

DEVELOPMENT OPPORTUNITY

UNIMPROVED LAND



78 ±168,000 ADT

W San Marcos Blvd ±23,252 ADT

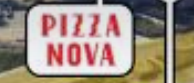
E Mission Rd ±24,769 ADT

Woodward St

N Twin Oaks Valley Rd ±25,789 ADT



SAN MARCOS CIVIC CENTER



SAN MARCOS FIRE STATION



PROPOSED
46 UNIT
DEVELOPMENT

SUBJECT
PROPERTY

±3.87 AC

FOR SALE - 3.87 ACRES
SAN MARCOS, CALIFORNIA

3.87 AC LOT
SOLD TO \$1,130,000
IN DEC 2021

CIRE
COMMERCIAL INVESTMENT REAL ESTATE

Partners

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PROPERTY DETAILS

Lot Size and Dimension

- Total Area: ±3.87 acres (168,577 SF)
- Dimensions: Rectangular-shaped parcel providing ample space for diverse development options.

Zoning and Land Use

- Zoning Code: R-3-10 (Residential Medium-Density Multi-Family)
- Land Use Designation: Medium Density Residential 1
- Allowed Uses: Multifamily dwellings, child care facilities, duplexes, small residential care facilities, and planned residential developments (PRDs) with appropriate permits.
- Permits Required: Depending on the proposed use, development may require Site Development Plans, Conditional Use Permits (CUP), and/or other regulatory approvals.

Topography and Soil

- Topography: The site features relatively flat terrain with some low-lying areas subject to periodic flooding.
- Soil: Primarily composed of riparian scrub habitat with a mix of native willow-cottonwood trees and some non-native species.

Ecological and Environmental Considerations

- Habitat: The property includes disturbed southern willow scrub, freshwater marsh, and coastal sage scrub, which are habitats for special-status species.
- Floodplain: Portions of the property are within the floodplain, requiring careful planning and potential elevation adjustments to mitigate flooding risks.
- Water Features: The site includes a stormwater drainage system that conveys runoff from a culvert at Woodward Street to San Marcos Creek.

Utilities and Infrastructure

- Existing Utilities: None to site. Infrastructure development will be required to support future projects.
- Access: Multiple ingress and egress points along Vineyard Road and Woodward Street provide easy access to the site.
- Nearby Infrastructure: Proximity to major roadways including Interstate-15 and Palmdale Rd (SR-18), enhancing connectivity.

Surrounding Development

- North and South: Bordered by undeveloped parcels designated for medium-density residential uses.
- West: Adjacent to San Marcos Creek, mapped wetlands, and commercial developments.
- East: Frontage along Woodward Street, featuring a City-designated 8- to 10-foot concrete trail.

PURCHASE PRICE

\$505,731

GROSS LAND PRICE PER SQ. FT.

\$3.00



LOCATION

Woodward Street,
San Marcos, CA 92069



GROSS PARCEL SIZE

±3.87 AC
(±168,577 SF)



APN

220-050-38

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

POTENTIAL DEVELOPMENT PATHWAYS

Multifamily Residential Development Project with Offsite Mitigation

- Potential for 50-60 dwelling units, with significant offsite mitigation required for special-status habitats.
- Estimated timeline: 2-3 years, with costs for permitting and mitigation ranging from \$370,000 to \$530,000, plus additional offsite mitigation costs from \$465,000 to \$2.6 million.

Ecological Restoration Project

- Focus on restoring the entire site to indigenous habitat, improving water quality and providing mitigation credits for other projects.
- Estimated timeline: 1-2 years, with design and permitting costs of \$80,000 to \$130,000 and construction costs of \$350,000 to \$500,000.

Planned Residential Development (PRD) with Onsite Mitigation

- Flexible site design to balance residential development with habitat conservation, reducing the need for offsite mitigation.
- Estimated timeline and costs similar to multifamily development but with reduced offsite mitigation requirements.

APPROVALS & DISCLAIMER

Permits and Approvals

- Development will require multiple permits and approvals from local, state, and federal agencies, including CEQA review, Site Development Plan approvals, and resource agency permits.

Prospective buyers are advised to consult with environmental consultants and city planners early in the development process to navigate regulatory requirements.

Disclosure and Disclaimer

- All information provided herein is deemed reliable but is not guaranteed. Buyers are encouraged to perform their own due diligence, including but not limited to environmental assessments, site surveys, and consultations with relevant authorities to verify all information and assess the feasibility of the proposed development pathways.

