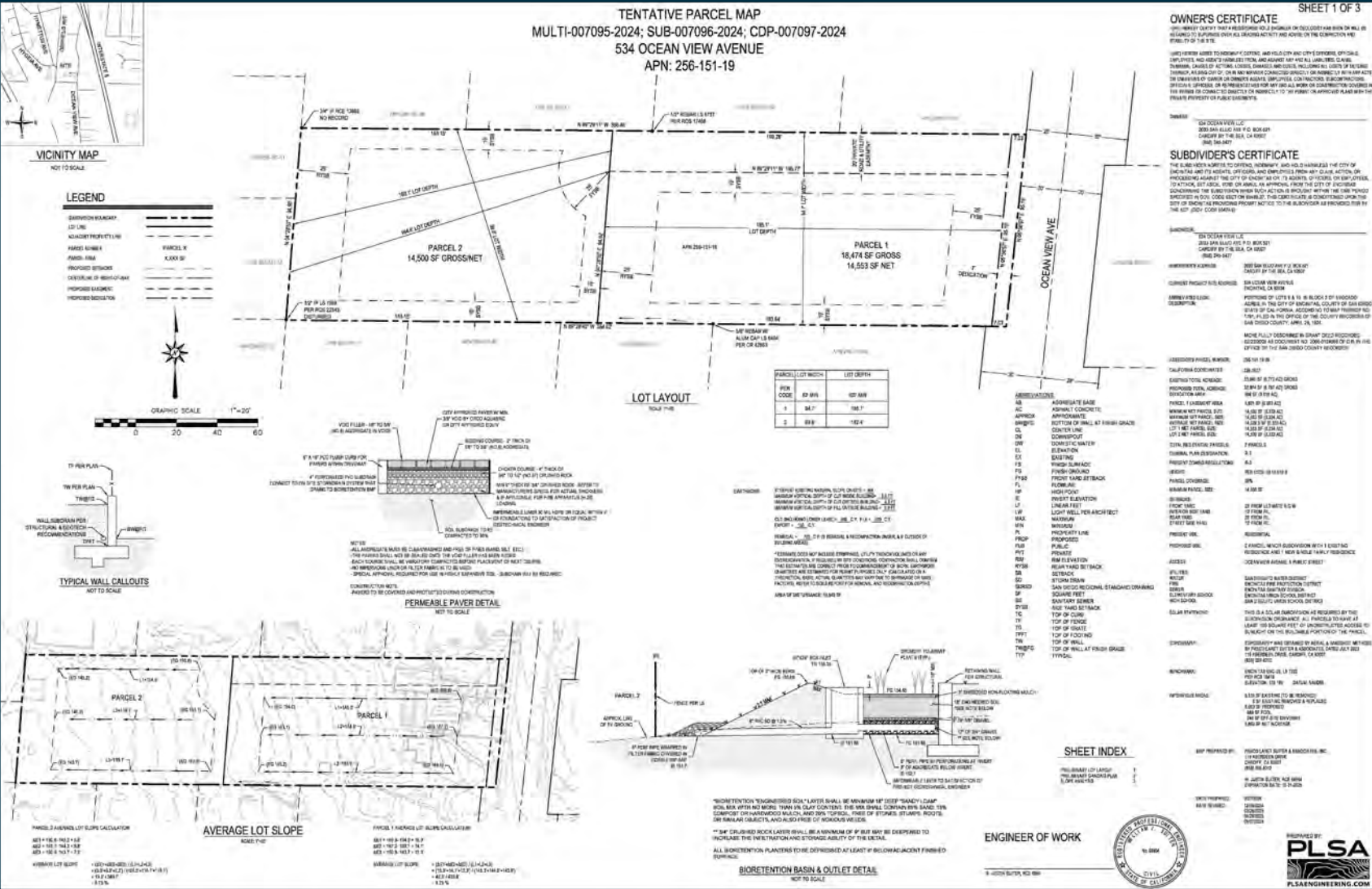
PROPERTY SNAPSHOT

	ASKING PRICE:	\$4,995,000
	JURISDICTION:	City of Encinitas
	APNS & ACREAGE:	256-151-19-00: 0.74 acres
	ZONING:	R-3: Residential 3 Click to View Zoning
	DENSITY:	3 DU/Acre
	MINIMUM LOT SIZE:	14,500 SF
	MAX HEIGHT:	22' or 2 stories
	MAX LOT COVERAGE:	35%
	SCHOOL DISTRICT:	Elementary - Encinitas Union School District Junior/High School - San Dieguito Union School District
	SERVICES:	Water/Sewer - San Dieguito Water District Gas/Electric - San Diego Gas & Electric (SDG&E) Fire - Encinitas Fire Department Police - County of San Diego

