

RARE COASTAL SOLANA BEACH DEVELOPMENT OPPORTUNITY ON 2.91 ACRES

959 Genevieve St | Del Mar, CA 92014 - City of Solana Beach Jurisdiction

- Estate Residential (ER-2) zoning
- Zoning allows for residential, senior care, mobile homes, daycare, and more.
- Excellent location along Interstate 5 with high traffic counts and visibility
- Entitlements in process for 96 bed AL/MC Facility

CALL BROKER FOR PRICING DETAILS

CITY OF SOLANA BEACH CURRENTLY
SUPPORTS A 12 LOT RESIDENTIAL
SUBDIVISION ON THE SUBJECT PROPERTY

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CaIDRE Lic #02062959



contents

- 3 aerals
 - 7 location map
 - 8 property information
 - 9 conceptual residential care facility site plan
 - 10 residential care facility plans
 - 11 conceptual elevations
 - 12 residential care facility due diligence
 - 13 plat map
 - 14 development impact fees for single family residential
 - 15 demographics
-





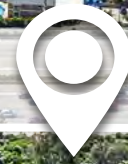


aerial



LA
COLONIA
PARK &
SKATEPARK

SANTA FE
CHRISTIAN
SCHOOL



Marine View Ave

Genevieve St

 [CLICK HERE TO VIEW ARTICLE
"IS NOW THE TIME TO DEVELOP"](#)



LOMA
SANTA FE
EXECUTIVE
GOLF COURSE

LOMA
SANTA FE
COUNTRY
CLUB

FAIRBANKS
RANCH
COUNTRY
CLUB

6

Genevieve St

Marine View Ave

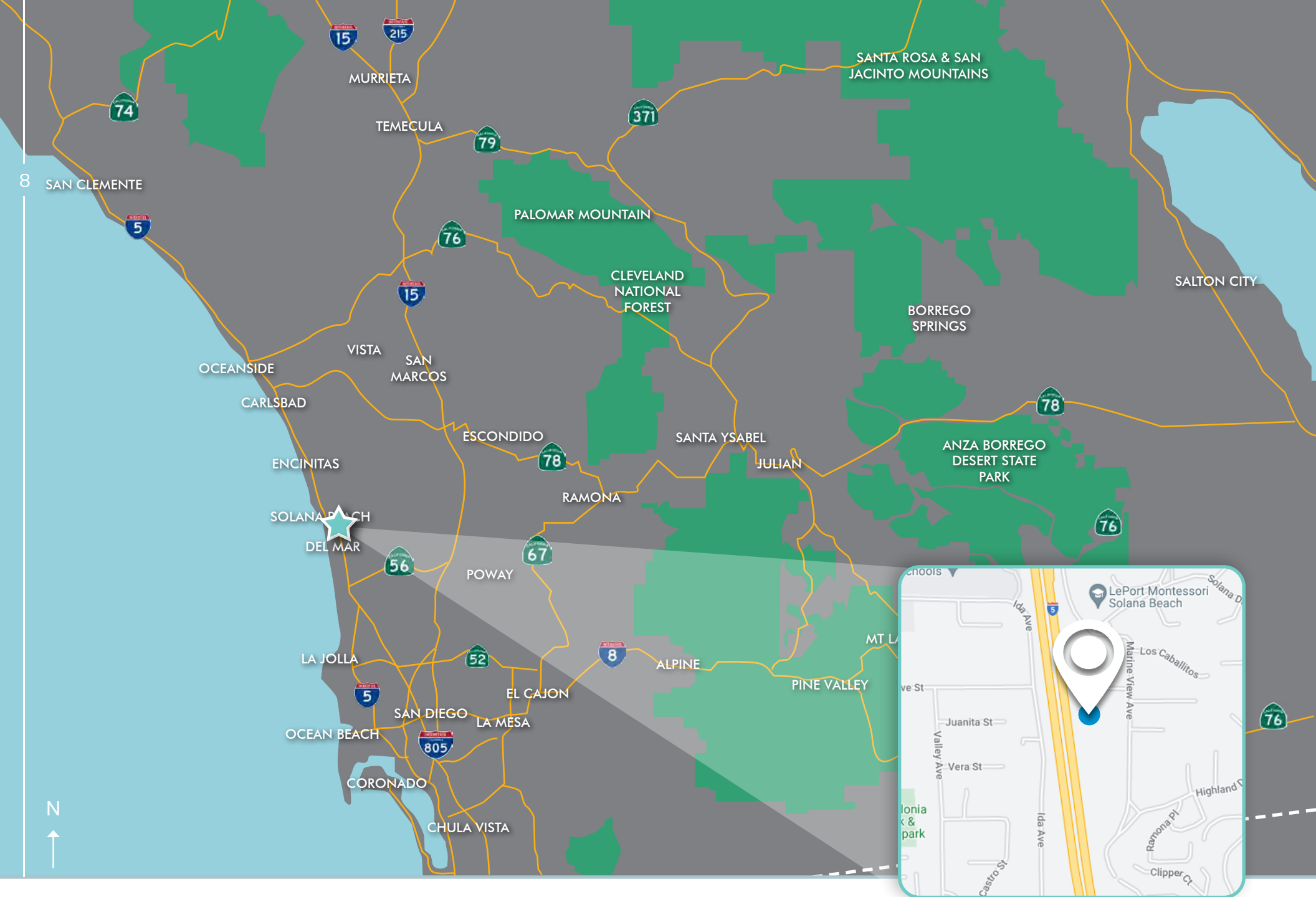


217,729 CARS PER DAY





aerial



property information

9

location:

The subject property is located at 959 Genevieve Street in Del Mar, California. It is located on the SWC of Genevieve Street and Marine View Way. This property borders Interstate 5 and is approximately 2 miles East of the Del Mar Fairgrounds.

property profile:

The subject property is 2.91 acres zoned Estate Residential allowing for a variety of uses residential, assisted living facility, mobile homes, daycare, and more. The property is in an excellent location along Interstate 5 with high traffic counts and visibility

jurisdiction:

City of Solana Beach

apn

298-390-51-00

acreage:

2.91 acres

zoning:

Estate Residential (ER-2) ([click here to view zoning ordinance](#))

general plan:

Spaced Rural Residential ([click here to view general plan](#))

density:

2du/acre

entitlements:

a 96 bed assisted living/memory care entitlement is in process

permitted uses:

Residential, assisted living facility, mobile homes, daycare, and more. ([Click here to view the full list of permitted uses](#))

development impact fees:

approximately \$87,363.00 for a 2,500 SFR

school district:

San Dieguito Union High School District, Solana Beach Elementary School District

services:

