

1.0 acre of residential mixed-use land

3600 grand avenue | san marcos, ca 92078

- o MU-1 Zoning (20-30 Dwelling Units per Acre)
- o Adjacent to Retail Center on Signalized Intersection
- o 1 Block South of CA State Hwy 78
- o 28,000 ADT on Rancho Santa Fe Road

ASKING PRICE: \$1,950,000



AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
CalDRE Lic#01323215

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

ALEX BENTLEY
760.448.2492
abentley@lee-associates.com
CalDRE Lic#02062959

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

2 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.

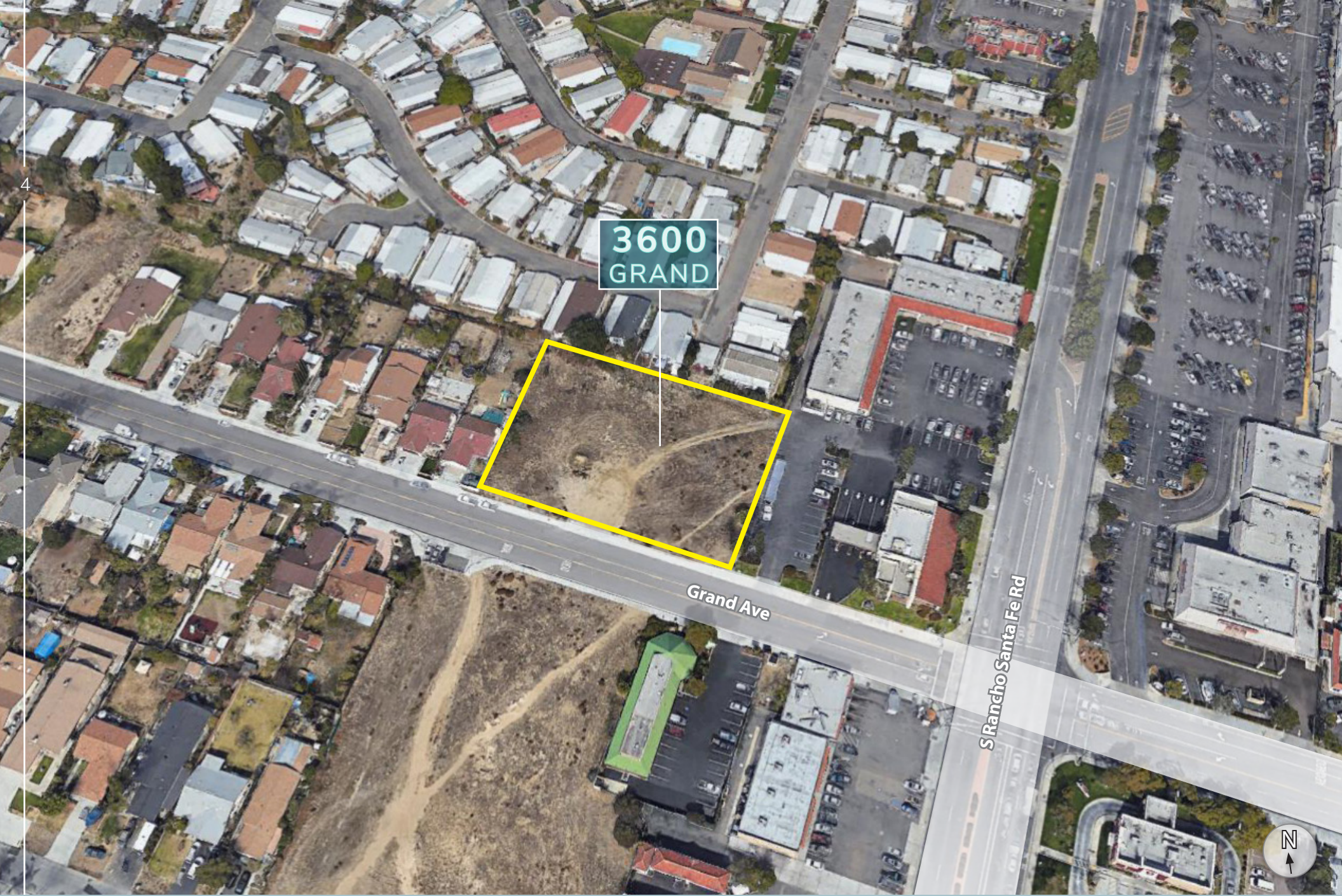
By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



contents

4	aerials	10	plat map
7	location map	11	sales comparables
8	property information	13	demographics
9	property photos		





