

6 Lot Final Map

Calavo Road | Fallbrook, CA 92028

- 0.52-0.67 Acre Lots on Sewer
- Final Engineering/Improvement Plans Complete
- Home Resales in the Immediate Vicinity Average Over \$1,100,000
- Majority of Comparable Resales Sell in Less Than 10 Days

ASKING PRICE: ~~\$795,000~~ \$695,000

106-362-26-00
0.66 Acres

106-362-31-00
0.63 Acres

106-362-30-00
0.59 Acres

106-362-27-00
0.67 Acres

106-362-29-00
0.54 Acres

106-362-28-00
0.52 Acres

Calavo Rd



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Mission Rd

Calavo Rd





Fallbrook Union High School

Brooke Rd

S Stage Coach Ln

S Stage Coach Ln

Rod St

Calavo Rd



Calavo Rd

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0.66 Acres

106-362-27-00
0.67 Acres

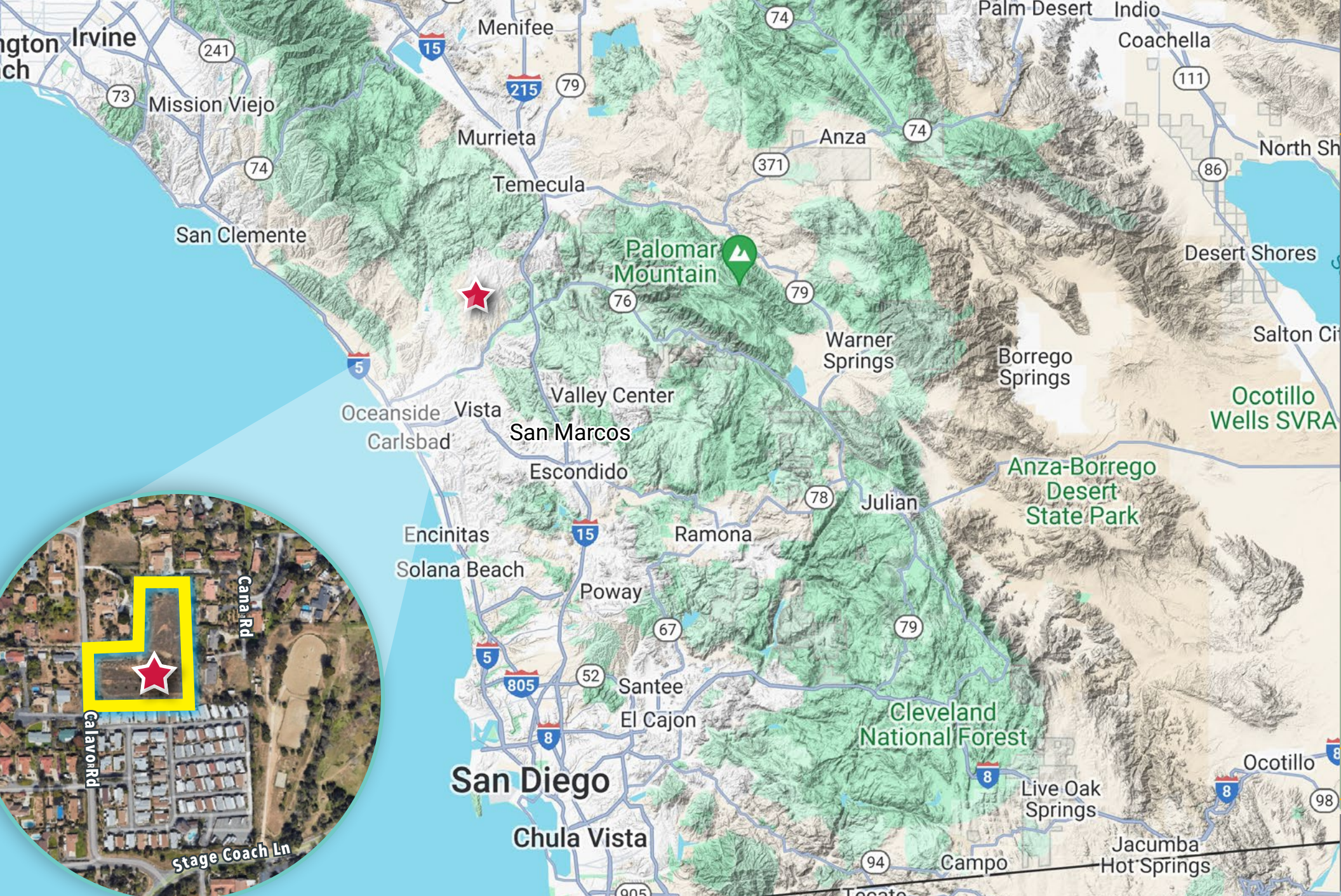
106-362-28-00
0.52 Acres

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0.59 Acres

106-362-31-00
0.63 Acres





location map

1601 Calavo Road | 7

property information

location:

The subject property is located along Calavo Road in Fallbrook, CA. The site is north of Highway 76, south of Downtown Fallbrook, and approximately 5.3 miles west from I-15.

property profile:

The subject property consists of six parcels totaling approximately 3.61 acres of vacant land zoned for single-family. The surrounding area consists of neighborhoods, parks, and schools. It is also in close proximity to the infamous Fallbrook Main Street filled with retail and restaurants.

jurisdiction:

County of San Diego

APN's & acreage:

106-362-26-00	0.66 acres
106-362-27-00	0.67 acres
106-362-28-00	0.52 acres
106-362-29-00	0.54 acres
106-362-30-00	0.59 acres
106-362-31-00	0.63 acres
Total Acreage	3.61 acres

zoning:

Rural Residential (R-R) ([Link](#))

general plan:

Village Residential 2 (VR—2) ([Link](#))

density:

2 units per gross acre

minimum lot size:

0.50 acres

max height:

35' or 2 stories

entitlement status:

The property has a final map that was recorded in 2023 and bonded. There will be an HOA for a private street and no architecture has been submitted. All engineering and improvement plans have been completed and approved.

school district:

Fallbrook Union School District

services:

Water/Sewer- Fallbrook Public Utility Department

Gas/Electric- SDG&E

Fire- North County Fire Department

Police- San Diego County Sheriff's Department

asking price:

~~\$795,000~~ \$695,000

residential comps

CMA Summary Report

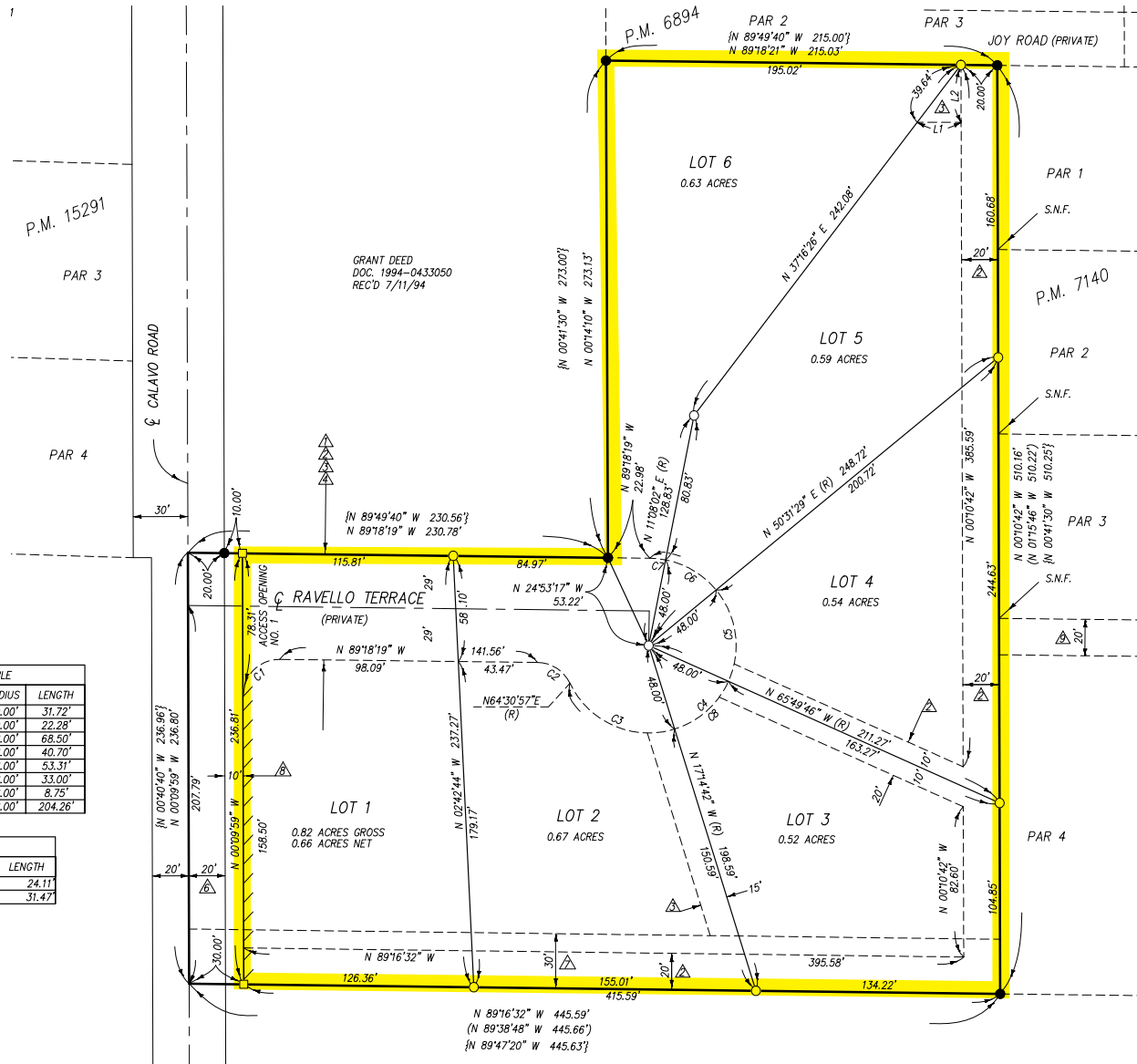
RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP: \$1,495,000	\$725,000	\$1,092,117	\$1,039,000
SP: \$1,495,000	\$730,000	\$1,093,880	\$1,050,000

