

42 Lot Final Map w/ Improvements – City of Blythe

El Dorado St & Tesoro Way | Blythe, CA 92225

- o 8.60 acres subdivided into 42 lots
- o Recorded final map
- o 12 lots improved w/ streets and utilities

ASKING PRICE: ~~\$499,000~~ \$449,000



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 **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.



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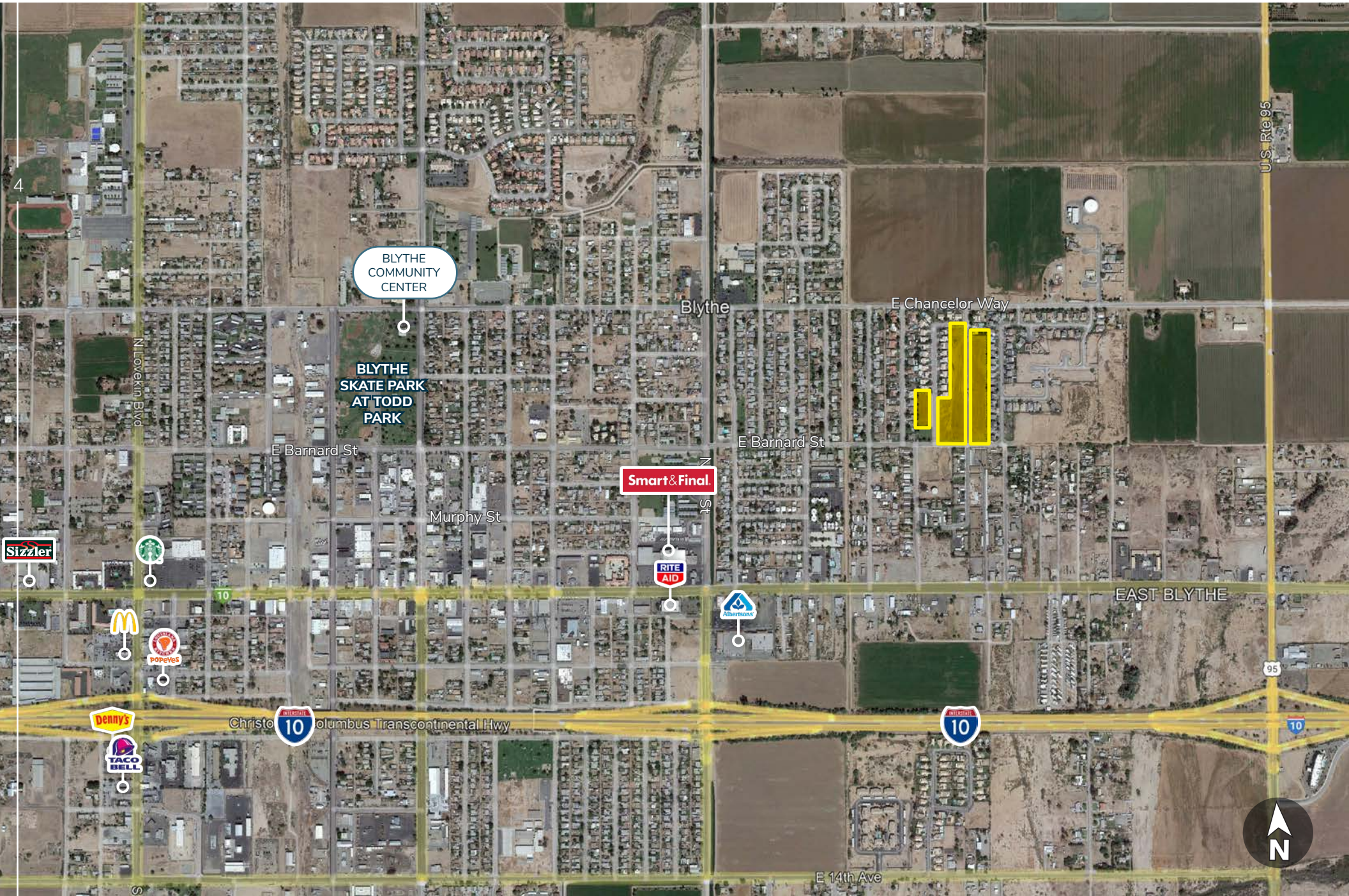
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BLYTHE
COMMUNITY
CENTER

BLYTHE
SKATE PARK
AT TODD
PARK

Smart & Final

RITE
AID

Albertsons

EAST BLYTHE





hobsonway

n 7th st

e barnard st

el dorado

tesoro ln

e earle st

acacia ave

e chanslor way





E Chancelor Way

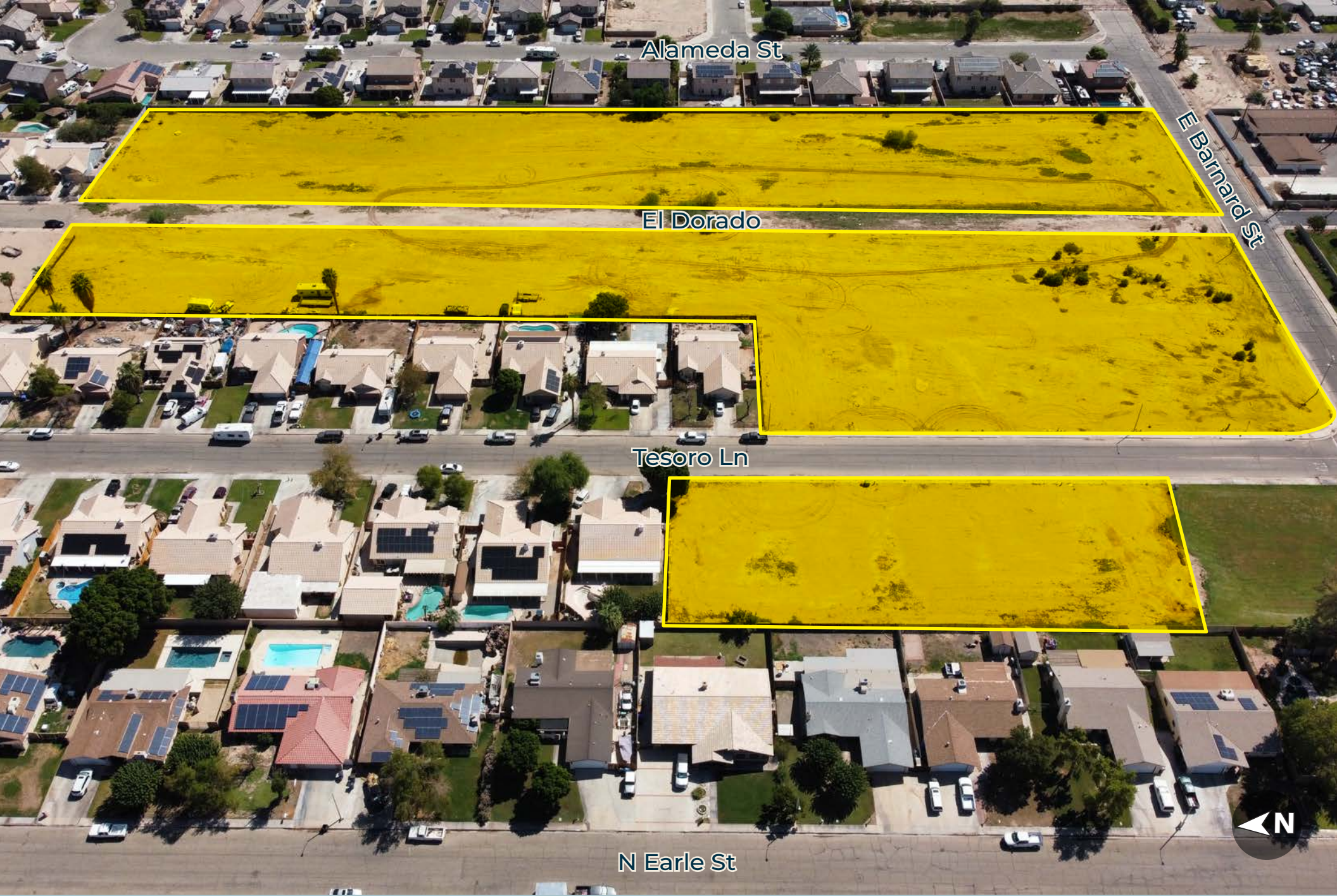
Tesoro Ln

El Dorado

Alameda St

E Barnard St





Alameda St

E Barnard St

El Dorado

Tesoro Ln

N Earle St



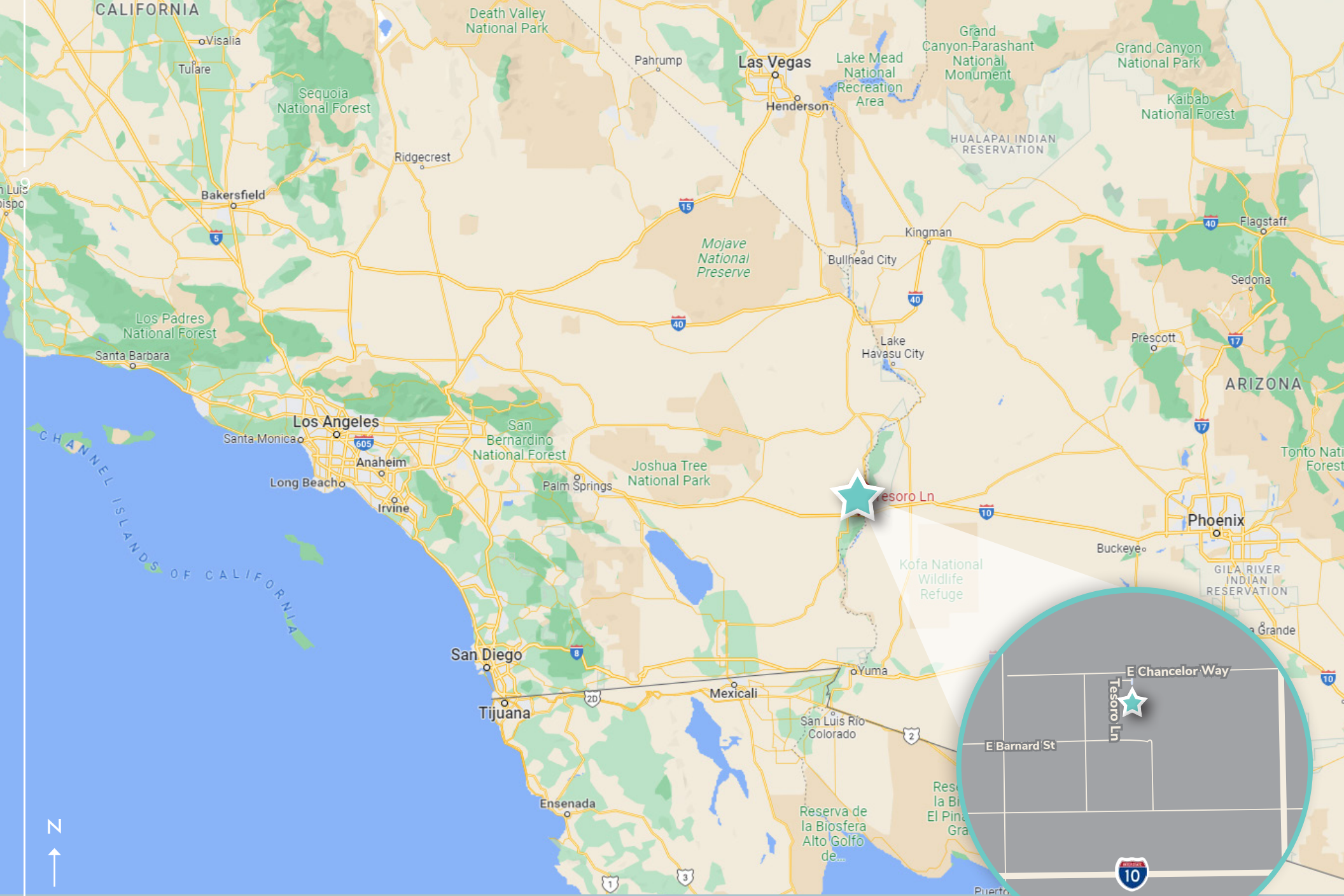


El Dorado

Tesoro Ln

E Barnard St





location map

property information

10

location:

The subject property is located in the City of Blythe. It is less than 1 mile west of the I-10 and Route 95. The property is approximately less than 2 miles from Palo Verde High School.

property profile:

The subject property consists of 8.60 acres within the City of Blythe. The property was subdivided into 42 lots. The subject property has potential for a development project for 42 single family homes.

jurisdiction:

City of Blythe

apn's:

See [Appendix 1](#)

acreage:

Approximately 8.60 acres

zoning:

R-L-1 (Low Density Residential)

general plan:

Low Density: 4.1-5 du/acre

[Click to view General Plan](#)

minimum lot size:

7,800 SF Lots

max density:

5 du/acre

max height:

2 stories

school district:

Palo Verde Unified School District

services:

Water/Sewer- Ripley Mesa Water District / Blythe Regional
Wastewater Reclamation Facility

Gas/Electric- SDG&E

Fire- Blythe Fire Department

Police- Blythe Police Department

cc&r:

[Click to View CC&R](#)

existing utilities

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IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE STATE OF CALIFORNIA

TRACT MAP NO. 23714

THE NE 1/4 OF THE N.W. 1/4 OF SECTION 33, T.6S., R.23 E. S.8,8.8.M. EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF SHACKLEFORD TRACT NO.1 AS PER MAP RECORDED IN BOOK 90 PAGE 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

ENGINEERING SERVICE CORPORATION SEPTEMBER 1988

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS TRACT MAP AS SHOWN WITHIN THE INDICATED BOUNDARIES.

WE HEREBY OFFER FOR CONVEYANCE TO THE CITY OF BLYTHE LOTS "A" AND "B" AS SHOWN ON SHEET 2 FOR ROAD PURPOSES, WE ALSO OFFER FOR CONVEYANCE TO THE CITY OF BLYTHE LOT "C" FOR SEWER WATER REVENUE PURPOSES, AND WE ALSO HEREBY DEEDS TO THE CITY OF BLYTHE SHOWN ON THIS MAP FOR WATER, SEWER AND EMERGENCY ACCESS PURPOSES.

THE BLYTHE 69 INCORPORATED, A CALIFORNIA LIMITED PARTNERSHIP
BY: THE REHEX GROUP, INC., A COLORADO CORP.
GENERAL PARTNER

BY: [Signature] DATE: 6-24-90
STEPHEN E. REIST, PRESIDENT
BY: [Signature] DATE: 6-24-90
R. O. NAGAN, SECRETARY

COLORADO
STATE OF COLORADO
COUNTY OF DENVER

ON THIS 4th DAY OF June 1990 BEFORE ME, NASHALL A. J. HARTEN, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEPHEN E. REIST AND R. O. NAGAN (PERSONALLY KNOWN TO ME) AND REPRESENTED ON THE BASIS OF INSTRUMENTS REFERRED TO IN THE PETITION AND DECLARATION OF THE REHEX GROUP, A COLORADO CORPORATION, THE CORPORATION HAD EXECUTED THE WITHIN INSTRUMENT AND PERSONALLY KNOWN TO ME (OR KNOWN TO ME ON THE BASIS OF INSTRUMENTS REFERRED TO IN THE PETITION AND DECLARATION INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING PERSONALLY KNOWN TO ME TO BE ONE OF THE PARTNERS OF THE BLYTHE 69 INCORPORATED, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: [Signature]
NASHALL A. J. HARTEN
NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO
MY COMMISSION EXPIRES JULY 25, 1992

RESTATE
CAL-WEST MORTGAGE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED DECEMBER 27, 1989 AS INSTRUMENT NO. 452936 AND MAY 1, 1990 AS INSTRUMENT NO. 104948 (NONE) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature] DATE: 6-12-90
V. M. BARTON, President
BY: [Signature] DATE: 6-12-90
B. J. BARTON, Secretary
CAL-WEST MORTGAGE COMPANY, A CALIFORNIA CORPORATION
COUNTY OF SAN DIEGO

ON THIS 12th DAY OF June 1990 BEFORE ME, Kelly Lynn Rodriguez, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KELLY LYNN RODRIGUEZ (PERSONALLY KNOWN TO ME) AND REPRESENTED ON THE BASIS OF INSTRUMENTS REFERRED TO IN THE PETITION AND DECLARATION THE WITHIN INSTRUMENTS AS PARTNER AND CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENTS ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: [Signature]
Kelly Lynn Rodriguez
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
MY COMMISSION EXPIRES JAN 28, 1992

DIRECTOR OF DEVELOPMENT SERVICES STATEMENT
I HAVE EXAMINED THIS MAP AND FIND THAT IT IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, LOCAL ORDINANCES AND CITY COUNCIL ORDINANCES OF APPROVAL ESTABLISHED AT THE CITY COUNCIL MEETING OF JUNE 28, 1988.
DATE: [Signature]
J. REBELE BREWSTER
DIRECTOR OF DEVELOPMENTAL SERVICES

ENGINEER'S STATEMENT
I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTS OF THREE (3) GREEN CIRCULAR IMPROVEMENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH, 1988. THAT ALL MEASUREMENTS SEEM PROBABLY ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SEEN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDATION OF THIS MAP. THE MEASUREMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
DATE: [Signature]
STEVEN B. ROLLEZ
STEVEN B. ROLLEZ
R.C.E. 13485 - Expires 6/30/90

CITY ENGINEER'S STATEMENT
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE PETITION MAP OF TRACT MAP 23714 AS FILED, AMENDED AND APPROVED BY THE CITY COUNCIL OF THIS CITY, 1988 THE SUBDIVISION MAPS BEING JUNE 28, 1990 AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.
DATE: [Signature]
Robert K. Holt
ROBERT K. HOLT
R.C.E. 27943 - Expires 3/31/94

TAX BOND CERTIFICATIONS
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$8,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, SEWER, COUNTY MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY, RECORDED ARE A LIEN AGAINST SAID PROPERTY BUT NOT THE PAYABLE AND SAID BOND HAS BEEN FULLY APPROVED BY SAID BOARD OF SUPERVISORS.
DATE: 8-7-1990
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature]
DEPUTY

CASH TAX BOND
I HAVE WHITE
COUNTY TAX COLLECTOR
BY: _____
DEPUTY

RECORDED STATEMENT
FILED THIS 7th DAY OF August 1990, AT 11:00AM IN BOOK 289 OF MAPS, AT PAGES 21-23 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF BLYTHE.

FEES: \$10.00
NO. 292617
WILLIAM E. CONRAD, COUNTY RECORDER
BY: [Signature]
DEPUTY

FIRST MORTGAGE TITLE INSURANCE COMPANY OF CALIFORNIA
SUBDIVISION GUARANTEE
CITY CLERK'S STATEMENT
I, JERAMUS H. MAULBY, CITY CLERK OF THE CITY OF BLYTHE, DO HEREBY STATE THAT THIS MAP WAS FORWARDED TO THE COUNCIL OF SAID CITY OF BLYTHE AT A REGULAR MEETING THEREOF HELD ON THE 28th DAY OF JUNE, 1988, AND THEREAFTER SAID CITY COUNCIL DID BY AN ORDER, DULY PASSED AND ENTERED APPROVED SAID MAP. I HEREBY ACCEPT THIS "A" AND "B" AS PUBLIC LOTS FOR ROAD AND SEWER WATER REVENUE PURPOSES AND THE EASEMENTS AS OFFERED.
DATE: [Signature]
JERAMUS H. MAULBY, CITY CLERK

SIGNATURE OMISSIONS
PURSUANT TO SECTION 66436, SUBSECTION (a) (3) (A) (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS AND/OR OTHER INTERESTED PARTIES HAVE BEEN OMITTED:
1. PAUL VIKTOR MUTUAL WATER COMPANY, HOLDER OF EASEMENT RECORDED IN BOOK 265, PAGE 265, OF OFFICIAL RECORDS. THIS EASEMENT BEING ELAPSED IN 1985.
2. PAUL VIKTOR LAND AND WATER COMPANY, HOLDER OF EASEMENTS RECORDED IN BOOK 359, PAGE 24 OF DEEDS. THIS EASEMENT BEING ELAPSED IN 1985.
3. PAUL VIKTOR INSURANCE DISTRICT, HOLDER OF EASEMENTS RECORDED IN BOOK 318, PAGE 518 OF OFFICIAL RECORDS. THIS EASEMENT BEING ELAPSED IN 1985.
4. COUNTY OF RIVERSIDE, HOLDER OF EASEMENT FOR ROAD PURPOSES RECORDED IN BOOK 266, PAGE 333 OF DEEDS.

SOIL REPORT
A PRELIMINARY SOIL REPORT WAS PREPARED BY SOILS SCIENTISTS, INC., ON THE 16th DAY OF SEPTEMBER, 1988, AS REQUESTED BY THE HEALTH AND SAFETY CODE.

TAX COLLECTOR CERTIFICATIONS
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES FROM A LIEN BUT NOT PAYABLE WHICH ARE ESTIMATED TO BE \$2,280.00. THIS CERTIFICATION INCLUDES 4th Supplemental Tax Assessments not yet calculated.
DATE: [Signature]
H. WAINE WHITE
COUNTY TAX COLLECTOR
BY: [Signature]
DEPUTY



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE STATE OF CALIFORNIA

TRACT MAP NO. 23714

THE N.E. 1/4 OF THE NW 1/4 OF SECTION 33, T.6 S., R.23 E., S.B.S. & M. EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF SHACKELFORD TRACT NO. 1 AS PER MAP RECORDED IN BOOK 90 PAGE 81 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

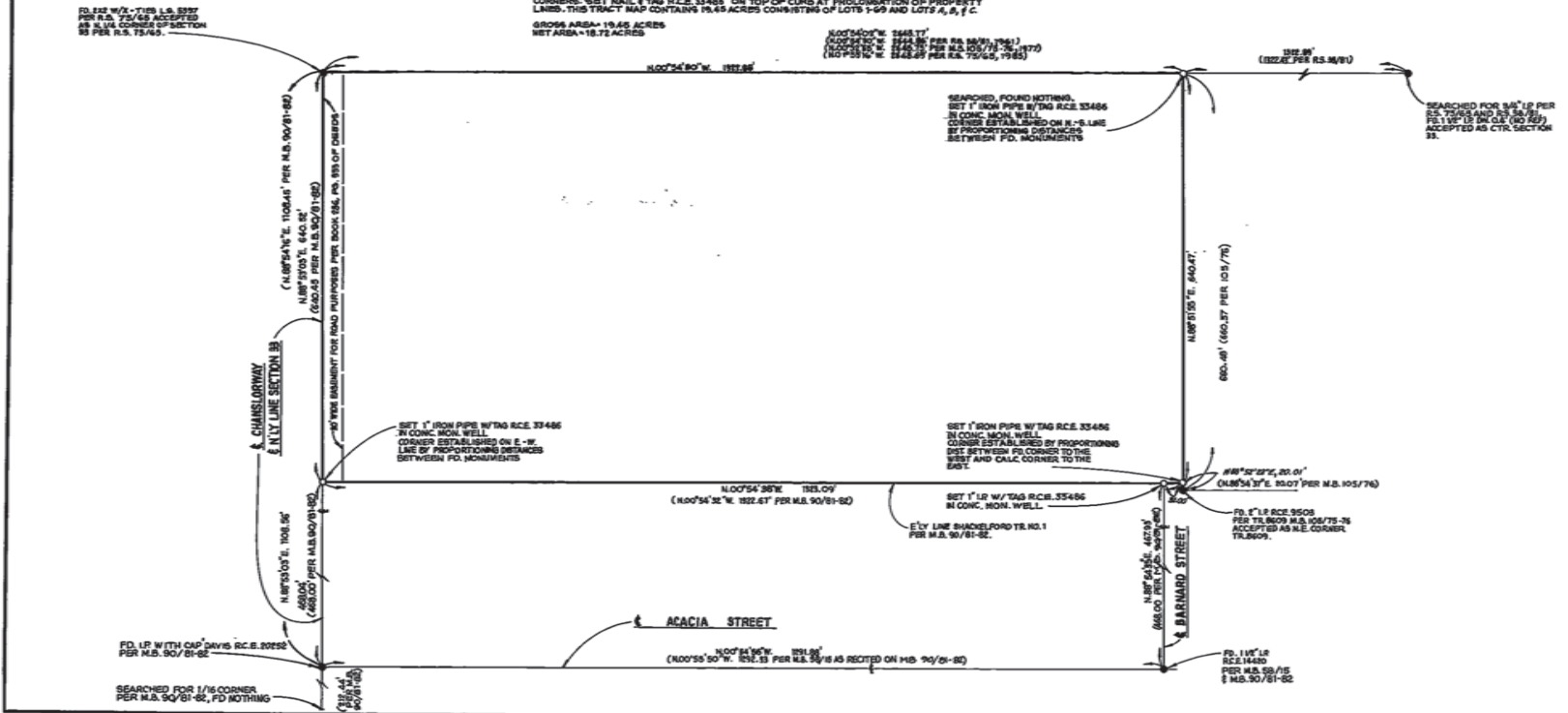
ENGINEERING SERVICE CORPORATION SEPTEMBER 1988

ENGINEERS NOTES

BASES OF BEARINGS: THE BEARING N00°54'30"W ALONG THE EASTERLY LINE OF THE NW QUARTER OF SECTION 33 AS SHOWN ON RECORD OF SURVEY 36/81

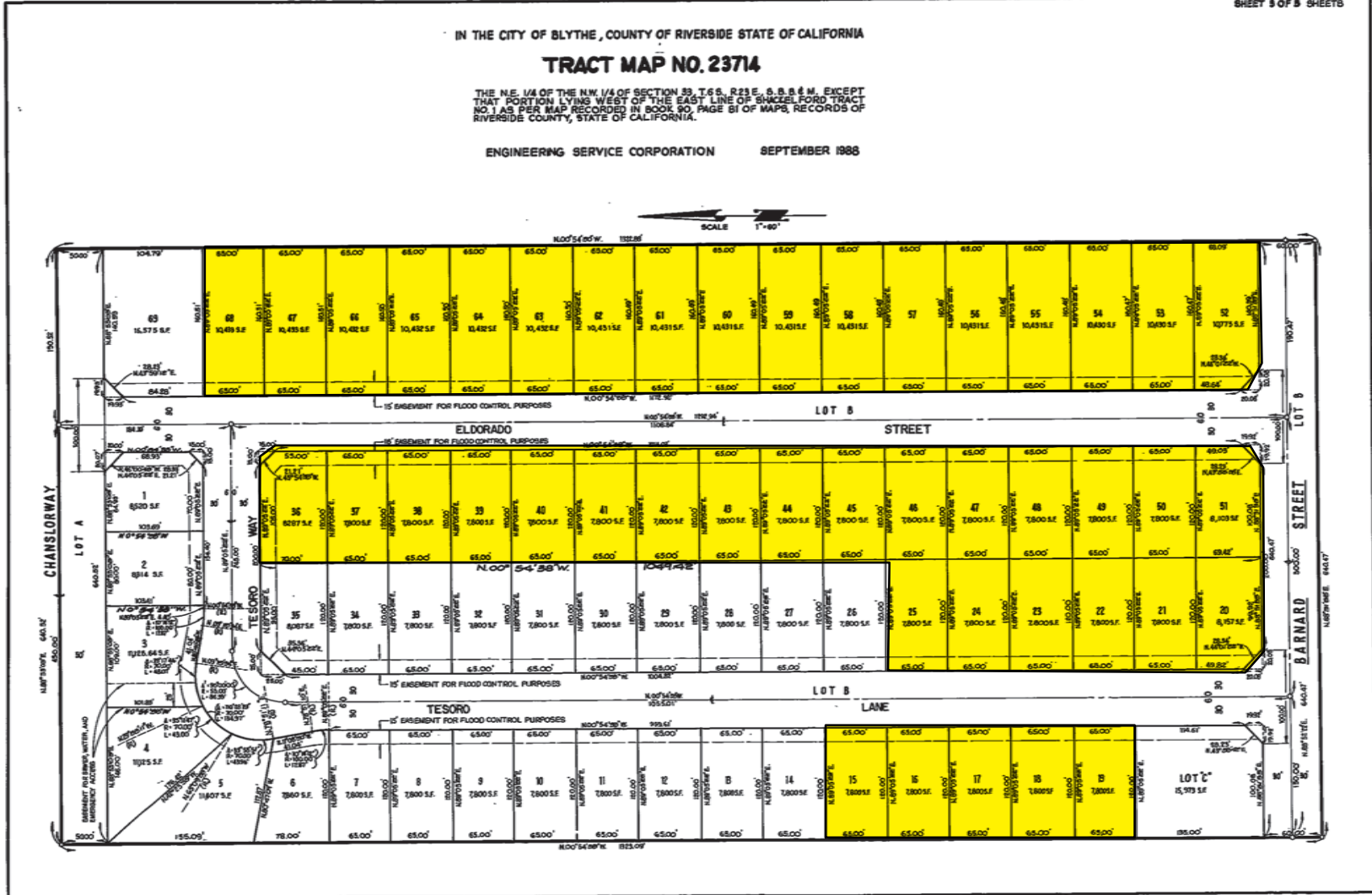
- ⊙ INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET 1" IRON PIPE W/ TAG R.C.B. 33486 IN CONCRETE MONUMENT WELL
- () INDICATES RECORDED DATA AS NOTED

SET 1" IR W/ METAL DISC STAMPED R.C.B. 33486 (FLUSH) AT REAR LOT CORNER FOR FRONT LOT CORNER. SET NAIL & TAG R.C.B. 33486 ON TOP OF CURB AT PROLONGATION OF PROPERTY LINE. THIS TRACT MAP CONTAINS 19.45 ACRES CONSISTING OF LOTS 1-69 AND LOTS A, B, & C.
GROSS AREA = 19.45 ACRES
NET AREA = 18.72 ACRES



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Original 2/8/83
SHEET 3 OF 3 SHEETS



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

CMA Summary Report

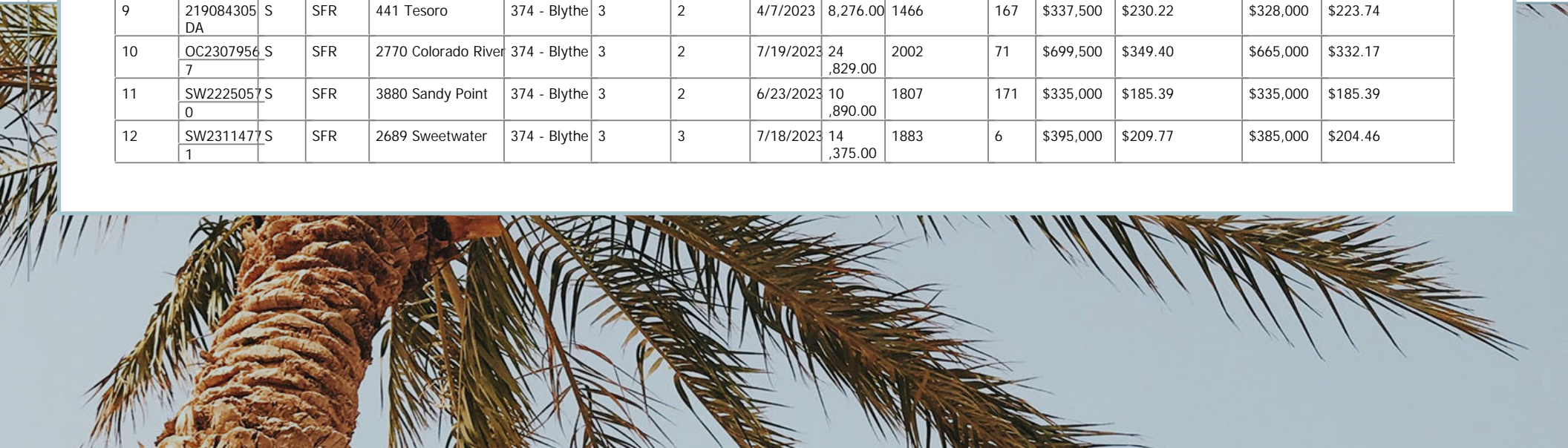
RESIDENTIAL Summary Statistics

| | | | |
|--------------|-----------|-----------|-----------|
| High | Low | Average | Median |
| LP:\$699,500 | \$299,999 | \$382,053 | \$337,500 |
| SP:\$665,000 | \$300,000 | \$365,936 | \$325,000 |

RESIDENTIAL - Sold

Number of Properties: 13

| Num | MLS # | Status | PropSub | Address | MLSArea | Mj | TotalBdrm | TotalBaths | CloseDat | LotSz | Sq | LivingArea | DOM | LP | LP/LivingArea | SP | SP/LivingArea |
|-----|-----------------|--------|---------|---------------------|--------------|----|-----------|------------|-----------|-----------|------|------------|-----|-----------|---------------|-----------|---------------|
| | | | T | | r | s | | | e | ft | | | | | | | |
| 1 | 219094481 DA | S | SFR | 456 N Earle | 374 - Blythe | | 4 | 2 | 7/19/2023 | 0.22 | 2194 | | 10 | \$359,900 | \$164.04 | \$300,000 | \$136.74 |
| 2 | SW2303651 4 | S | SFR | 880 Cypress | 374 - Blythe | | 4 | 2 | 3/27/2023 | 9,583.00 | 1601 | | 3 | \$330,000 | \$206.12 | \$310,000 | \$193.63 |
| 3 | 219096697 DA | S | SFR | 2240 Dekens | 374 - Blythe | | 3 | 2 | 7/31/2023 | 0.63 | 1679 | | 1 | \$315,900 | \$188.15 | \$315,000 | \$187.61 |
| 4 | 219088568 DA | S | SFR | 661 Seville | 374 - Blythe | | 4 | 3 | 6/12/2023 | 0.19 | 2012 | | 117 | \$349,900 | \$173.91 | \$325,000 | \$161.53 |
| 5 | 219091836 DA | S | SFR | 820 Cypress | 374 - Blythe | | 4 | 2 | 5/31/2023 | 6,970.00 | 1641 | | 0 | \$299,999 | \$182.81 | \$308,000 | \$187.69 |
| 6 | OC2307669 9 | S | SFR | 696 Michelle | 374 - Blythe | | 3 | 3 | 6/30/2023 | 6,098.00 | 1294 | | 27 | \$320,000 | \$247.30 | \$311,000 | \$240.34 |
| 7 | OC2312152 6 | S | SFR | 210 Mariposa | 374 - Blythe | | 5 | 4 | 7/25/2023 | 6,098.00 | 2100 | | 7 | \$369,000 | \$175.71 | \$360,000 | \$171.43 |
| 8 | SW2310378 5 | S | SFR | 811 Yucca | 374 - Blythe | | 3 | 2 | 9/12/2023 | 7,405.00 | 1556 | | 57 | \$330,000 | \$212.08 | \$319,000 | \$205.01 |
| 9 | 219084305 DA | S | SFR | 441 Tesoro | 374 - Blythe | | 3 | 2 | 4/7/2023 | 8,276.00 | 1466 | | 167 | \$337,500 | \$230.22 | \$328,000 | \$223.74 |
| 10 | OC2307956 7 | S | SFR | 2770 Colorado River | 374 - Blythe | | 3 | 2 | 7/19/2023 | 24,829.00 | 2002 | | 71 | \$699,500 | \$349.40 | \$665,000 | \$332.17 |
| 11 | SW2225057 0 | S | SFR | 3880 Sandy Point | 374 - Blythe | | 3 | 2 | 6/23/2023 | 10,890.00 | 1807 | | 171 | \$335,000 | \$185.39 | \$335,000 | \$185.39 |
| 12 | SW2311477 1 | S | SFR | 2689 Sweetwater | 374 - Blythe | | 3 | 3 | 7/18/2023 | 14,375.00 | 1883 | | 6 | \$395,000 | \$209.77 | \$385,000 | \$204.46 |



the city of blythe

Welcome to Blythe, a picturesque city in Riverside County, California, known for its rich history, stunning natural surroundings, and strategic location along the Colorado River. This idyllic setting provides the perfect backdrop for your 42-lot single-family development project, offering residents a unique blend of outdoor adventures, educational opportunities, and cultural experiences.

Natural Beauty and Outdoor Lifestyle:

Blythe's prime location along the Colorado River ensures that your single-family development will be surrounded by natural beauty and outdoor adventures. Imagine your residents waking up to breathtaking river views, with easy access to boating, fishing, hiking, and camping in the nearby Palo Verde Valley and desert landscapes.

Strategic Location for Families:

Blythe's strategic location along Interstate 10 makes it an ideal choice for families seeking a peaceful yet connected lifestyle. With convenient access to major highways, your development will offer a tranquil retreat while still keeping residents well-connected to surrounding cities and employment centers.

Education for Growing Families:

For families looking to provide quality education for their children, Blythe offers:

Palo Verde College: Located right in Blythe, this community college ensures that higher education opportunities are readily available to your residents.

A Rich Cultural Experience:

Blythe's vibrant cultural scene provides your residents with opportunities to explore the region's history and heritage:

Blythe Intaglios: Ancient geoglyphs within reach, offering an educational and awe-inspiring experience for all ages.

Colorado River Fair: An annual event where residents can come together to enjoy live entertainment, carnival rides, and agricultural exhibits, fostering a sense of community.

Dining Adventures:

The local dining scene in Blythe mirrors its diverse community and agricultural roots. Your residents can enjoy farm-to-table dining experiences and savor international flavors at local restaurants and eateries. Encourage them to explore the unique culinary offerings, including fresh produce from nearby farms. Its proximity to natural wonders, strategic location, educational resources, and cultural attractions make it an attractive choice for families seeking a distinctive and balanced lifestyle.

2023 demographics

1 mile



population
6,187



estimated households
2,295



average household income
\$70,210



median household income
\$60,306



total employees
1,240

3 miles



population
12,680



estimated households
4,600



average household income
\$70,047



median household income
\$60,470



total employees
4,043

5 miles



population
14,677



estimated households
5,432



average household income
\$72,605



median household income
\$61,733



total employees
4,311



for more information, please contact

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