

# PRIME COASTAL CUSTOM HOME LOT IN LEUCADIA

## EOLUS AVENUE | ENCINITAS, CA 92024

- Rare 0.34-acre coastal lot located in the highly desirable Leucadia submarket
- West of I-5, just minutes from beaches, restaurants, and the vibrant North County coastal lifestyle
- Zoned R-3, offering potential for a luxury coastal residence or small-scale residential development
- Exceptional opportunity to build in one of North County San Diego's most sought-after coastal neighborhoods

**ASKING PRICE: \$1,895,000**



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An aerial photograph of a coastal town, likely in California, showing a mix of residential houses, palm trees, and a large body of water in the background. A large white rounded rectangle is overlaid on the center of the image, containing the text 'TABLE OF CONTENTS'. Below this, a semi-transparent blue rectangle contains a list of page numbers and titles.

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# AERIAL

CAPRI  
ELEMENTARY SCHOOL

ENCINITAS RANCH  
GOLF COURSE

OLYMPUS  
PARK



PIRAEUS ST

ORPHEUS AVE

EOLUS AVE



HYMETTUS AVE



# AERIAL

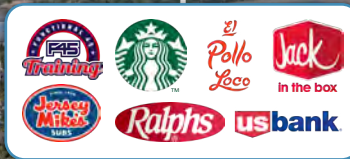
PONTO BEACH

COASTER  
COMMUTER RAIL

THE FLOWER  
FIELDS

BATIQUITOS  
LAGOON

ALILA MAREA  
BEACH RESORT



SHORE VIEW LN

HYMETTUS AVE

EOLUS AVE



# AERIAL

ENCINITAS FIRE STATION 3

LA JOLLA COVE

MOONLIGHT BEACH

HAMBURGER HUT

+VALENTINA+

STICKY FOOT

BEACONS BEACH

DOWNTOWN ENCINITAS

BUONA FORCHETTA

CHICK & HAWK

ENCINITAS DISTRICT

MANNA



ORPHEUS AVE

EOLUS AVE



HYMETTUS AVE

SHORE VIEW LN



# LOCATION

The subject property is located on Eolus Avenue in Encinitas, California, within the highly sought-after Leucadia submarket of North County San Diego. Positioned west of Interstate 5 and just moments from the Pacific Ocean, the property enjoys close proximity to some of North County's most iconic beaches, including Beacon's Beach and Leucadia State Beach.

The surrounding North Coast Highway 101 corridor offers a vibrant coastal village atmosphere with an array of boutique retail, renowned restaurants, local cafés, and beachside entertainment. Residents enjoy walkable access to surf breaks, coastal trails, and the relaxed lifestyle that defines Leucadia's unique charm.

The location provides convenient access to Interstate 5 and major coastal routes, offering seamless connectivity throughout Encinitas, Carlsbad, Del Mar, and the greater San Diego metropolitan area. With its blend of natural beauty, oceanfront recreation, and thriving local culture, Leucadia remains one of Southern California's most desirable coastal communities.



# ○ PROPERTY INFORMATION

## Property Profile:

The subject property consists of approximately 0.34 acres ( $\pm 14,639$  square feet) of land and represents a rare coastal homesite opportunity in the heart of Leucadia. Elevated positioning on Eolus Avenue allows for the potential to capture ocean views from a future residence, creating an ideal setting for a custom coastal home designed to embrace the surrounding beach environment.

Zoned R-3 within the City of Encinitas, the property offers flexibility for residential development while benefiting from its prime location just blocks from the coastline. The lot provides ample space for a luxury coastal residence with outdoor living areas designed to take advantage of ocean breezes, sunset views, and the relaxed North County lifestyle.

With limited developable land remaining west of Interstate 5, this offering represents a unique opportunity for a homebuilder, investor, or owner-user to create a signature coastal residence in one of Encinitas' most coveted beachside neighborhoods, where surf, sand, and ocean views define everyday living.

