

SINGLE FAMILY RESIDENCE AND/OR VACANT LOT WITH OCEAN VIEWS

686 Via de La Valle | Solana Beach, CA 92075

- Views of the Del Mar Racetrack and Del Mar Dog Beach
- Existing home on parcel one
 - Approximately 2,155 SF
 - 3 Bedrooms / 2 Baths
- Potential to build a single family residence on vacant land

ASKING PRICE:

Parcel 1 (SFR): **\$2,495,000**

Parcel 2 (LOT): **\$2,000,000**

***SELLER FINANCING AVAILABLE
FOR PARCEL 2 LOT**

PARCEL 1
(EXISTING HOME)

PARCEL 2
(POTENTIAL SINGLE
FAMILY HOME LOT)



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COMMERCIAL REAL ESTATE SERVICES

KCWEST
REAL ESTATE

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PARCEL 2

POTENTIAL TO BUILD A SINGLE
FAMILY RESIDENCE
APPROXIMATELY 0.21 ACRES

*SELLER FINANCING AVAILABLE

PARCEL 1

EXISTING SINGLE FAMILY HOME
3 BEDS/2BATHS - 2,155 SF
APPROXIMATELY 0.41 ACRES

DEL MAR
RACETRACK



WINNERS
CIRCLE
RESORT

RED
TRACTOR'S

ACROSS FROM DEL MAR RACETRACK



Pamplemousse Grille

Ranch 45
LOCAL FAVORITE



aerial



aerial

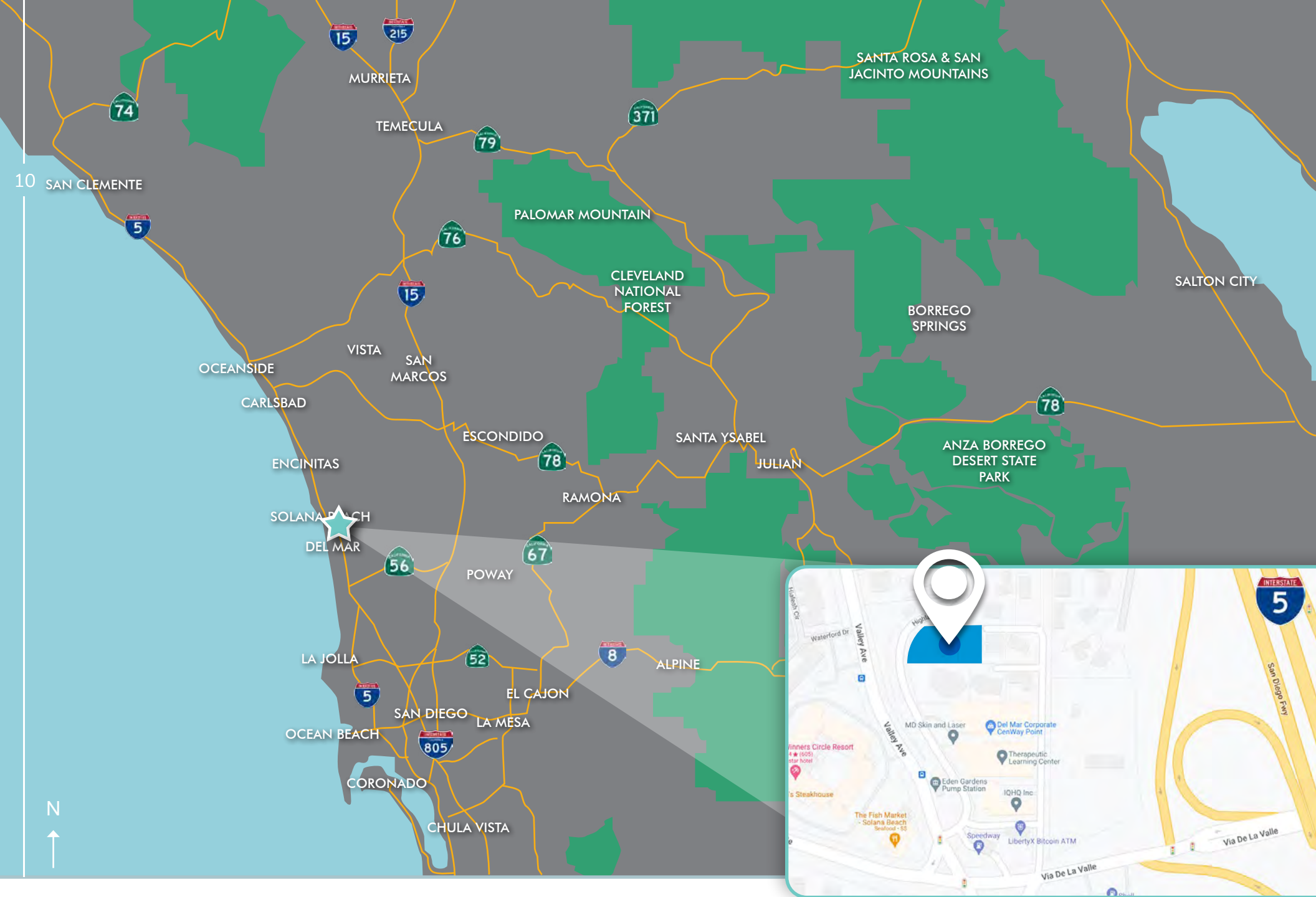


aerial









location map

property information

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location:

The subject property is located at 686 Via de la Valle in Solana Beach, California. It is located West of Interstate 5 and borders Highland Drive. This property is less than a mile away from the Del Mar Fairgrounds and approximately 2 miles East of the Del Mar dog beach.

property profile:

The subject property consists of two parcels totaling approximately 0.62 acres. Parcel 1 has an existing 2,155 square foot single-family residence. Parcel 2 is currently vacant land. The property is zoned Medium Residential (MR) allowing for a variety of uses residential, religious institutions, schools, parks and more. The property is in an excellent location West of Interstate 5.

jurisdiction:

City of Solana Beach

apn

298-270-16-00 - 0.41 acres
298-270-18-00 - 0.21 acres

total acreage:

0.62 acres

home size:

2,155 SF

year built:

1957

zoning:

Medium Residential (MR) ([click here to view zoning ordinance](#))

general plan:

Spaced Rural Residential ([click here to view general plan](#))

density:

5-7 du/acre

permitted uses:

Single Family Residential, Multi-Family Residential, Religious Institutions, Schools, Parks, and more.

([click here to view the full list of permitted uses](#))

school district:

San Dieguito Union High School District & Solana Beach Elementary School District

services:

Water/Sewer: Santa Fe Irrigation District

Gas/Electric: SDG&E

Fire: Cal Fire – City of Solana Beach Fire Department

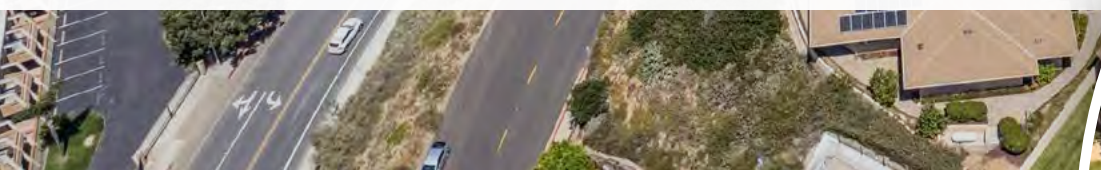
Police: San Diego County Sheriff's Department

asking price:

Existing Single Family Home on Parcel 1: \$2,495,000

Vacant Lot on Parcel 2: \$2,000,000

*Seller Financing Available For Parcel 2





property photos

*photos of bootlegged unit

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

WILTFONG
4-18-77

SAN DIEGO COUNTY
ASSESSORS MAP
BOOK 298 PAGE 27 SHT. 1 OF 3

SEC 2-TIAS-R4W-POR SEQ OF SEQ
MAP 1757 EDEN GARDENS POR LOT 10
LS 361 ROS 3783,8545,9474,12802,12978

CHANGES				
BLK	OLD	NEW YR	CUT	
270	11	2780	17	0000
270	23	2780	27	578
270	30	2780	27	278
270	2	31	32	172
270	10	33	35	81
270	32	2780	27	4625
270	30	2780	27	1982
270	36	2780	27	278
270	32	2780	27	587
270	31	2780	27	1002
270	38	2780	27	118
270	54	20	83	2780
270	50	142	83	2017
270	12	SAME	84	5585
270	39	2780	27	563
270	12	2780	27	5640
270	3	4345	85	1968
	28, 29	2780	27	238

2024 demographics

1 miles



population
7,639



estimated households
3,610



average household income
\$220,079



median household income
\$143,507



total employees
10,021

3 miles



population
48,149



estimated households
20,704



average household income
\$260,757



median household income
\$174,201



total employees
32,546

5 miles



population
124,350



estimated households
48,976



average household income
\$266,497



median household income
\$183,159



total employees
70,758

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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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