

2 FINISHED LOTS – LAGOON FRONTAGE – CARLSBAD CA

4301 & 4311 Brooks Way, Carlsbad, CA 92008

- o Unobstructed lagoon & ocean views
- o Two finished, graded residential lots - Utilities at site
- o All off-site improvements complete
- o Premier coastal Carlsbad location

ASKING PRICES:

4301 Brooks Way - \$1,690,000

4311 Brooks Way - \$2,290,000

Aqua Hedionda
Lagoon

4311
Brooks Way

4301
Brooks Way

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic#01367183

ALEX GUDIM

760.448.1368

agudim@lee-associates.com

CalDRE Lic#02030313

STEVIE BERMAN

760.448.2446

sberman@lee-associates.com

CalDRE Lic#02242051

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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Holiday Park

Valley Middle School

TAMARACK AVE

CHINQUAPIN AVE



INTERSTATE 5

HARRISON ST



ADAMS ST

4301 Brooks Way

BROOKS WAY

HOOVER ST

4311 Brooks Way

Aqua Hedionda Lagoon

ABC Time Home Preschool

Rios Music Project School

HILLSIDE DR

PARK DR

ADAMS ST

HIGHLAND DR

HOOVER ST

ADAMS ST

BROOKS WAY

4301 Brooks Way

4311 Brooks Way



Aqua Hedionda Lagoon

HARRISON ST



LEGO
LEGOLAND
CARLSBAD
PREMIUM OUTLETS®
A SIMON CENTER
& Much More!

Cannon Park

INTERSTATE 5



Aqua Hedionda Lagoon

4311
Brooks Way

HOOVER ST

BROOKS WAY

4301
Brooks Way

ADAMS ST

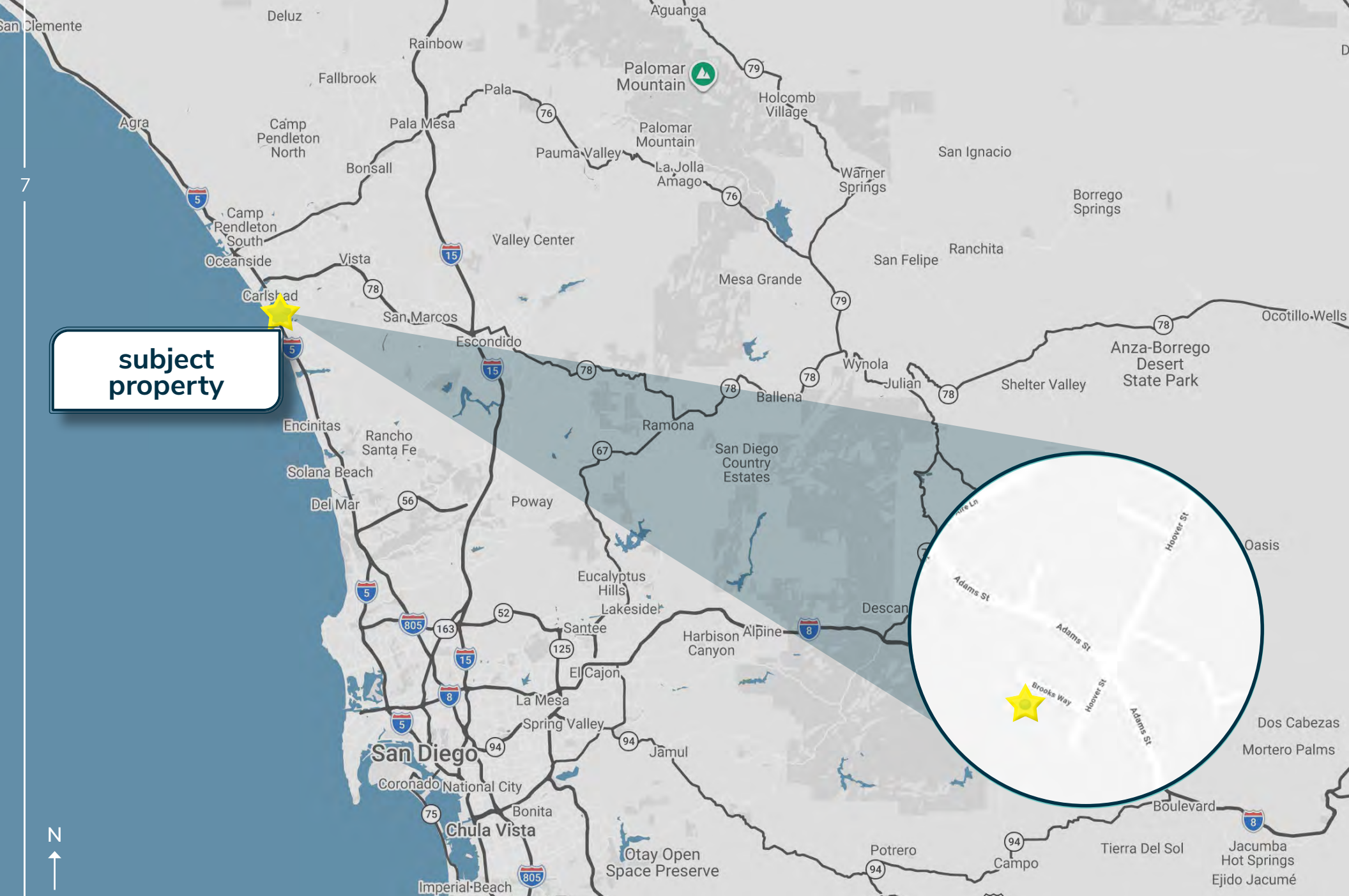


HARRISON ST

lagoon & ocean views

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**subject
property**

location map

property information

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4301 Brooks Way, Carlsbad, CA 92008

location:

Positioned along the scenic shores of the Agua Hedionda Lagoon, 4301 Brooks Way offers an exceptional opportunity to build a custom waterfront residence in one of Carlsbad's most sought-after coastal neighborhoods.

property profile:

This approximately 0.49-acre parcel features roughly 52 feet of private lagoon frontage, providing panoramic views and direct access to water activities such as paddleboarding and kayaking. The site is graded and ready for development, with sewer, water, and electrical service stubbed to the property, offering a streamlined path to construction. Set within the quiet Hedionda Point enclave, the property combines rare waterfront serenity with convenient proximity to Carlsbad Village, local beaches, and top-rated schools.

jurisdiction:

San Diego County, CA

apns & acreage:

206-171-09-00 » 21,174 SF
(.49 Gross)

zoning:

Residential (R-1-15000)

general plan:

Residential (R-4)

current use:

Vacant Lot

improvements:

Sewer, Water, Electricity, Grading,
Retaining Walls

topography:

Flat

local services:

- Water/Sewer
Carlsbad Municipal Water District
- Gas/Electric
San Diego Gas & Electric
- Fire
Carlsbad Fire Department
- Police
Carlsbad Police Department

density:

1 Dwelling Unit per Lot

minimum lot size:

9,500 SF

School District:

Elementary & Middle School: Carlsbad Unified School District

Asking Price: \$2,290,000

4311 Brooks Way, Carlsbad, CA 92008

location:

Situated adjacent to 4301 Brooks Way, this approximately 0.38-acre parcel presents a prime opportunity for a custom home site or companion development to the neighboring property.

property profile:

Elevated slightly above the lagoon, the lot captures tranquil water views and the coastal character of the surrounding Hedionda Point neighborhood. The property is improved with sewer, water, and electrical utilities stubbed to the site, supporting a straightforward development process for a luxury single-family residence or potential multi-lot estate configuration when paired with the adjoining parcel. With easy access to Carlsbad's beaches, restaurants, and walkable village core, 4311 Brooks Way delivers both coastal convenience and long-term investment appeal.

jurisdiction:

San Diego County, CA

apns & acreage:

206-171-08-00 » 16,639 SF
(.38 Gross)

zoning:

Residential (R-1-15000)

general plan:

Residential (R-4)

current use:

Vacant Lot

improvements:

Sewer, Water, Electricity, Grading,
Retaining Walls

topography:

Flat

local services:

- Water/Sewer
Carlsbad Municipal Water District
- Gas/Electric
San Diego Gas & Electric
- Fire
Carlsbad Fire Department
- Police
Carlsbad Police Department

density:

1 Dwelling Unit per Lot

minimum lot size:

9,500 SF

School District:

Elementary & Middle School: Carlsbad Unified School District

Asking Price: \$1,690,000

premium single family resale properties

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4485 ADAMS ST CARLSBAD

MLS#: 180037542
Status: Closed
Address: 4485 Adams St
Price: \$4,800,000
PropType: Residential
PropSubT: Single Family
MLSAreaMjr: Carlsbad (92008)
City: Carlsbad

Once in a Lifetime Opportunity To Own This Entertainer's Dream Home, With It's Very Own Coastal Frontage On The Agua Hedionda Lagoon! 4485 Adams Street is in a class of it's own. A phenomenal 2009 built custom home, masterfully planned to accommodate families with guests, and utilize the California beach waterfront lifestyle, w/out having to leave home. Launch small water craft, enjoy beach activities, and play all day from the shores of your own home. Entertain to the glistening moonlight at night! Locationally set private from the road, this property has bike-able access to Carlsbad Village, and is situated in Carlsbad's Coveted Public School District.



4465 ADAMS ST CARLSBAD

MLS#: 250000990SD
Status: Closed
Address: 4465 Adams St
Price: \$4,949,000
PropType: Residential
PropSubT: Single Family
MLSAreaMjr: Carlsbad (92008)
City: Carlsbad

Your Ultimate Dream Come True! Spectacular Sunsets await...this one-of-a-kind Luxurious Private Resort-Style Sanctuary located on the Agua Hedionda Lagoon. You will never want to leave this All-Inclusive Estate...Relax with your own Private Beach, sprawling Ocean Views from all 3 floors. Wake up to Breathtaking views from all 4 bedrooms, pool, spa, state-of -the-art workout room and a wine cellar which can store hundreds of your favorite bottles of wines...Cheers! Adventures await. While you and your guests walk down your lavish backyard to hop on a jet-ski, paddle board; or perhaps fishing is more your style. Prepare for an evening of Fun and Excitement!



4469 ADAMS ST CARLSBAD

MLS#: 210029015
Status: Closed
Address: 4469 Adams St
Price: \$5,810,000
PropType: Residential
PropSubT: Single Family
MLSAreaMjr: Carlsbad (92008)
City: Carlsbad

NEW CONSTRUCTION - A stunning waterfront retreat masterfully crafted by Beach City Builders, this 4,085 sq. ft. home merges innovative architecture with organic & modern design elements and is purposely oriented so you never lose sight of the main attraction €" the extraordinary, sweeping lagoon and ocean views. High-end materials & custom detailing in this open concept floor plan with 5 BRs, game room with wet bar, & media room. Enjoy indoor/outdoor living with sliders to a big view deck, covered living area with BBQ, and beautiful pool & spa. Live the waterfront lifestyle and paddleboard & wakeboard in front of your own property with 77 ft. of frontage on the Agua Hedionda Lagoon.



4469 ADAMS ST CARLSBAD

MLS#: 230017759SD
Status: Closed
Address: 4469 Adams St
Price: \$6,300,000
PropType: Residential
PropSubT: Single Family
MLSAreaMjr: Carlsbad (92008)
City: Carlsbad

This STUNNING waterfront retreat, meticulously constructed by Beach City Builders in 2021, offers a remarkable blend of innovative architecture and contemporary design elements. Spanning 4,085 sq. ft., this home is thoughtfully positioned to ensure uninterrupted, sweeping lagoon and ocean views. The thoughtfully designed open concept floor plan showcases high-end materials and custom detailing throughout, featuring 5 bedrooms, 5.5 bathrooms, a dedicated office with separate entrance, laundry room, media room and a spacious downstairs den/game room complete with a wet bar.

carlsbad unified school district

The intertwined roots of the Carlsbad community and its schools hark back to 1872, when “Carlsbad by the Sea” began to burgeon as an agricultural community and resort destination. The original Carlsbad School, pictured here circa 1890, was located on the site of current Pine Avenue Park on Harding Street in the downtown/Barrio area.

As true with many California districts, CUSD boundaries are older than most of the cities that it serves. Today, the District covers approximately 42 square miles, serves a Carlsbad population of over 110,000, as well as the communities of Oceanside and San Marcos. For more information on the Carlsbad Community, check out the City of Carlsbad website.

CUSD is recognized as one of the highest-achieving school districts in the county. Many of our schools have been identified as Distinguished Schools at the federal and state levels.

A major factor for families, as well as businesses planning to relocate to Carlsbad is this excellence in education that has earned our district schools and staff numerous awards and recognition.

We have recently modernized Carlsbad High School, four elementary schools, two middle school campuses, and our brand new Sage Creek High School, which welcomed the first group of students for the 2013-14 school year.

Our schools are also supported by dedicated teachers, classified and management employees, parent volunteers and leaders, and an assortment of foundations and support groups, all of whom contribute to our success with students.

Source: <https://carlsbadusd.net/about-district>

1 Jefferson Elementary School

3743 Jefferson St,
Carlsbad, CA 92008

2 Valley Middle School

1645 Magnolia Ave,
Carlsbad, CA 92008

3 Magnolia Elementary School

1905 Magnolia Ave,
Carlsbad, CA 92008



2025 demographics

1 mile



population
11,787



estimated households
4,995



average household income
\$162,156



median household income
\$116,106



total employees
2,136

3 miles



population
64,893



estimated households
26,953



average household income
\$170,023



median household income
\$129,165



total employees
39,866

5 miles



population
176,451



estimated households
70,612



average household income
\$153,356



median household income
\$117,873



total employees
119,423

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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.



for more information
please contact our expert brokers

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
CalDRE Lic#01367183

ALEX GUDIM

760.448.1368
agudim@lee-associates.com
CalDRE Lic#02030313

STEVIE BERMAN

760.448.2446
sberman@lee-associates.com
CalDRE Lic#02242051



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates, Inc - North San Diego County

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth