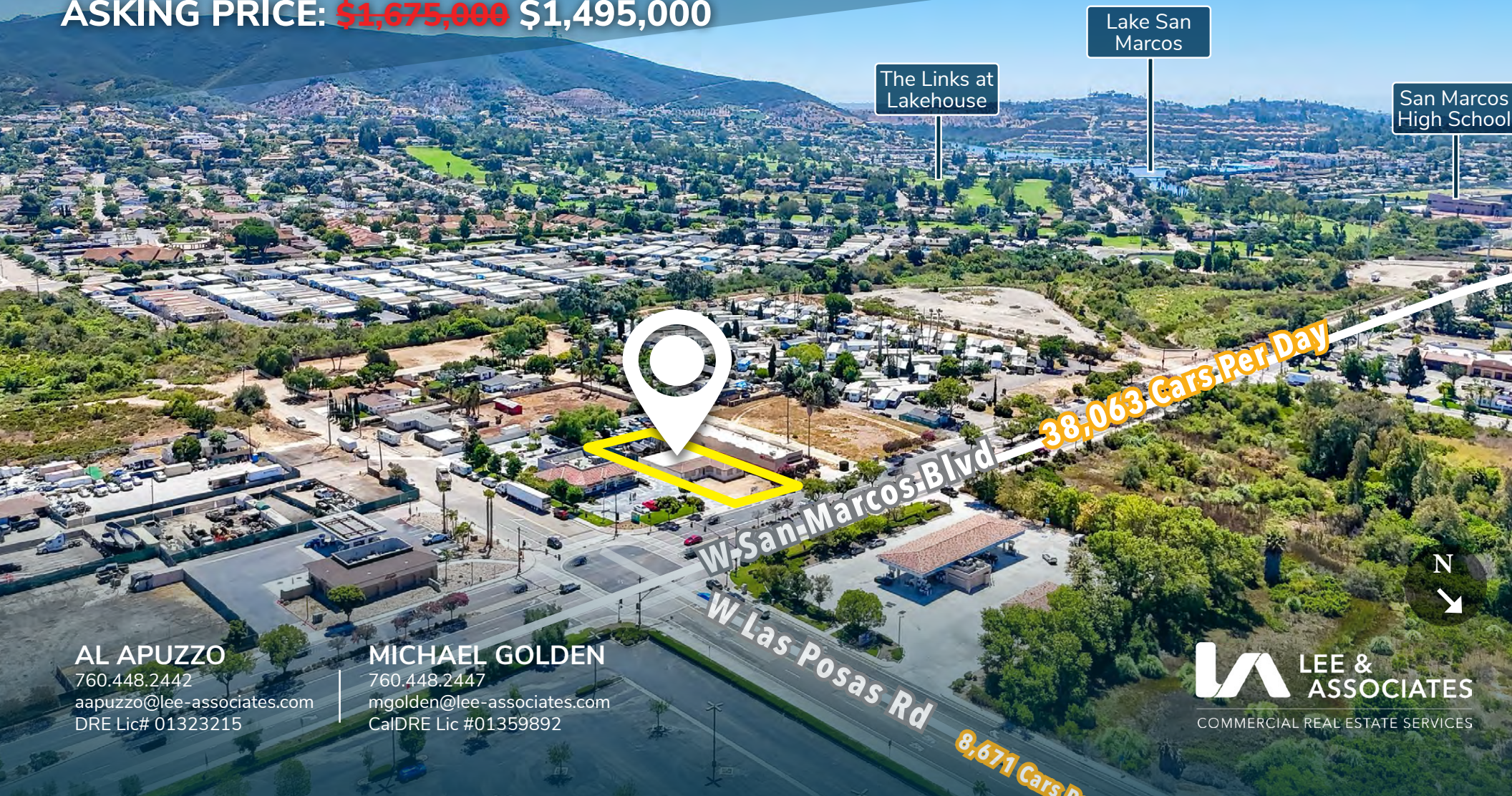


San Marcos Blvd. Commercial Building, Owner/User or Live/Work Development Opportunity with Yard Space

1217 W San Marcos Blvd | San Marcos, CA 92078

- An approximate 4,200 square foot building situated on a 0.301-acre lot.
- Prime location with easy access to Hwy 78 and proximity to local schools
- Designated within the San Marcos Creek Specific Plan for mixed-use development