HIGHLIGHTS

Prime Development Location

3.87-acre lot at Vineyard Road & Woodward Street, San Marcos, CA, ideal for medium-density residential projects

Zoning Flexibility

Zoned R-3-10, supporting multifamily dwellings, childcare facilities, duplexes, and small residential care facilities

Versatile Development Pathways

Options include multifamily residential, ecological restoration, or planned residential development with onsite mitigation

Strong Demographic Growth

Located in a rapidly expanding urban area with a high demand for residential housing and robust economic growth

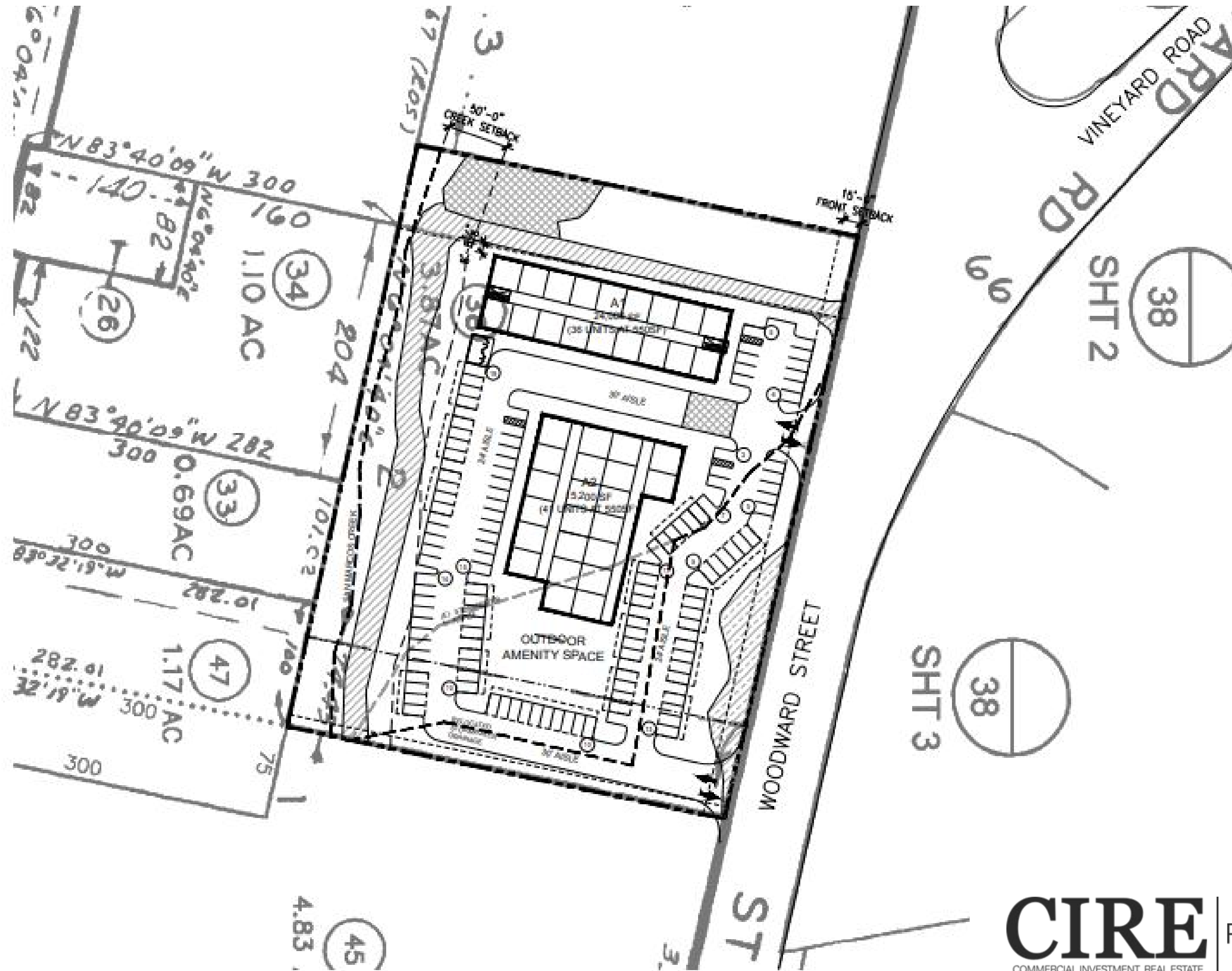
Ecological and Environmental Value

Features riparian scrub habitat, freshwater marsh, and coastal sage scrub, ideal for ecological restoration projects

Competitive Pricing

Priced at approximately \$3.00 per square foot, offering significant value and diverse development opportunities

HYPOTHETICAL SITE PLAN



AERIAL MAP



±168,000 ADT



SAN MARCOS CIVIC CENTER

E Mission Rd ±24,769 ADT

W San Marcos Blvd ±23,252 ADT

SAN MARCOS FIRE STATION



Woodward St

N Twin Oaks Valley Rd ±25,789 ADT

PROPOSED 46 UNIT DEVELOPMENT



SUBJECT PROPERTY

±3.87 AC

3.55 AC LOT
SOLD FOR \$1,436,000
ON DECEMBER 2022

POPULATION TREND

WOODWARD ST SAN MARCOS, CALIFORNIA

3 MILE RADIUS

30,566	3.00	35.5	84	\$711,380	\$15,407	43.0%	58	123
Households	Avg Size Household	Median Age	Diversity Index	Median Home Value	Average Spent on Mortgage and Basics	Percentage of Income for Mortgage	Housing Affordability	Wealth Index



4.9%
Greatest Gen
Born in 1945/Earlier



16.3%
Baby Boomer
Born in 1946 to 1964



18.4%
Generation X
Born in 1965 to 1980



26.7%
Millennial
Born in 1981 to 1998



24.5%
Generation Z
Born in 1999 to 2016



9.3%
Alpha
Born in 2017 to Present

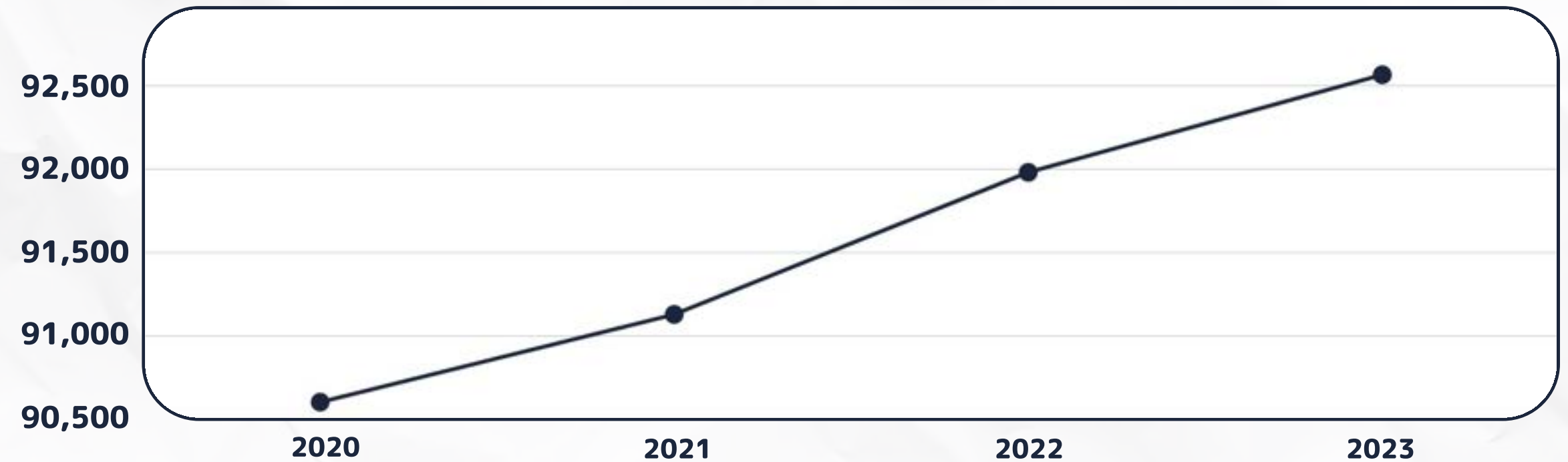


92,566
Total Population

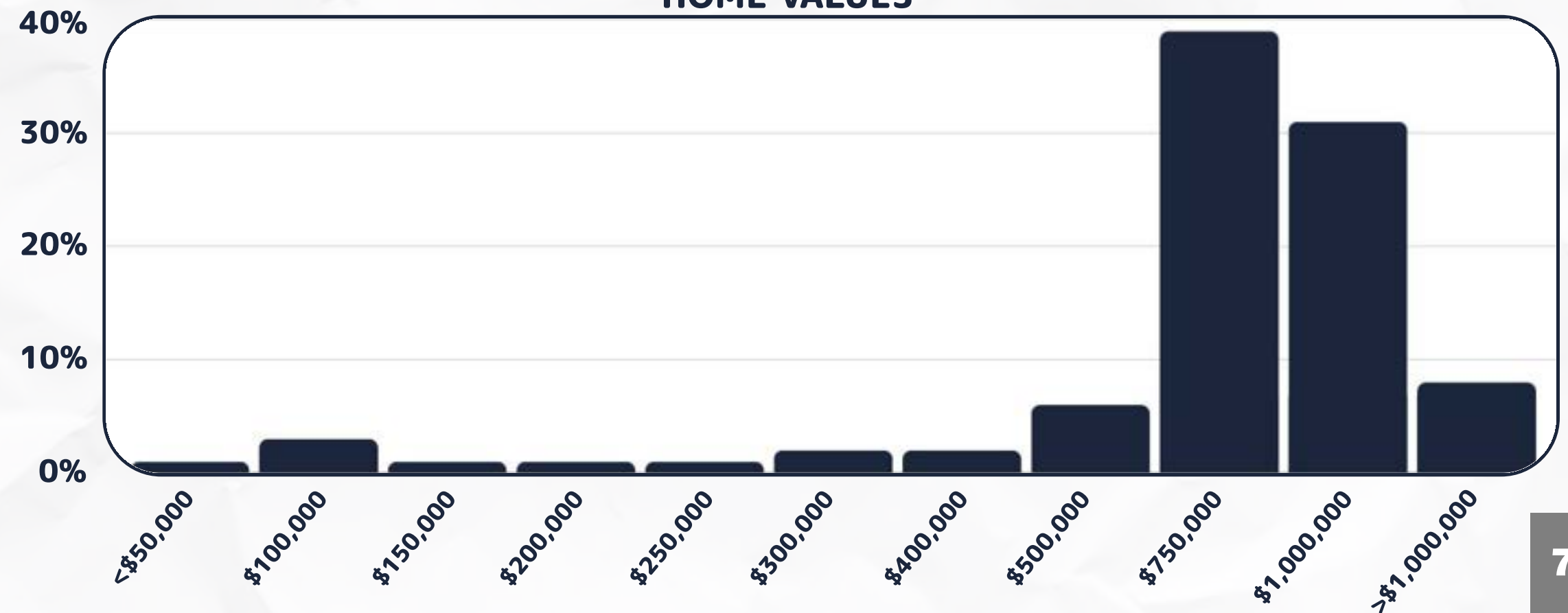


\$126,782
Average Household Income

HISTORICAL TRENDS: POPULATION



HOME VALUES



MARKET OVERVIEW

San Marcos, CA

Situated in the heart of the Inland Empire region of Southern California, Rialto is a bustling city that offers residents a diverse mix of urban amenities, cultural attractions, and suburban charm. Located just east of Los Angeles, Rialto enjoys a prime location within the Greater Los Angeles metropolitan area, making it an ideal destination for those seeking a vibrant yet affordable lifestyle.