EXISTING HOME PHOTOS



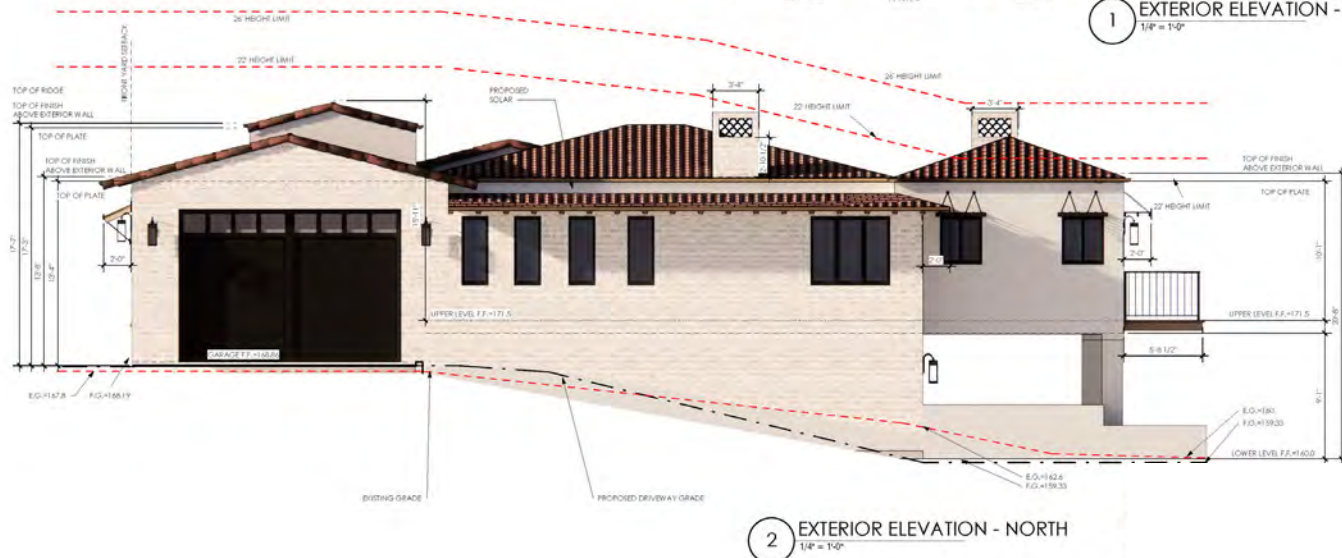
TENTATIVE PARCEL MAP



APPROVED PLANS



PERSPECTIVE
N.T.S.



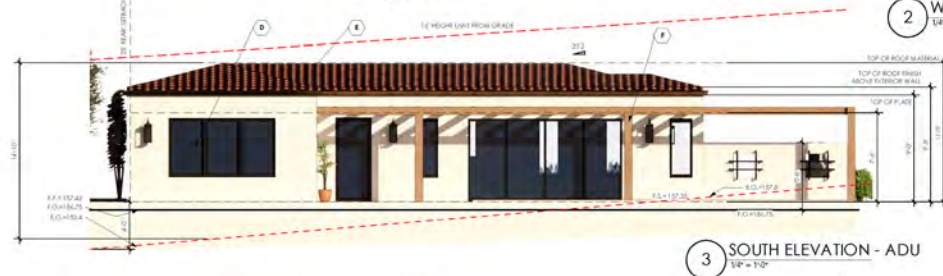
APPROVED PLANS



PERSPECTIVE
N.T.S.



PERSPECTIVE
N.T.S.



RECENTLY SOLD SINGLE FAMILY RESIDENCES

1042 Hymettus Ave



Price: \$5,337,500
Living Area: 3,336 SF
\$/SF: \$1,600
Lot Size: 0.69 Acres
Year Built: 1981
Sale Date: 6/10/2026
Note: Sold for Land Value

374 Fulvia Street



Price: \$4,835,000
Living Area: 3,798 SF
\$/SF: \$1,273
Lot Size: 0.19 Acres
Year Built: 2019
Sale Date: 4/27/2026
Note: Newly Built Home