ASKING PRICE: ~~\$1,675,000~~ \$1,495,000



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LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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7	location map	15	development impact fees
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CSUSM



San Elijo Hills

Discovery Creek Children's Park



W Las Posas Rd

W San Marcos Blvd



aerial



NORDSTROM rack
lanebryant
SPROUTS
Marshall's
Cacique
petco
Party City
FIVE GUYS
BURGERS and FRIES
ULTA
BOUDIN SF
HANDEL'S
Carle's

EDWARDS THEATRES
COLD STONE
FISH HOUSE VERA CRUZ
Cocina del Puma
Rubio's

W-Las Posas Rd

8,671 Cars Per Day

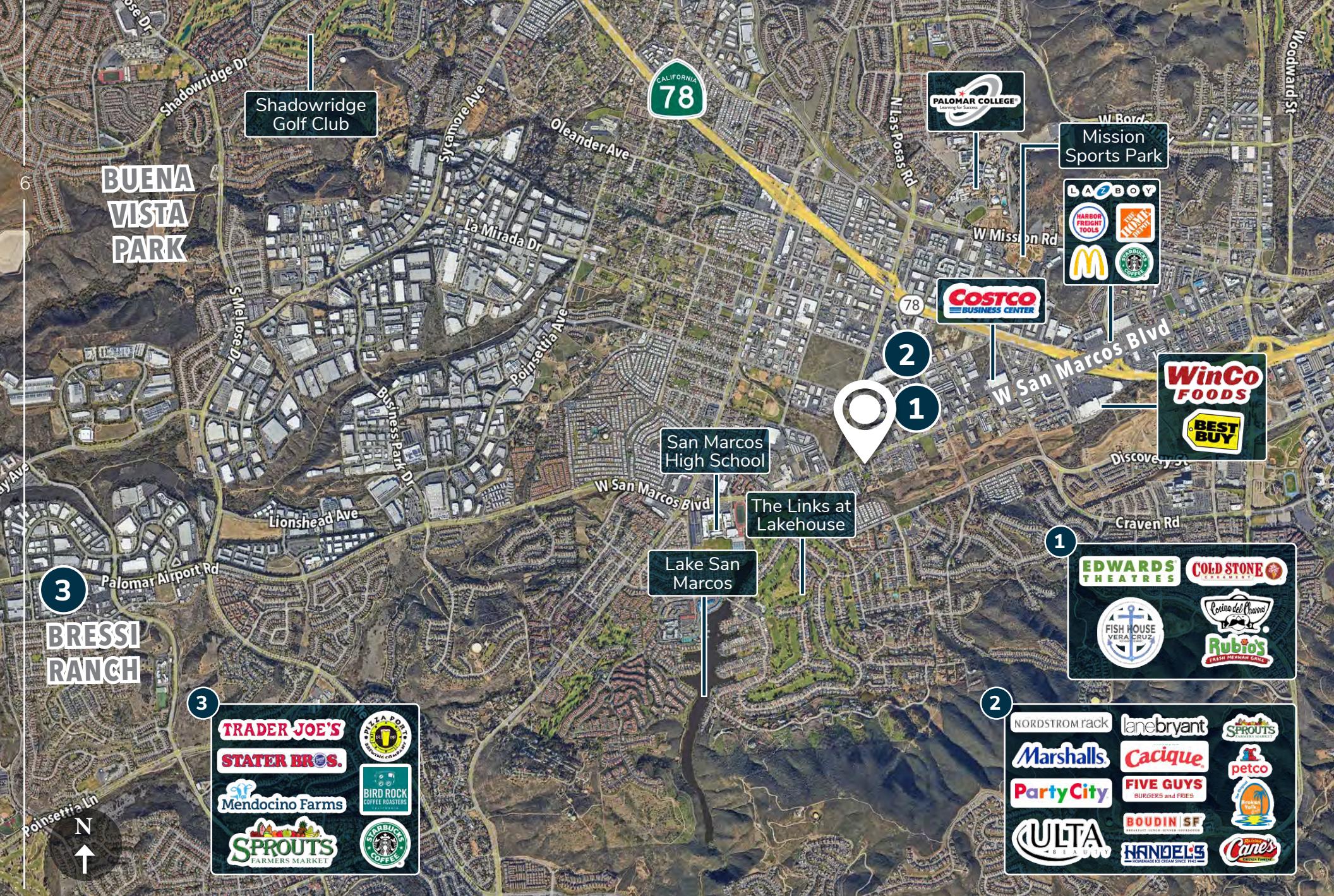
38,063 Cars Per Day

W-San Marcos Blvd

W San Marcos Blvd — 38,063 Cars-Per-Day



aerial





property information

8

location:

The subject property is located along W San Marcos Boulevard in San Marcos, CA. It is located on the west side of Mc Mahr Drive in between Tom's Famous Family Restaurant, and Firestone Complete Auto Care. It is just east of San Marcos High School, less than a mile north of The Links at Lakehouse Golf Course, and approximately 3 miles west of Highway 78.

property profile:

The subject property is approximately 0.301 gross acres of mixed-use land located in the heart of San Marcos. The property currently has an approximate 4,200-sf building currently being used as residential/office space. The building contains 5 offices/bedrooms, 3 bathrooms, a kitchen, 3,000 sf interior storage, commercial wash station, 1,000 sf exterior storage building and a fenced off rear yard. The property has a FAR of 2.25:1 and is located within the San Marcos Creek Specific Plan and is zoned for mixed use. Buyer may be able to utilize State Density Bonus AB1287 or SB9 for additional units, waivers or incentives.

jurisdiction:

City of San Marcos

APN:

221-041-59-00

acreage:

0.301 acres

zoning:

San Marcos Creek Specific Plan Mixed-Use

general plan:

San Marcos Creek Specific Plan Number 20 on the map Mixed-Use- Residential Permitted not on ground floor

[Click to View General Plan](#)

far:

2.25 : 1

max height:

35' or 3 stories

estimated dif fees:

\$55,331 (based on 1,500 sf units)

state housing laws:

Potential for more units if Buyer utilizes State Density Bonus SB9 or AB1287. Buyer to confirm. (See links on page 16)

current uses:

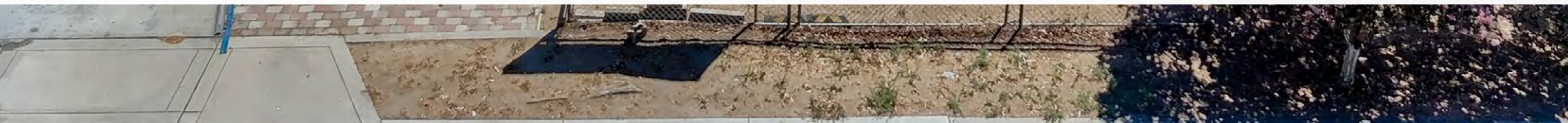
5 offices/bedrooms, 3 bathrooms, a kitchen, 3,000 sf interior storage, commercial wash station, 1,000 sf exterior storage building and a fenced off rear yard

building sf:

4,200 SF

school district:

San Marcos Unified School District



property photos

9



property photos

10



property photos

11



property photos

12



building sales comparables

1



1155 Grand Ave

City	San Marcos
Zip Code	92078
Building SF	2,555
Price/SF	\$614.48
Land SF	20,909
\$/SF Land	\$75.09
Zoning	M, San Marcos
Sale Date	2/15/2023
Sale Price	\$1,570,000
Escrow	-

2



675 S Rancho Santa Fe Rd

City	San Marcos
Zip Code	92078
Building SF	5,915
Price/SF	\$384.62
Land SF	30,056
\$/SF Land	\$75.69
Zoning	Commercial
Sale Date	11/12/2021
Sale Price	\$2,275,000
Escrow	90 days

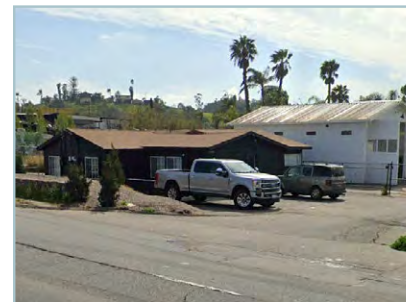
3



1542 S Santa Fe Ave

City	Vista
Zip Code	92084
Building SF	1,302
Price/SF	\$664.36
Land SF	23,522
\$/SF Land	\$36.77
Zoning	C36
Sale Date	8/15/2022
Sale Price	\$865,000
Escrow	45 days

