

5 CUSTOM HOME SITES IN ENCINITAS - 1.35 ACRES

- 5 ocean view lots in Encinitas approximately 1 mile to the beach!
- Complete set of architectural, structural and engineering plans available and Coastal Development Permits issued.



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SWELL PROPERTY INC. 1967 North Coast Hwy 101 Encinitas, CA 92024 | T. 760.452.2345. | swellproperty.com

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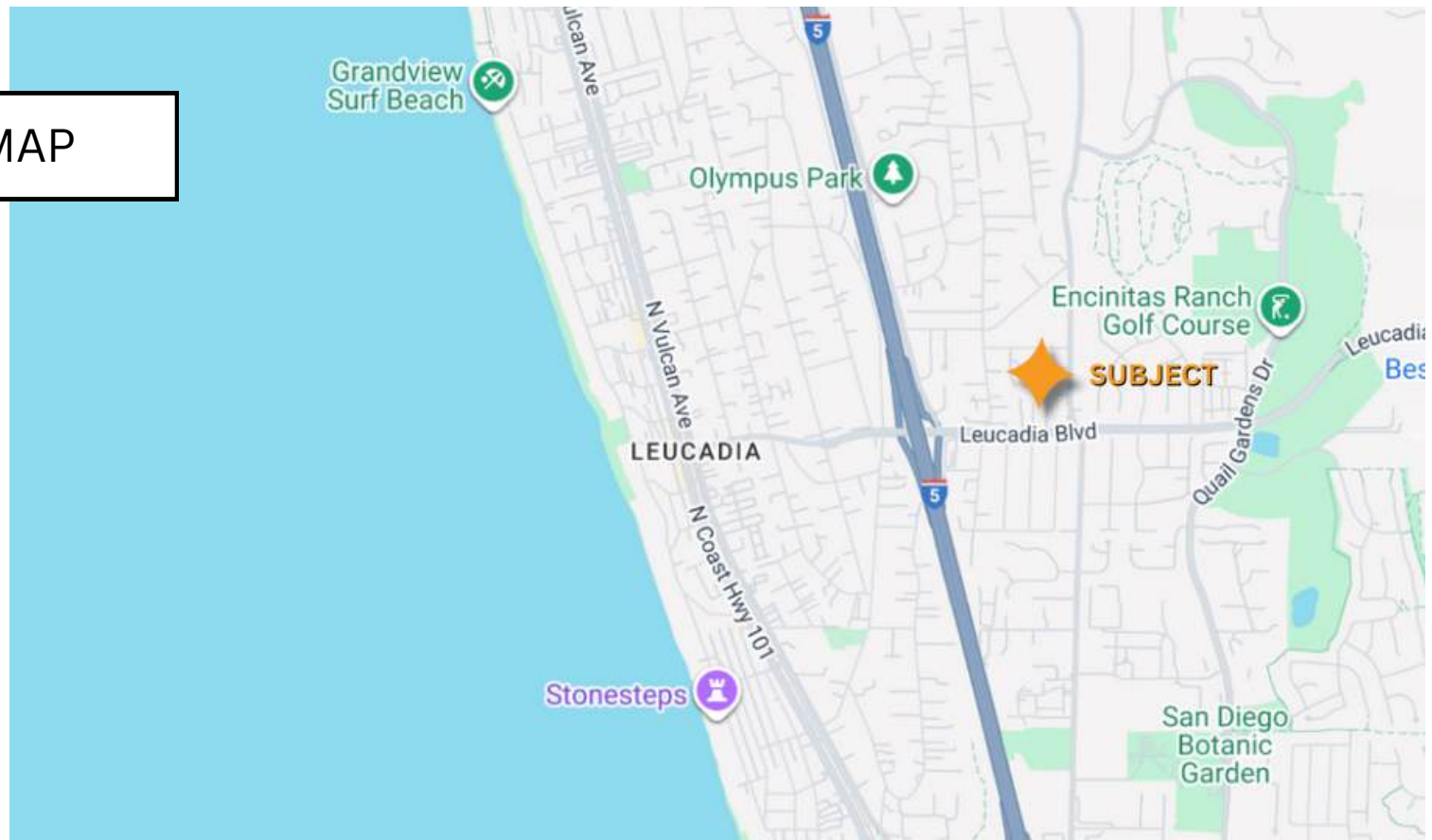