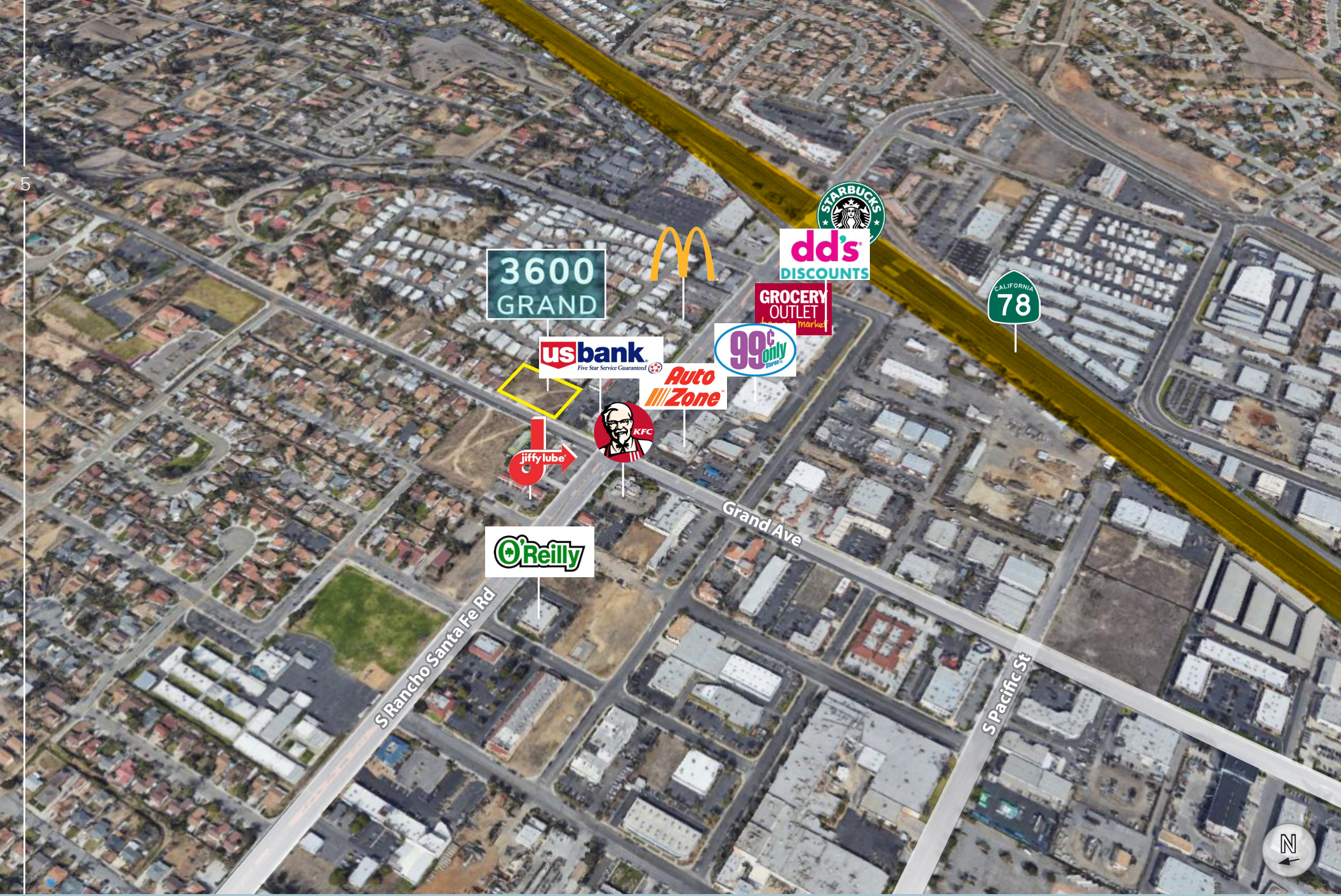
3600
GRAND

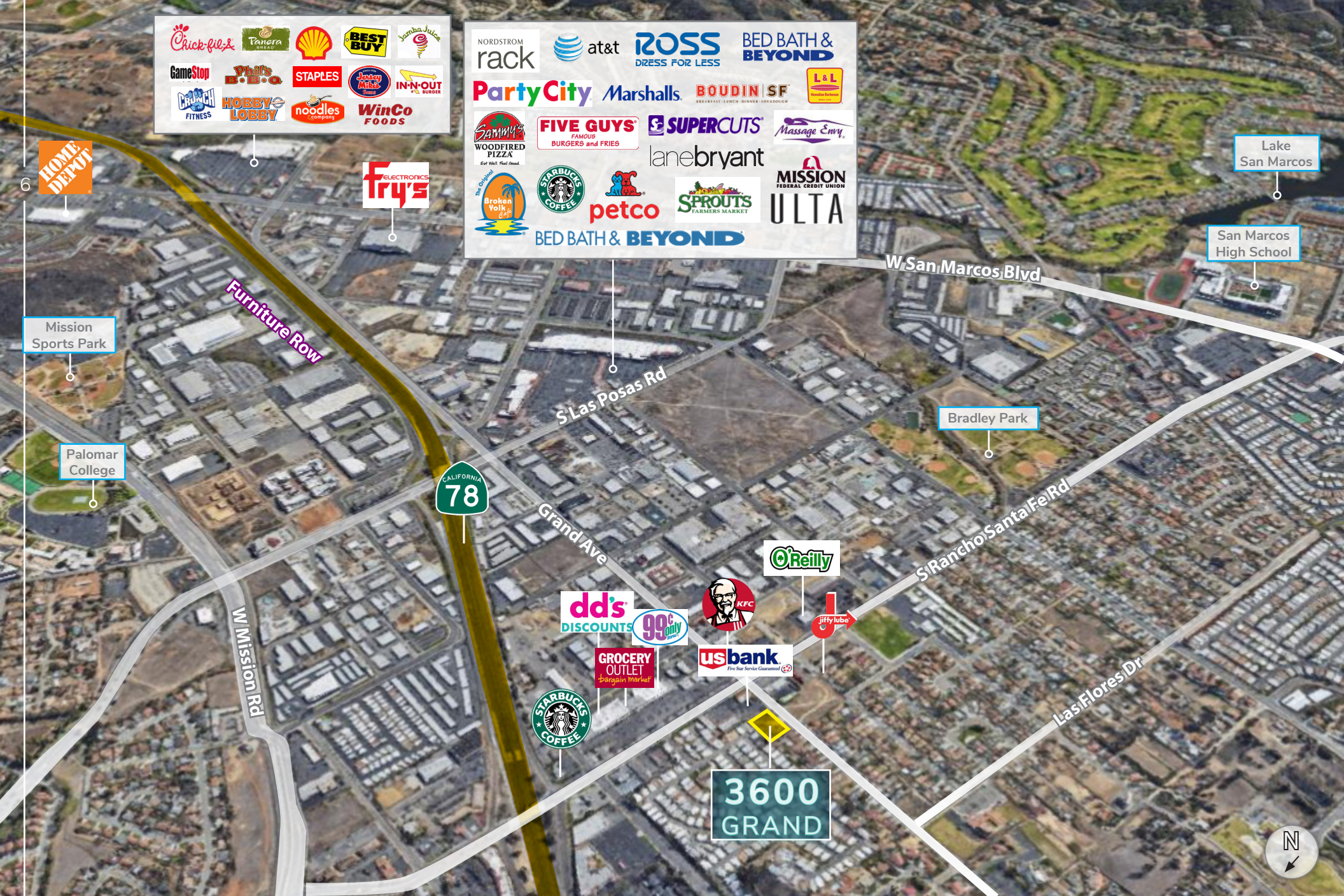
Grand Ave

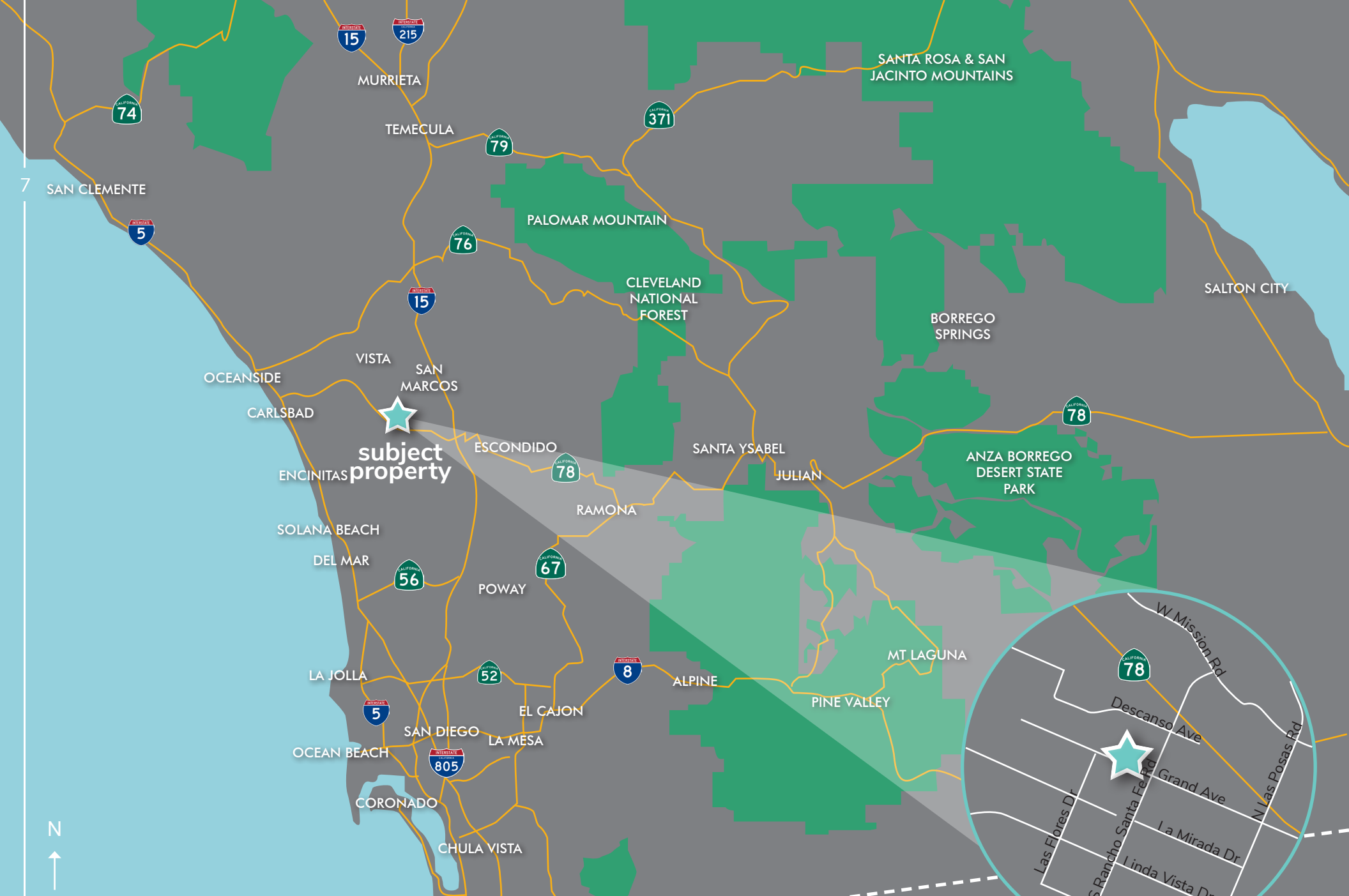
S Rancho Santa Fe Rd



aerial







location map

property information

8

location:

The property is located just west of the corner of Grand Avenue and Rancho Santa Fe Road in the City of San Marcos, County of San Diego. Positioned less than 1/4 mile south of Highway 78, this site is ideally suited for commercial development adjacent to one of San Marcos' busiest roads. With excellent ingress/egress accessibility and street visibility, this site presents developers, builders, and investors with tremendous current and future financial upside.

jurisdiction:

City of San Marcos

apn

219-410-23-00
219-410-25-00