## Jurisdiction:

City of Encinitas

## APN:

254-120-65-00

## Acreage:

0.34 Acres or 14,639 Square Feet

## Zoning:

R-3([Link to Zoning](#))

## Density:

3 Dwelling Units Per Acre

## Maximum Height:

22 feet or 2 Stories, whichever is less

## Maximum Site Coverage:

<35% of the lot or parcel

## School Districts:

Encinitas Union Elementary School District

San Dieguito Union High School District

## Services:

**Water:** San Dieguito Water District

**Sewer:** Leucadia Wastewater District

**Gas/Electric:** SDG&E

**Fire:** Encinitas Fire Department

**Police:** County of San Diego

## Asking Price:

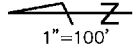
\$1,895,000

# TAX MAP

19

DOTTED PARCEL NOS. PER ROS. 4891

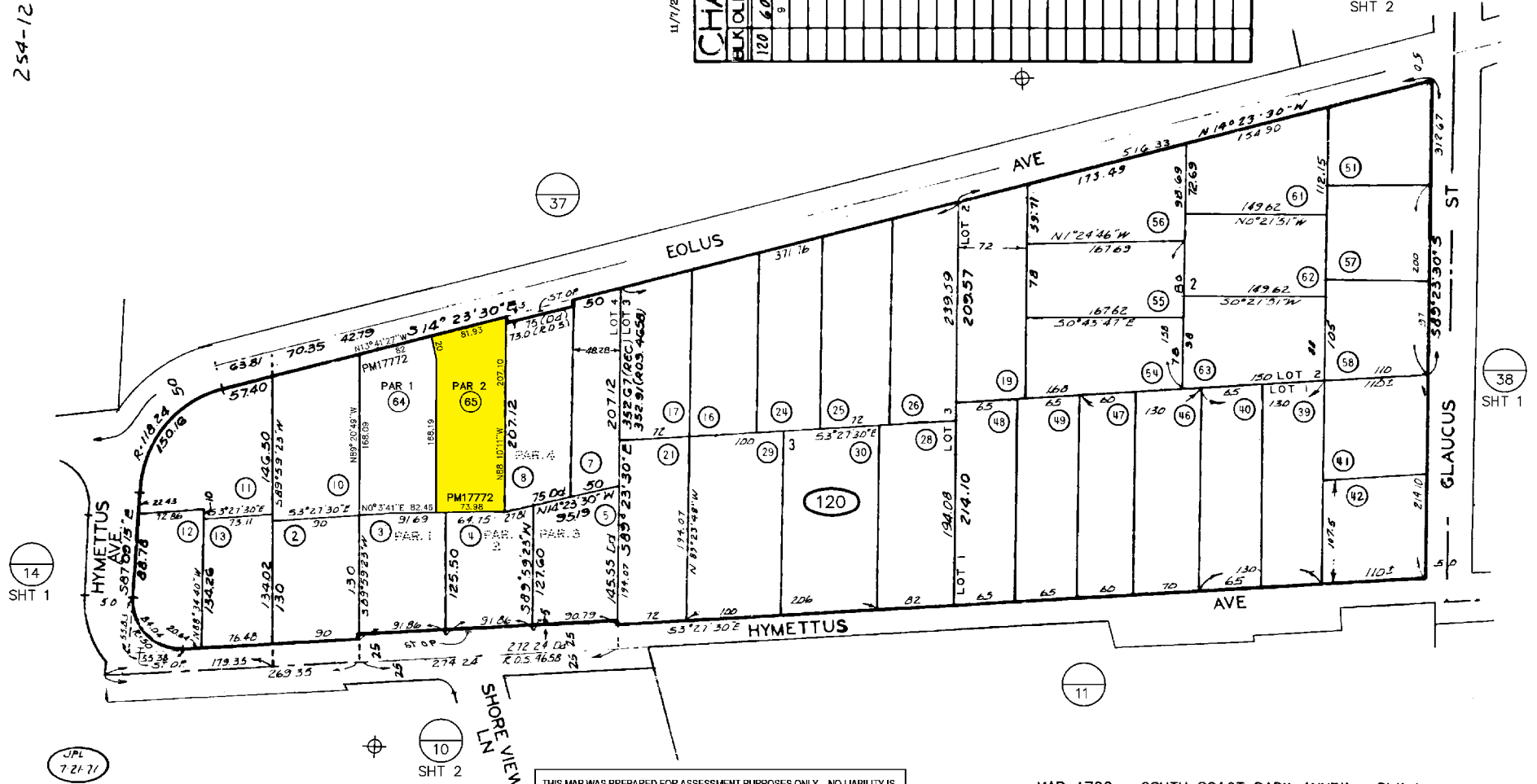
254-12



254-12

11/7/2008 JGD ✓

CHANGES	BLK	OLD	NEW	CUT
	120	60	62, 63, 70, 3405	
		9	64, 65, 97, 1595	



14 SHT 1

37

38 SHT 2

38 SHT 1

11

10 SHT 2

JPL 7 21 71

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 254 PAGE 12

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 1788 - SOUTH COAST PARK ANNEX - BLK L  
ROS 4079, 4658, 4891, 10349

# NEW HOME SALES COMPARABLES

1245 HYMETTUS AVE  
ENCINITAS



1

SALE PRICE: SALE DATE: LIVING AREA:

**\$5,557,500** **11/3/2023** **4,730 SF**

437 FULVIA ST  
ENCINITAS



2

SALE PRICE: SALE DATE: LIVING AREA:

**\$5,550,000** **2/15/2024** **3,865 SF**

546 HYGEIA AVE  
ENCINITAS

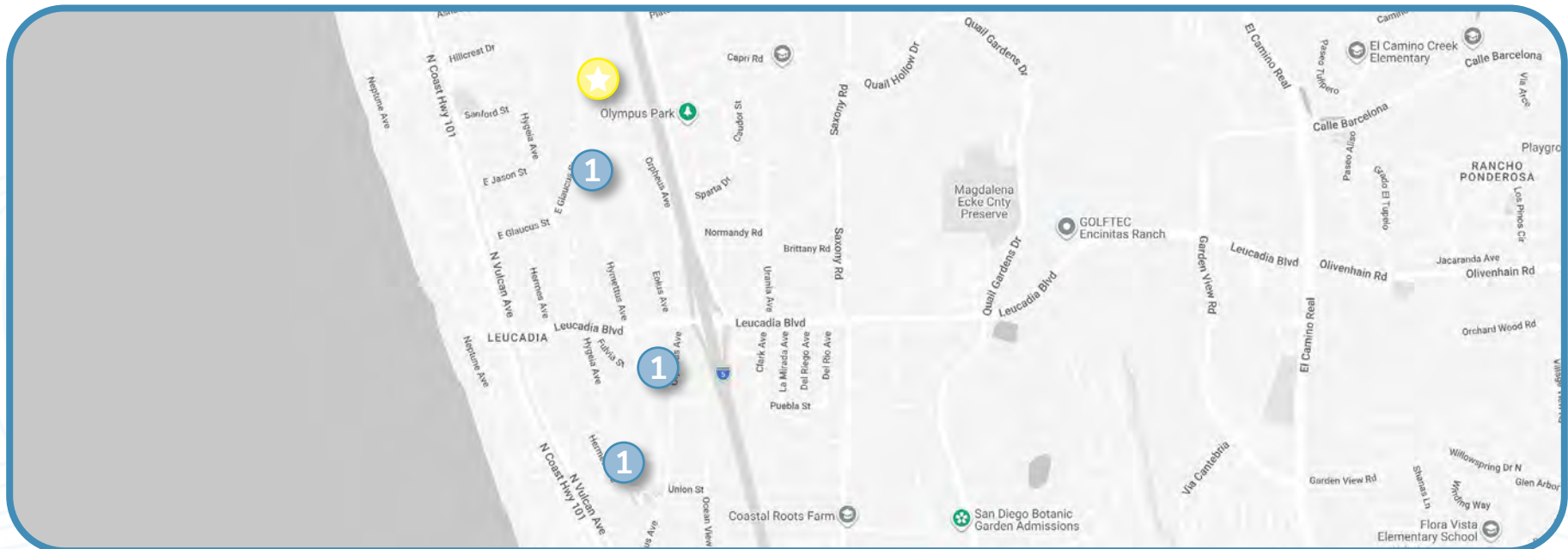


3

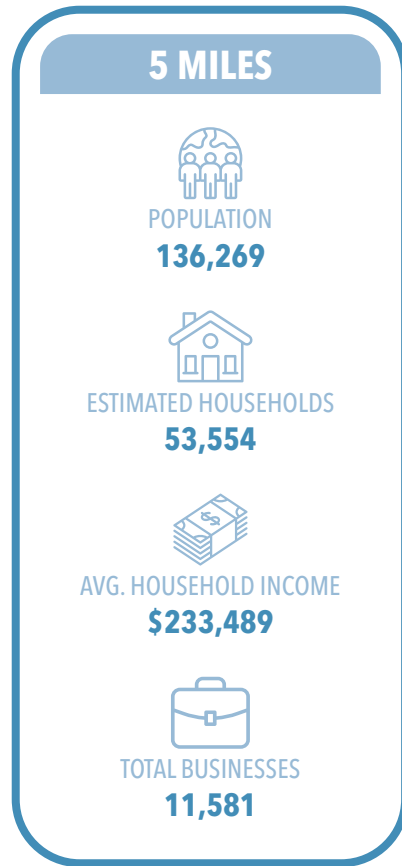
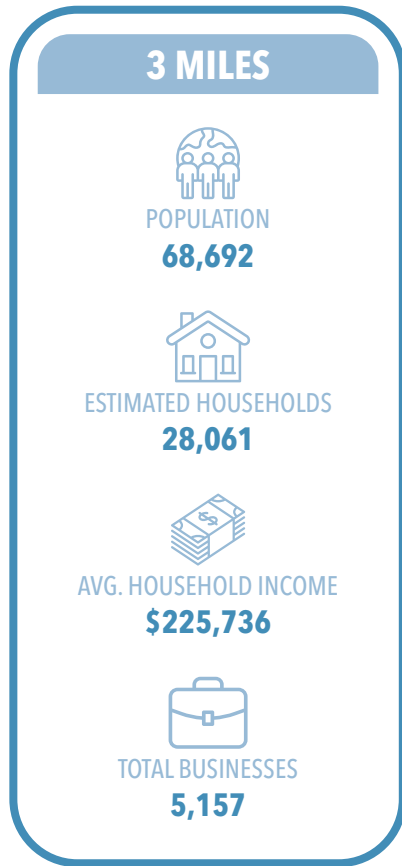
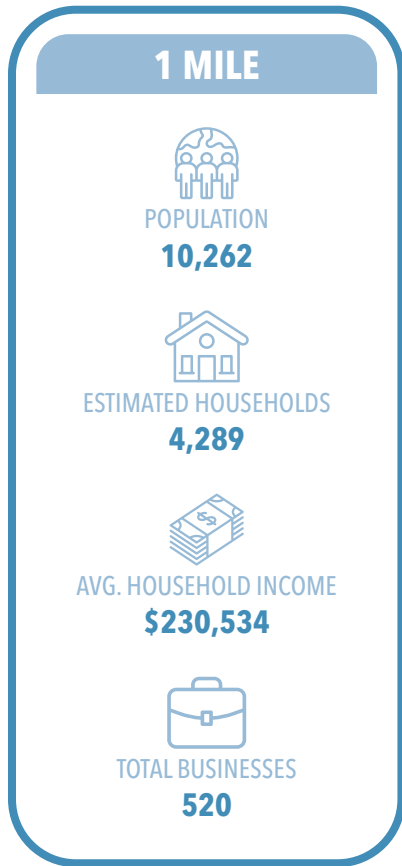
SALE PRICE: SALE DATE: LIVING AREA:

**\$5,500,000** **4/8/2022** **3,893 SF**



# ○ DEMOGRAPHICS

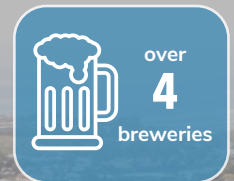


## ABOUT THE AREA

# ENCINITAS

Encinitas, California, is a vibrant coastal city in northern San Diego County, renowned for its laid-back surf culture, scenic beauty, and rich history. Incorporated in 1986, it unites the communities of Old Encinitas, New Encinitas, Cardiff-by-the-Sea, Leucadia, and Olivenhain. Stretching along six miles of Pacific coastline, the city boasts pristine beaches like Moonlight Beach and Swami's Beach, making it a haven for surfers and beachgoers.

The city's historic downtown, known as "Downtown 101," is a charming district filled with boutique shops, cafes, and restaurants set against a backdrop of historic architecture.





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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.

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