Num	MLS #	Status	PropSubT	Address	TotalBdrms	TotalBaths	CloseDate	LotSzSqft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	2300237415D	S	SFR	344 Natalie Way	3	3	1/11/2024		2291	6	\$725,000	\$316.46	\$730,000	\$318.64
2	NDP2308423	S	SFR	647 Inverlochy Drive	4	3	2/14/2024	14,374.80	2761	79	\$979,000	\$354.58	\$960,000	\$347.70
3	SW23218111	S	SFR	784 Oak Glade Dr	4	3	1/22/2024	13,845.00	2911	3	\$999,999	\$343.52	\$999,999	\$343.52
4	NDP2304674	S	SFR	2174 Berwick Woods	4	3	8/22/2023	15,809.00	3289	28	\$1,050,000	\$319.25	\$1,025,000	\$311.64
5	NDP2402370	S	SFR	2130 Castlebay	4	3	4/30/2024	16,552.80	2401	6	\$1,020,000	\$424.82	\$1,029,000	\$428.57
6	NDP2404389	S	SFR	805 Inverlochy Drive	4	3	6/28/2024	25,264.00	2401	5	\$1,025,000	\$426.91	\$1,040,000	\$433.15
7	NDP2403293	S	SFR	1139 Highland Park	3	3	6/4/2024	2,090,880.00	2826	8	\$1,039,000	\$367.66	\$1,040,000	\$368.01
8	240009860SD	S	SFR	585 Inverlochy Dr	3	3	6/12/2024	13,622.00	2401	2	\$1,038,000	\$432.32	\$1,050,000	\$437.32
9	NDP2402873	S	SFR	2187 Kirkcaldy Road	4	3	5/16/2024	20,908.80	2612	10	\$1,049,777	\$401.91	\$1,090,000	\$417.30
10	NDP2305443	S	SFR	1363 Brooke Crest Lane	4	3	8/15/2023	20,107.00	3007	6	\$990,000	\$329.23	\$1,100,000	\$365.81
11	NDP2308231	S	SFR	698 Braemar Terrace	4	3	12/12/2023	30,154.00	2958	16	\$1,200,000	\$405.68	\$1,125,000	\$380.32
12	NDP2306672	S	SFR	2139 Kirkcaldy Road	5	4	10/31/2023	15,861.00	3829	36	\$1,185,000	\$309.48	\$1,180,000	\$308.17
13	240003568SD	S	SFR	2048 Avocado Knoll Ln	4	3	3/26/2024		3068	3	\$1,150,000 - \$1,250,000	\$407.43	\$1,250,000	\$407.43
14	NDP2306210	S	SFR	1345 Brooke Glen	6	5	9/13/2023	46,174.00	2709	3	\$1,250,000	\$461.42	\$1,255,000	\$463.27
15	NDP2306848	S	SFR	1536 Loch Ness Drive	5	5	10/6/2023	24,829.20	3562	3	\$1,495,000	\$419.71	\$1,495,000	\$419.71
16	SR23149639	S	SFR	1881 Oak Glade	3	3	10/6/2023	13,953.00	2675	53	\$899,899	\$336.41	\$925,000	\$345.79
17	OC23140075	S	SFR	1441 Devin	3	3	3/29/2024	22,651.00	2770	134	\$1,200,000	\$433.21	\$1,200,000	\$433.21
18	OC23183198	S	SFR	1984 Joseph	4	4	11/17/2023	54,886.00	3100	46	\$1,418,800	\$457.68	\$1,365,000	\$440.32
19	CV24045870	S	SFR	811 Inverlochy	4	3	3/28/2024	21,780.00	2761	2	\$975,000	\$353.13	\$975,000	\$353.13
20	PW23142354	S	SFR	1167 Highland Park	5	3	9/1/2023	22,398.00	3189	0	\$1,150,000	\$360.61	\$1,150,000	\$360.61
21	ND23212105	S	SFR	950 Via Prado	4	3	4/15/2024	25,264.80	2406	38	\$995,000	\$413.55	\$987,500	\$410.43
Avg					4	3		132069.18	2853	23	\$1,092,118	\$384.52	\$1,093,881	\$385.43
Min					3	3		13622.00	2291	0	\$725,000	\$309.48	\$730,000	\$308.17
Max					6	5		2090880.00	3829	134	\$1,495,000	\$461.42	\$1,495,000	\$463.27
Med					4	3		21780.00	2770	6	\$1,039,000	\$401.91	\$1,050,000	\$380.32

COUNTY OF SAN DIEGO TRACT NO. 5350-1

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CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	90°51'40"	20.00'	31.72'
C2	63°49'16"	20.00'	22.28'
C3	81°45'38"	48.00'	68.50'
C4	48°35'04"	48.00'	40.70'
C5	63°38'45"	48.00'	53.31'
C6	39°23'27"	48.00'	33.00'
C7	10°28'21"	48.00'	8.75'
C8	24°34'16"	48.00'	204.26'

LINE TABLE

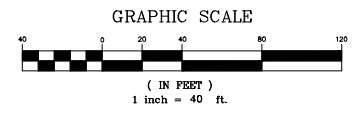
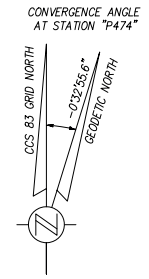
NO.	BEARING	LENGTH
L1	N 89°49'27" E	24.11'
L2	N 00°10'42" W	31.47'

EASEMENT NOTES

- 1. PRIVATE ROAD AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1-6, RESERVED HEREON.
- 2. SEWER AND WATER EASEMENT TO FALLBROOK PUBLIC UTILITY DISTRICT, RECORDED 3/01/2010 AS DOC. NO. 2010-0099763, O.R.
- 3. PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-6, RESERVED HEREON.
- 4. A PORTION OF RAVELLO TERRACE (PRIVATE ROAD), TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF RIGHT-OF-WAY, DEDICATED AND REJECTED HEREON.
- 5. PUBLIC UTILITY EASEMENT TO FALLBROOK PUBLIC UTILITY DISTRICT RECORDED JUNE 1, 1922 IN BOOK 751, PAGE 280 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 6. AN EASEMENT FOR ROAD PURPOSES AS GRANTED TO THE COUNTY OF SAN DIEGO IN DOCUMENT RECORDED JUNE 6, 1946 IN BOOK 2139, PAGE 241, O.R.
- 7. PRIVATE ROAD AND UTILITY EASEMENT RECORDED JUNE 24, 1981 AS DOC. NO. 81-197088, O.R.
- 8. 10.00' WIDE PORTION OF CALAVO ROAD TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES AND EXCAVATION SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY, DEDICATED AND ACCEPTED HEREON.
- 9. SEWER EASEMENT TO FALLBROOK PUBLIC UTILITY DISTRICT REC. 3/03/2010 AS DOC. NO. 2010-0104921, O.R.
- 10. COUNTY OF SAN DIEGO AVIGATION EASEMENT RECORDED SEPTEMBER 23, 2016 AS DOC. NO. 2016-0505302, O.R. WHICH COVERS THE ENTIRE SUBDIVISION.