Encompassing approximately 22 square miles, Rialto is home to a diverse population of over 100,000 residents. Its strategic location near major highways, including Interstate 10 and Interstate 215, provides convenient access to neighboring cities such as San Bernardino, Riverside, and Ontario, as well as to popular destinations like the beaches and mountains of Southern California.

Rialto boasts a rich history dating back to its days as a Spanish land grant in the early 19th century. The city's commitment to preserving its heritage is evident in its historic downtown district, featuring well-preserved buildings, cultural landmarks, and community events that celebrate its multicultural roots.

The economic landscape of Rialto is diverse, supported by a mix of industries including logistics, manufacturing, healthcare, and education. The city's proximity to major transportation routes and industrial centers like the Inland Empire Logistics Airport has attracted businesses and entrepreneurs, contributing to its economic growth and stability.

Rialto's natural beauty is a significant draw for outdoor enthusiasts, with parks, hiking trails, and recreational areas such as Frisbie Park and the San Bernardino National Forest offering opportunities for outdoor recreation and relaxation.

The city is known for its strong sense of community and family-friendly neighborhoods. Rialto offers a range of cultural and recreational amenities, including theaters, museums, and community events throughout the year, fostering a vibrant and inclusive community spirit.



Approximately 35 miles north of downtown San Diego

Population of Over 96000 Residents: A vibrant and growing community

Home to California State University San Marcos (CSUSM) and Palomar College

Boasts numerous parks and outdoor spaces such as Discovery Lake & Double Peak





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