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LOCATION MAP



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PROJECT INFO

PROJECT DESCRIPTION: The 834 Leucadia Boulevard Development Opportunity represents an increasingly rare chance to secure five legal lots totaling 58,972 sq ft (approx. 1.35 acres) in one of the most coveted coastal submarkets in Southern California. Located in the heart of Leucadia, one of Encinitas' most desirable beach communities, this unique land offering is positioned for a future enclave of custom single-family homes. The property consists of APNs 254-362-33, 254-362-34, 254-362-35, 254-362-36, and 254-362-37, each a separate legal parcel and collectively a distinctive development. Coastal Development Permits (CDPs) have been issued. A complete set of architectural, structural, and grading plans is submittal ready for five luxury homes, each designed with its own detached ADU. This elevated location affords ocean-view building sites, further enhancing the long-term value and desirability of each home. Situated just minutes from the Pacific Ocean, North Coast Highway 101, and the renowned Encinitas Ranch Golf Course, this location delivers the quintessential North County lifestyle: surf-town charm, boutique shops and restaurants, top-rated public schools, and easy access to beaches and everyday amenities. The surrounding neighborhood exemplifies the evolving character of Leucadia, where classic coastal cottages blend with premium modern homes and estate-style builds. Its position just east of Interstate 5, with convenient access to the freeway and the Encinitas Coaster Station, enhances regional connectivity while still preserving the relaxed, community-oriented feel Leucadia is known for. With limited remaining land in Encinitas, particularly parcels of this size and configuration, 834 Leucadia Boulevard offers significant long-term value, scalability, and upside potential for a visionary developer or investor. It is a rare generational opportunity to shape a boutique collection of future homes in one of North County San Diego's most enduringly desirable coastal markets.

LOT APPLICATION: CDP-005854-2023
CDP-005882-2023
CDP-005887-2023
CDP-006040-2023
CDP-006062-2023

JURISDICTION: The City of Encinitas

ACREAGE: 1.35 ACRES

ZONING: R-1

TOPOGRAPHY: Flat

SCHOOL DISTRICT: Elementary - Capri (K-6)
Middle School - Diegueno (7-8)
High School - La Costa Canyon (9-12)

SERVICES: Sewer - Leucadia Wastewater
Water - San Diego
Gas/Electricity - SDG&E
Encinitas Fire Department
Police - San Diego County Sheriff's Department



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VICINITY MAP
F-100P

(7) **REASONABLE (OR REDUCED) UP FRONT FOR THE PROPOSED: SPECIAL REVIEW AND REVIEW INCIDENTAL PATIENTS ARE GRANTED ANOTHER REVIEW BEYOND ANOTHER REVIEW OF RECORD**
PROPOSALS AND REVISIONS: PROPOSALS FOR ANOTHER AND OTHER UTILITIES AND INCIDENTS PURPOSES

(8) **AN AGREEMENT TO PAY OF VALUE C. AFTER A BARGAINING MAP FOR AGREEMENTS TO COOPERATE FOR PROPOSALS RECEIVED MARCH 11 AND 100% OF THE EFFECTS OF PROPOSALS AND MARCH 11, 1988 (C) AND 100% OF THE EFFECTS OF PROPOSALS AND MARCH 11, 1988 (C) OF THE EFFECTS OF OFFICIAL RECORDS AND MARCH 11, 1988 (C) OF THE EFFECTS OF OFFICIAL RECORDS**

(9) **AN AGREEMENT GRANTED TO PAY DEDUDED AND ELECTRIC COMPANY FOR PUBLIC UTILITIES. REVISIONS AND PROPOSALS FOR PROPOSALS RECEIVED APRIL 2, 1988 (C) OF THE EFFECTS OF PROPOSALS AND MARCH 11, 1988 (C) OF THE EFFECTS OF OFFICIAL RECORDS**
NOTES TO SUBJECT PROPERTY NOT FOLDABLE

(10) **AN AGREEMENT GRANTED TO A PUBLIC AND PUBLIC BARGAINING AGREEMENT FOR PUBLIC UTILITIES. REVISIONS AND PROPOSALS FOR PROPOSALS RECEIVED APRIL 2, 1988 (C) OF THE EFFECTS OF PROPOSALS AND MARCH 11, 1988 (C) OF THE EFFECTS OF OFFICIAL RECORDS**
NOTES TO SUBJECT PROPERTY NOT FOLDABLE

1	PROPOSED EMBANKMENT ACCESS EASEMENT TO BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOT 1
2	PROPOSED PRIVATE ROAD AND UTILITY EASEMENT IN FAVOR OF LOT 2 & 3
3	PROPOSED 20' WIDE PUBLIC STRAIGHT EASEMENT DEDICATED TO THE CITY OF OKLAHOMA OVER LOT 1 THOUGH A PRIOR TO ISSUANCE OF A BUILDING PERMIT
4	PROPOSED 4' WIDE PRIVATE DRAINAGE EASEMENT

	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SURVEY LINE
	IMPROVED DETACHMENT
	DISTINCT WATER LINE
	EXISTING SEWER LINE
	EXISTING CONTOUR LINE
	MICROBALIZING FOOTPRINT
	PROPOSED PERMANENT IMPERVIOUS
	PROPOSED CONTOUR LINE
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL
	PROPOSED STORM LINE
	PROPOSED MANHOLE FRAME
	PROPOSED PCC PAVEMENT
	PROPOSED ASPHALT

THE PROJECT CONSISTS OF TWO SEPARATE LEGAL LOTS AND IS BEING PROCEESSED AS
SEPARATE SINGLE APPLICATIONS FOR EACH LOT. THE BORDER PLAN SHEET IS
ATTACHED FOR OVERALL PLANNING PURPOSES ONLY.

CONSTRUCTION SEQUENCING HAS NOT YET BEEN DETERMINED. HOWEVER, IT IS
UNDERSTOOD THAT IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED SUCH AS
THE EMERGENCY ACCESS, FURNISHING AND FIVE WORKING. ADDITIONALLY FOR
INTERIOR ARTS DISPLAYS. IT IS UNDERSTOOD THAT WAYS WILL BE DEVELOPED
CONCURRENTLY LATER GAIN COMMUNITY DEVELOPMENT PROJECT. IT IS
AS WELL AS HAPPY MAY BE REQUIRED. CONSTRUCTION DOCUMENTS WILL BE
RECEIVED AND REVISITED APPROPRIATELY.

LINE	ITEM CATEGORY	ITEM NAME	QTY	UNIT PRICE (\$)	TOTAL PRICE (\$)
1	CEP-00004-2021	300 LITACADIA BLVD	254-262-33	10.60	2,692.40
2	CEP-00004-2021	300 LITACADIA BLVD	254-262-34	11.00	2,794.00
3	CEP-00007-2021	300 LITACADIA BLVD	254-262-35	12.00	3,048.00
4	CEP-00004-2021	300 LITACADIA BLVD	254-262-36	12.40	3,154.40
5	CEP-00002-2021	300 LITACADIA BLVD	254-262-37	12.50	3,175.00
		TOTAL		33.52	32,913.80

 **ARDOLINO COASTAL ENGINEERING**
P.O. BOX 1226, CAROLLA BY THE SEA, CA 92007
Email: info@ardolino.com TEL: 619-434-1272

5 CUSTOM HOME SITES IN ENCINITAS - 1.35 ACRES

SITE DETAILS

Site

1.35 Acres Gross
1.21 Acres Net

		Garage Excluded					
Lots	Lots Sq Ft	House Sq Ft	1st Floor Sq Ft	2 nd Floor Sq Ft	Garage Sq Ft	ADU Sq Ft	Total Sq Ft
Lot 1	10,482	3,835	1,860	1,975	722	630	5,187
Lot 2	11,008	3,966	1,775	2,191	759	630	5,355
Lot 3	12,446	3,983	1,878	2,105	682	630	5,295
Lot 4	12,442	3,803	1,736	2,067	563	630	4,996
Lot 5	12,594	3,936	1,745	2,191	710	630	5,276
Subtotal	58,972	19,523					26,109

Parking

3 car garage (1 tandem spot) - Lot 4
3 car garage - Lots 1, 2, 3 & 5

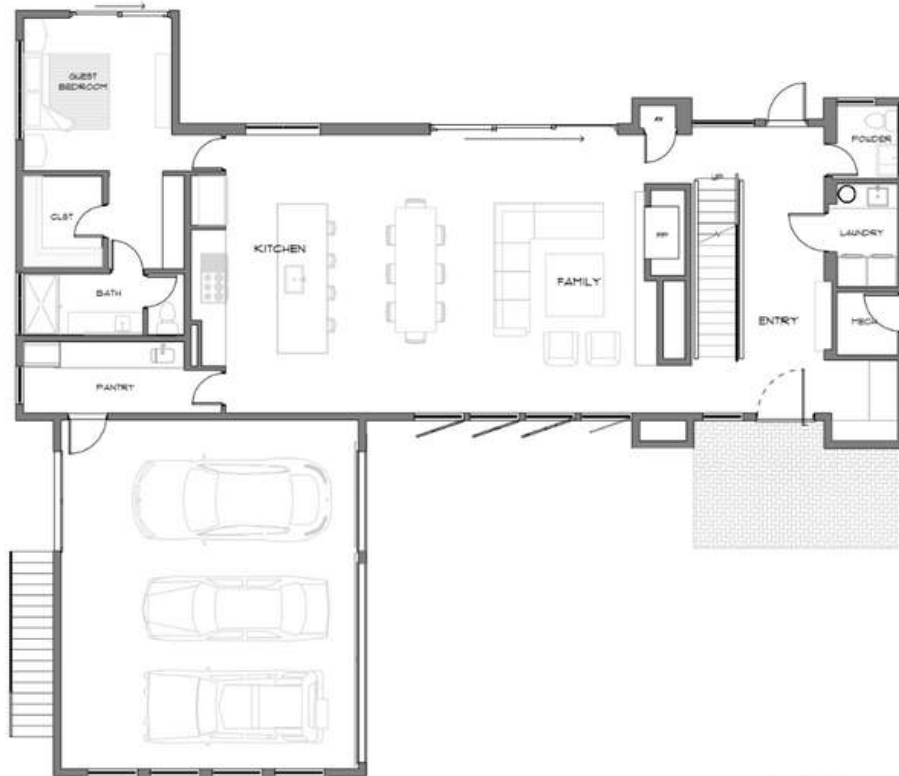


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LOT 1



LOT 1
FIRST FLOOR



LOT 1
2ND FLOOR



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LOT 2



LOT 2
FIRST FLOOR



LOT 2
2ND FLOOR

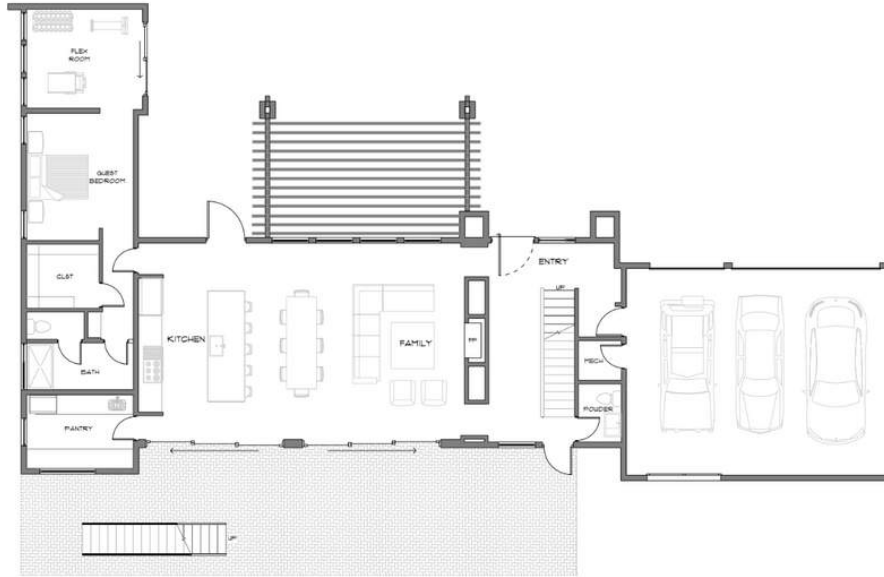


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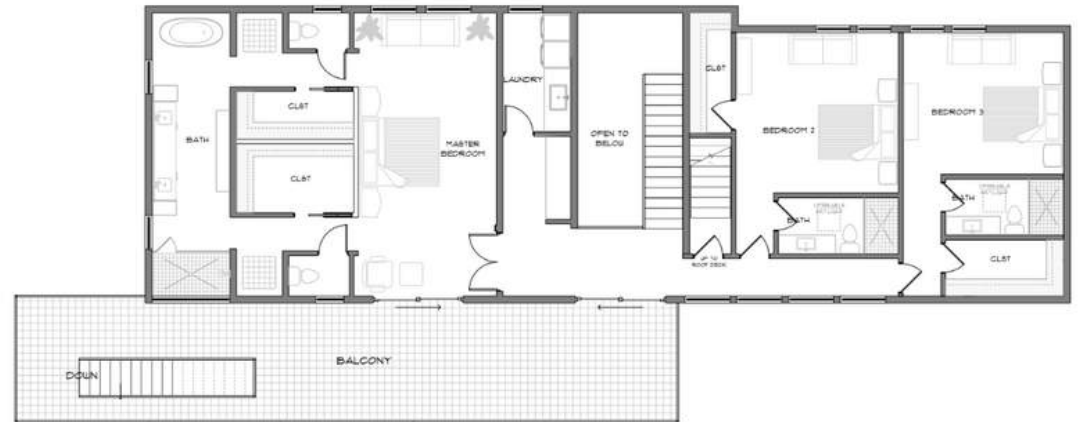
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LOT 3



LOT 3
FIRST FLOOR



LOT 3
2ND FLOOR



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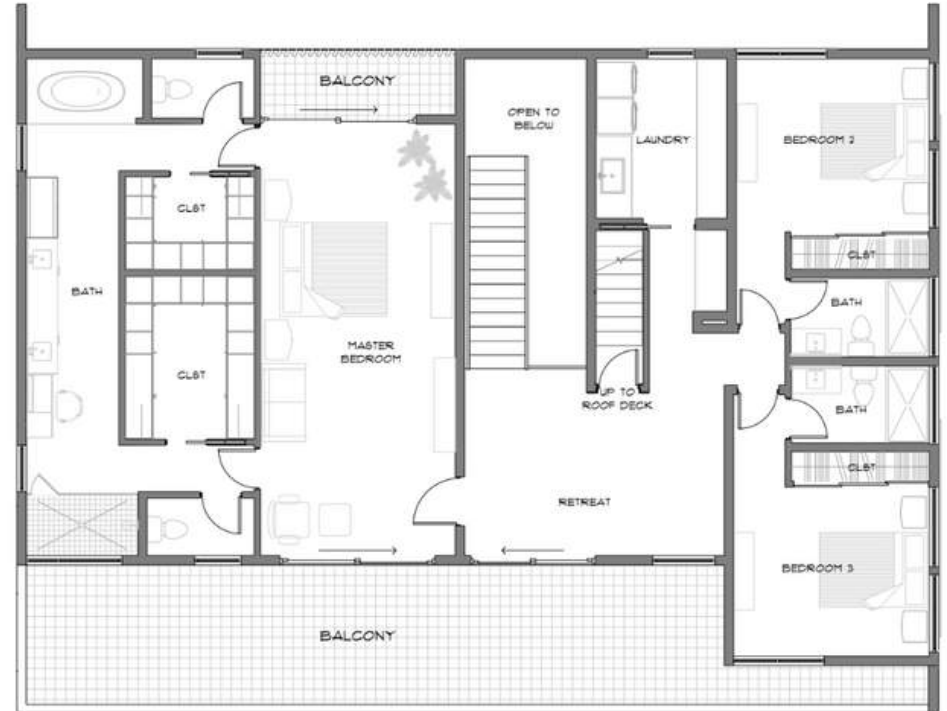
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LOT 4



LOT 4
FIRST FLOOR



LOT 4
2ND FLOOR

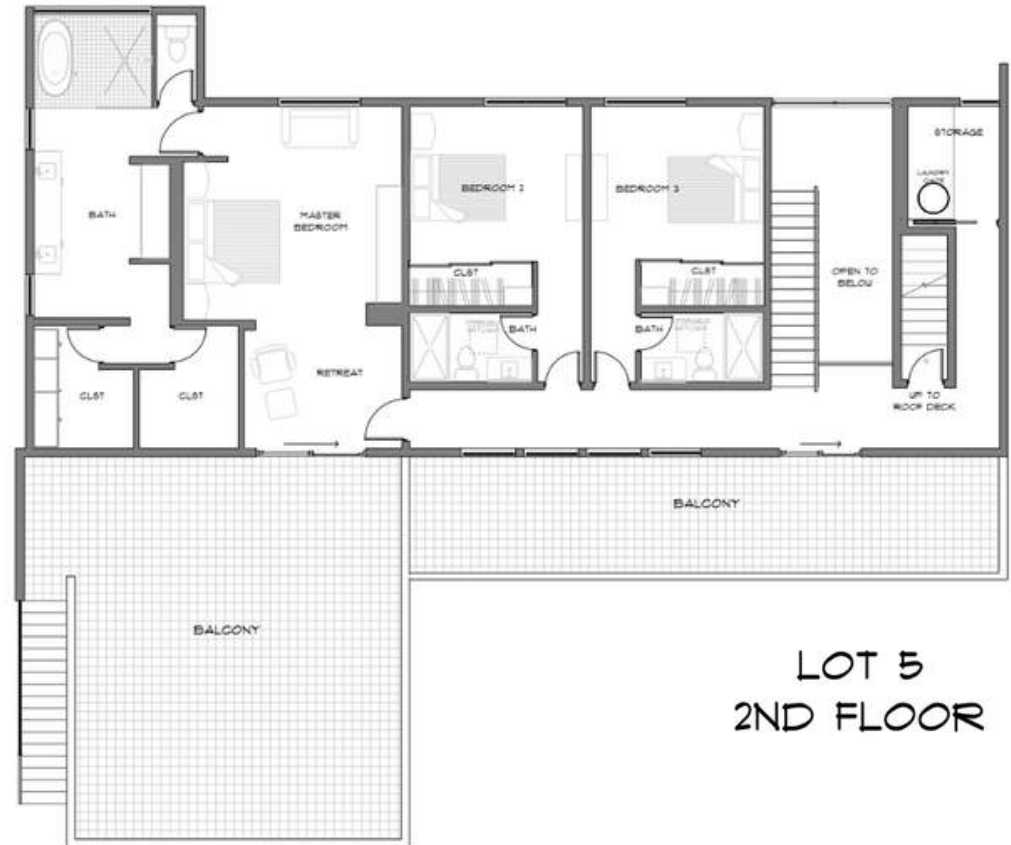
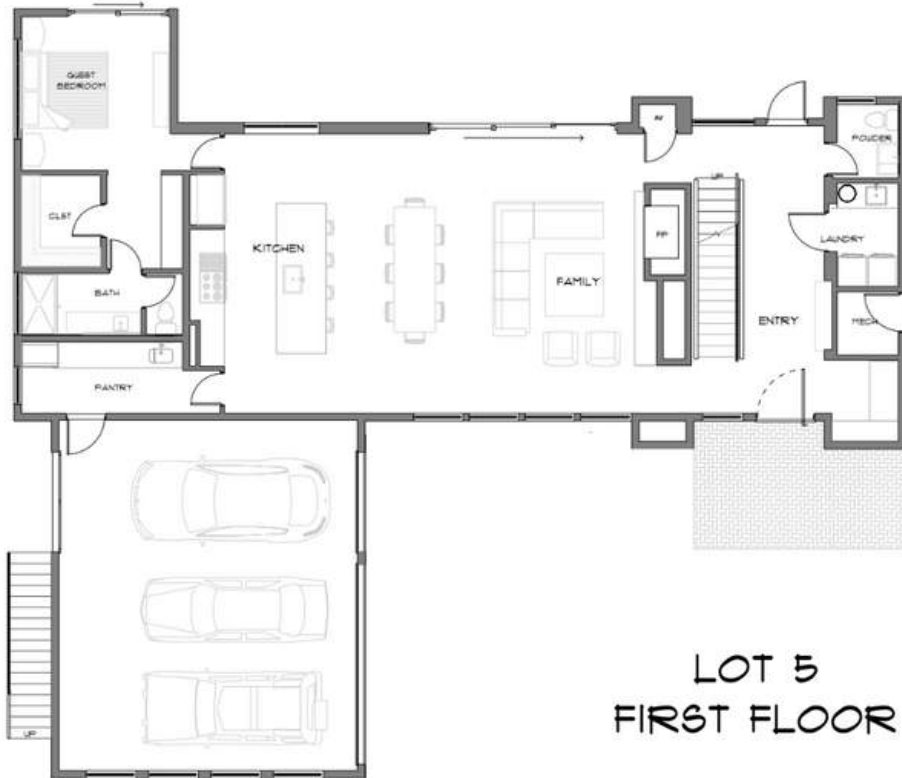


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LOT 5



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OFFERING GUIDELINES

SUBMIT OFFERS IN WRITING TO:

David Miller
c/o Swell Property Inc.
1967 North Coast Hwy 101
Encinitas, CA 92024

E-MAIL:

themillergroupe@gmail.com

OFFERS DUE:

Call to offers to be 2/10/26. Seller may consider offers prior to call to offers deadline.

BROKER CO-OP:

Any buyer's broker to obtain their own fee.

PURCHASE & SALE AGREEMENT:

Letter of Intent and/or vacant land purchase agreement are acceptable for initial offering.



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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 the Buyer's due diligence investigation of the material information set forth herein. The value of the property to Buyer depends on factors that should be evaluated by Buyer 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 the suitability of the property for Buyer's 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 information 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, Buyer agrees to release SWELL and agrees to defend, hold harmless and indemnify SWELL from any kind of claim, cost, expense, or liability arising out of Buyer's use of this Marketing Brochure, investigation and/or purchase of the Property.

ANY BUYER MUST RELY ON BUYER'S OWN INVESTIGATION AND THE ADVICE OF RETAINED ENVIRONMENTAL, ENGINEERING AND CONSTRUCTION EXPERTS, LEGAL COUNSEL AND TAX CONSULTANTS



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