Water: San Dieguito Water District

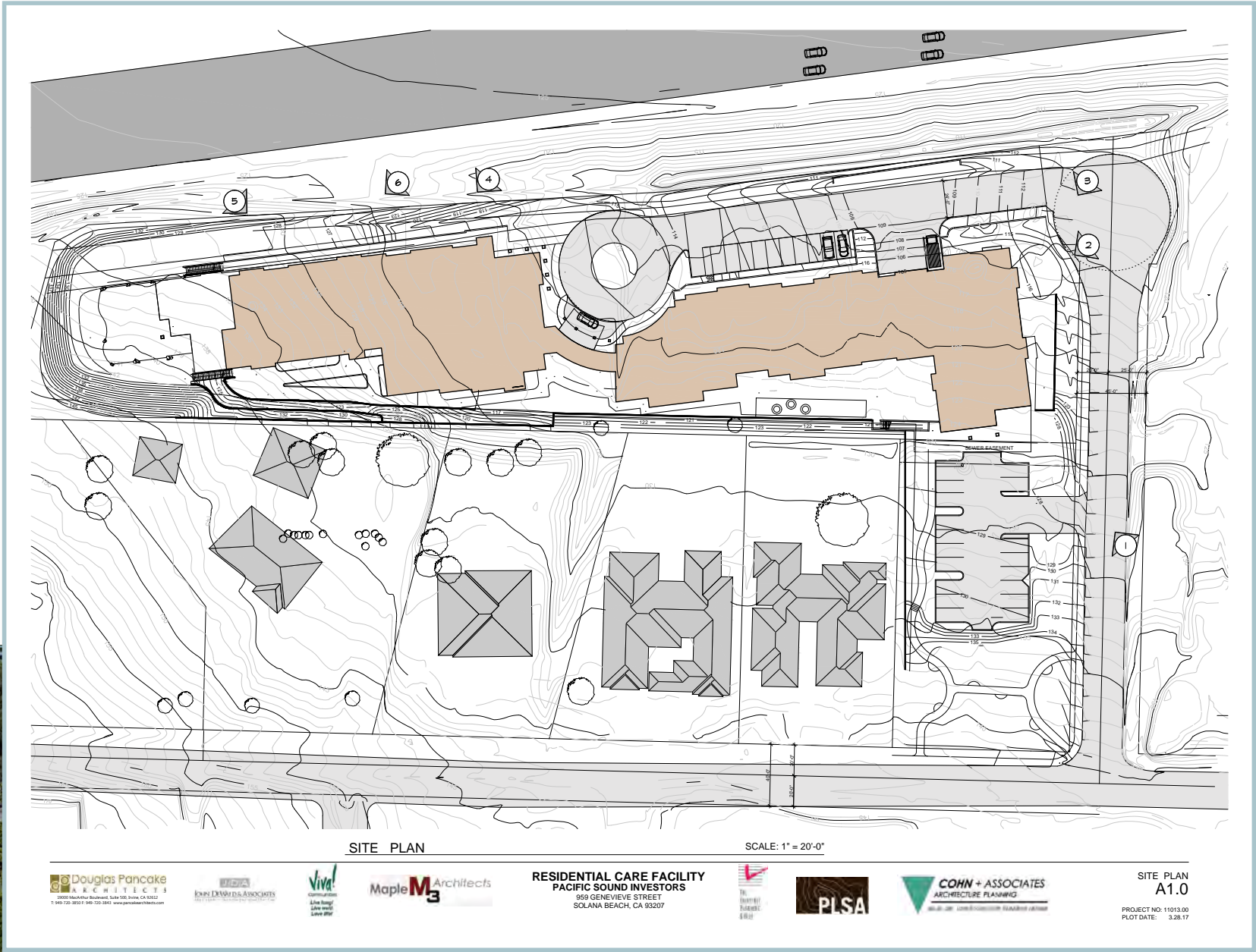
Gas/Electric: SDG&E

Fire: Cal Fire – City of Solana Beach Fire Department

Police: San Diego County Sheriff's Department



conceptual residential care facility site plan



conceptual elevations



PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"



PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"

Douglas Pancake
ARCHITECTS
19000 MacArthur Boulevard, Suite 500, Irvine, CA 92612
T: 949-725-3850 F: 949-725-3843 www.pancakearchitects.com

JDA
JOHN DAWSON & ASSOCIATES
ARCHITECTS
10000 MacArthur Boulevard, Suite 500, Irvine, CA 92612
T: 949-725-3850 F: 949-725-3843 www.jdaarchitects.com

Viva!
CONSTRUCTION
Live long!
Live well!
Live life!

Maple M3 Architects

RESIDENTIAL CARE FACILITY
PACIFIC SOUND INVESTORS
959 GENEVIEVE STREET
SOLANA BEACH, CA 93207

THE
DESIGN
GROUP

PLSA

COHN + ASSOCIATES
ARCHITECTURE PLANNING
800-100-1000 / 100-100-1000 / 100-100-1000

WEST ELEVATION
A4.1

PROJECT NO: 11013.00
PLOT DATE: 3.28.17



residential care facility due diligence

>>>CLICK DOCUMENT LINKS BELOW TO VIEW FULL DOCUMENT<<<

- [ARCHITECTURAL PLANS](#)
- [PRELIMINARY GRADING PLAN](#)
- [LANDSCAPE PLAN](#)
- [RESIDENTIAL CARE FACILITY SITE PLAN, FLOOR
_PLAN AND ELEVATIONS](#)



development impact fees

Estimated Development Impact Fees Per Approximate 2,500 SF SFD

Item	Total
Water Connection	\$29,974.00
Helix Capacity Fee	\$8,050.00
SDCWA Capacity Fee	\$5,859.00
RTCIP Fee	\$3,623.00
School Fees (\$4.46/SF)	\$11,150.00
Transportation Impact Fee (TIF)	\$18,924.00
Fire Mitigation Impact Fee (FMIF)	\$1,848.00
Park Development Impact Fee (PDIF)	\$7,263.00
Public Use Facilities Impact Fee (PUFIF)	\$672.00
Subtotal:	\$87,363.00

* Assumes 0.75 inch meter *Based on a 2,500 SFD

2023 demographics

1 miles



population
8,823



estimated households
3,984



average household income
\$190,957



median household income
\$131,817



total employees
10,149

3 miles



population
42,527



estimated households
18,759



average household income
\$234,401



median household income
\$169,494



total employees
30,480

5 miles



population
125,945



estimated households
50,539



average household income
\$242,058



median household income
\$178,010



total employees
71,277

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.





for more information, please contact

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

DRE Lic #02062959

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