ACCESS RIGHTS

LLLLL INDICATES ACCESS RIGHTS FROM LOT 1 IN AND TO CALAVO ROAD, RELINQUISHED, WAIVED AND ACCEPTED HEREON (EXCEPT AT ACCESS OPENING NO. 1).



due diligence materials

Click On Links Below To Download Due Diligence Materials

[Agreement to Improve Major Subdivision](#)

[Conditions of Approval](#)

[Faithful Performance Bond](#)

[Fire Availaility Letter](#)

[Fire Commitment](#)

[Geological Investigation for Tract-5350-1](#)

[Labor and Material Bond](#)

[Landscape Renderings](#)

[MVA-800E Calavo](#)

[TM 5350-1 Timely Filed Letter Signed](#)

[TR 5350 Final Map 7-18-18](#)

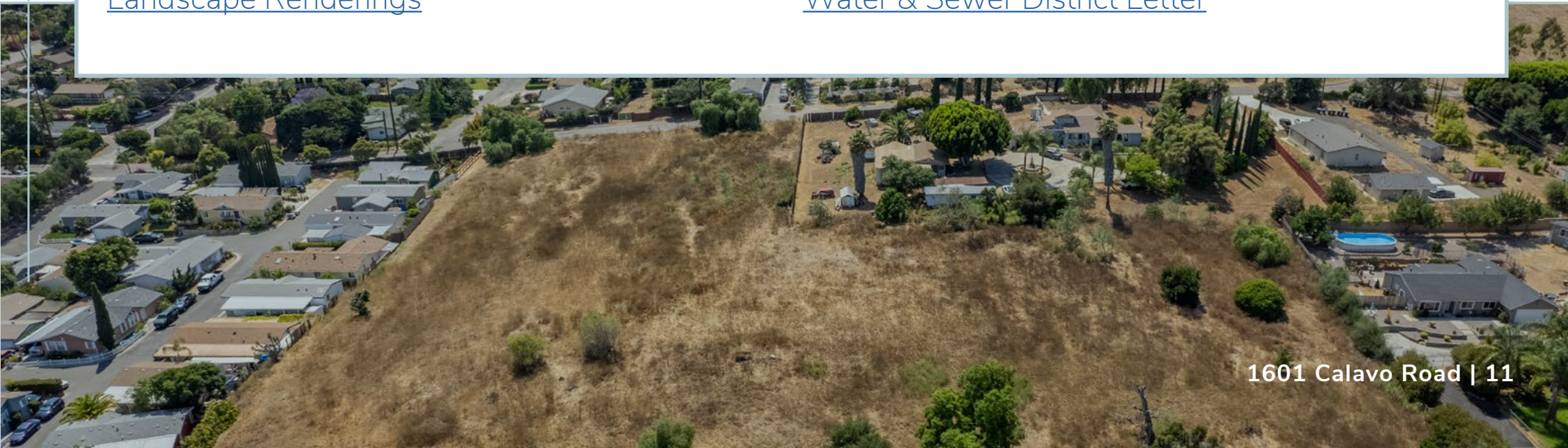
[Tract 5350 Improvement Plans 180522](#)

[Tract 5305 Improvement Plans Redline 3-14-18](#)

[Tract 5350 Approved Grading Plans 6-16-23](#)

[Utility Letters](#)

[Water & Sewer District Letter](#)



2024 demographics

1 mile



population
5,502



estimated households
1,906



average household income
\$135,399



median household income
\$107,640



total employees
754

3 miles



population
36,103



estimated households
12,130



average household income
\$125,805



median household income
\$98,141



total employees
9,470

5 miles



population
48,138



estimated households
16,418



average household income
\$134,408



median household income
\$105,575



total employees
11,523

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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