4



1964 S Santa Fe Ave

City	Vista
Zip Code	92083
Building SF	1,442
Price/SF	\$1,067.96
Land SF	11,191
\$/SF Land	\$137.62
Zoning	C-6
Sale Date	8/6/2024
Sale Price	\$1,540,000
Escrow	60 days

residential new home cma

14

1



Boulevard Park

Builder Name	Warmington Residential
City	Escondido
Zip Code	92025
Product Type	Attached
Open Date	8/5/2023
Min Unit Size	1,102
Max Unit Size	1,818
Min \$/Unit	\$410
Max \$/Unit	\$569
Min Sale Price	\$626,900
Max Sale Price	\$744,900
Total Planned Units	62

2



Liberty

Builder Name	KB Home
City	Oceanside
Zip Code	92057
Product Type	Attached
Open Date	11/1/2023
Min Unit Size	1,268
Max Unit Size	1,751
Min \$/Unit	\$449
Max \$/Unit	\$568
Min Sale Price	\$719,987
Max Sale Price	\$785,943
Total Planned Units	54

3



Soltaire

Builder Name	Beazer Homes
City	Vista
Zip Code	92081
Product Type	Attached
Open Date	2/1/2023
Min Unit Size	1,082
Max Unit Size	1,640
Min \$/Unit	\$480
Max \$/Unit	\$582
Min Sale Price	\$629,990
Max Sale Price	\$786,990
Total Planned Units	107

development impact fees

15

Estimated Development Impact Fees Per Approximately 1,500 SF Residence

<u>Item</u>	<u>Amount</u>
School Fees (\$4.79/SF)	\$7,185.00
Circulation	\$6,747.00
SR-78 Interchanges	\$3,204.00
NPDES	\$221.00
Technology Improvements	\$44.00
Parks	\$6,251.00
Habitat Conservation	\$103.00
Drainage Fee (A-2)	\$1,947.00
SDCWA Capacity Fee	\$5,700.00
SDCWA Sewer Fee	\$159.00
San Marcos Water Connection Fee	\$8,988.00
San Marcos Sewer Fee	\$14,782.00
TOTAL	\$55,331.00

density bonus state law

16

California's Density Bonus Law:

Designed to encourage the construction of sity bonus law allows developers to exceed standard density requirements in certain circumstances.

The legislation amends the state's long-standing density bonus law to provide additional incentives for real estate development projects that include affordable housing. Under the enhanced density bonus law incentives in California in 2021, a developer can obtain a maximum density bonus of up to 50%.

Density Bonus is a state mandate. A developer who meets the requirements is entitled to receive the density bonus benefits as a matter of right.

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV

AB 1287:

As of January 1, 2024, AB 1287 will amend the State Density Bonus law by requiring cities and counties to award an additional density bonus for projects that have already allocated the maximum amount of affordable housing for very-low, low-, or moderate-income units.

The new amendments will allow projects that qualify for a 50% bonus under the current law to provide additional very low income or moderate-income affordable housing units in exchange for a stackable density bonus based on a sliding scale.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB1287

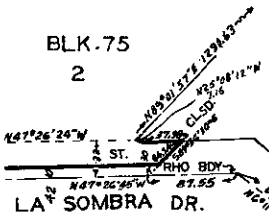
plat map

13

MAP 11-13-70
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 221 PG 04 SHT 1 OF 3

BLK. 75
2

BLK 65
POR. 13



DETAIL
SCALE 1"=100'

A- S17°46'47"E 27.38
B- S26°58'54"W 29.10
C- S26°58'54"W 39.68

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2024 demographics

1 mile



population
10,839



estimated households
4,070



average household income
\$121,837



median household income
\$98,370



total employees
11,759

3 miles



population
95,953



estimated households
32,187



average household income
\$150,380



median household income
\$121,443



total employees
54,360

5 miles



population
196,668



estimated households
69,540



average household income
\$159,666



median household income
\$128,454



total employees
118,094

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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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