220 Jacob Lane

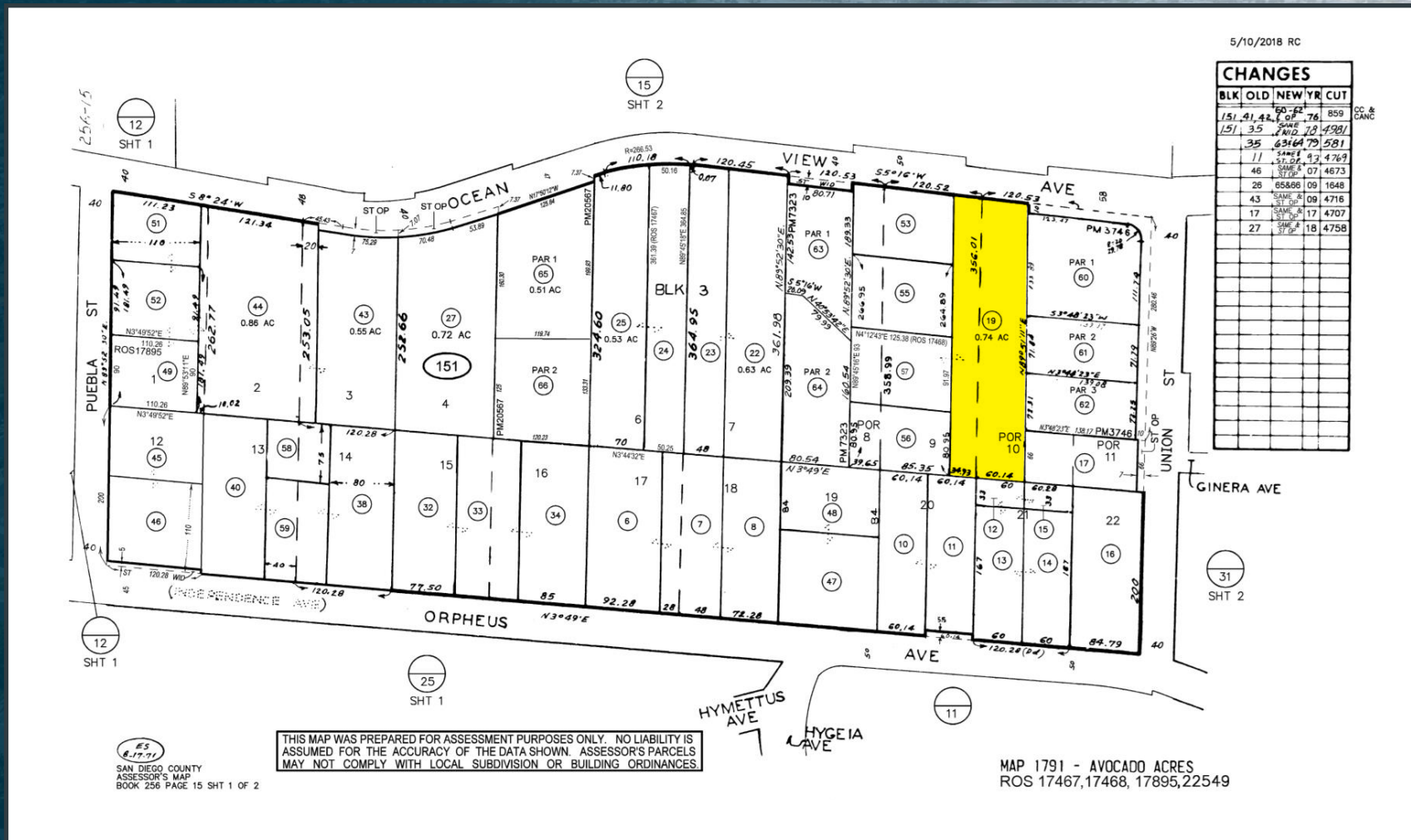


Price: \$4,595,000
Living Area: 3,500 SF
\$/SF: \$1,313
Lot Size: 0.18 Acres
Year Built: 1999
Sale Date: 2/27/2026
Note: Sold Off Market

DUE DILIGENCE

CLICK ON LINKS BELOW TO ACCESS
RELATED DUE DILIGENCE DOCUMENTS

- 
- [Approved Stamped Plans](#)
 - [Approved Tentative Parcel Map](#)
 - [Geotechnical & Soil Studies](#)
 - [Topographic Survey Map](#)
 - [Conditions of Approval](#)



2026 DEMOGRAPHICS

1 Mile



Population
12,980



Estimated households
5,351



Average Household Income
\$230,165



Median Household Income
\$166,549



Total Businesses
1,180

3 Miles



Population
67,607



Estimated households
27,527



Average Household Income
\$235,674



Median Household Income
\$175,958



Total Businesses
5,193

5 Miles



Population
131,326



Estimated households
52,482



Average Household Income
\$241,712



Median Household Income
\$178,925



Total Businesses
10,394



LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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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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