219-410-26-00
219-410-27-00

acreage:

.9958 Acres

topography:

Flat

max f.a.r.:

1.5

[CLICK LINKS BELOW TO VIEW DOCUMENTS](#)

[MU-1 DEVELOPMENT STANDARDS](#)

[MU-1 ALLOWABLE USES](#)

[PARKING REGULATIONS](#)

[COMMERCIAL ZONING STANDARDS](#)

zoning:

Mixed Use (MU-1)

[Click Here to View Zoning](#)

dimensions:

Approximately 236' x 184'

traffic counts:

Rancho Santa Fe Rd. – 28,000 ADT; Grand Ave. – 3,000 ADT

education:

San Marcos Unified School District

services:

Gas/Electric
Water/Sewer
Fire
Police

SDG&E
Vallecitos Water District
San Marcos Fire Department
San Diego County Sheriff's Department

PRICE:

\$1,950,000



property photos

9



2022 demographics

1 mile



population
16,670



estimated households
5,151



average household income
\$81,501



median household income
\$68,287



total employees
11,758

3 miles



population
96,578



estimated households
32,549



average household income
\$107,048



median household income
\$92,670



total employees
72,064

5 miles



population
218,408



estimated households
75,883



average household income
\$123,570



median household income
\$99,574



total employees
138,329



for more information, please contact

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
CalDRE Lic#01323215

MATT WEAVER

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

ALEX BENTLEY

760.448.2492
abentley@lee-associates.com
CalDRE Lic#02062959



Lee & Associates, Inc - North San Diego County
1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth