

# Potential 8-lot Subdivision with Panoramic Ocean & Mountain Views

Cocos Drive | San Marcos, CA

- o Approximately 34.5 Acres
- o Located in the Heart of the City Specific Plan
- o Near Cal State University San Marcos, Twin Oaks Golf Course, City Hall, North County Transit Stations and The Sprinter
- o Property Offers Private, Gated Entry for Residents

**TOTAL ASKING PRICE: \$975,000**



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COMMERCIAL REAL ESTATE SERVICES



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**property available**  
(contact broker for details)

**subject**  
property

Cocos Dr







escondido

FOR SALE:  
\$2,249,000



**subject**  
property

**property  
available**  
(contact broker  
for details)







**Property Available**  
(Contact Broker for Details)



**The Links at  
Lakehouse**

**San Marcos  
High School**

carlsbad **CSUSM**

**subject  
property**







Palomar College

Bradley Park

W-Mission Rd

N-Twin Oaks Valley Rd

North City Residential & 222 North City- 600+ Residential Units & 450+ Market Rate Apartments

Kaiser Permanente

Mission Hills High School

Woodland Park

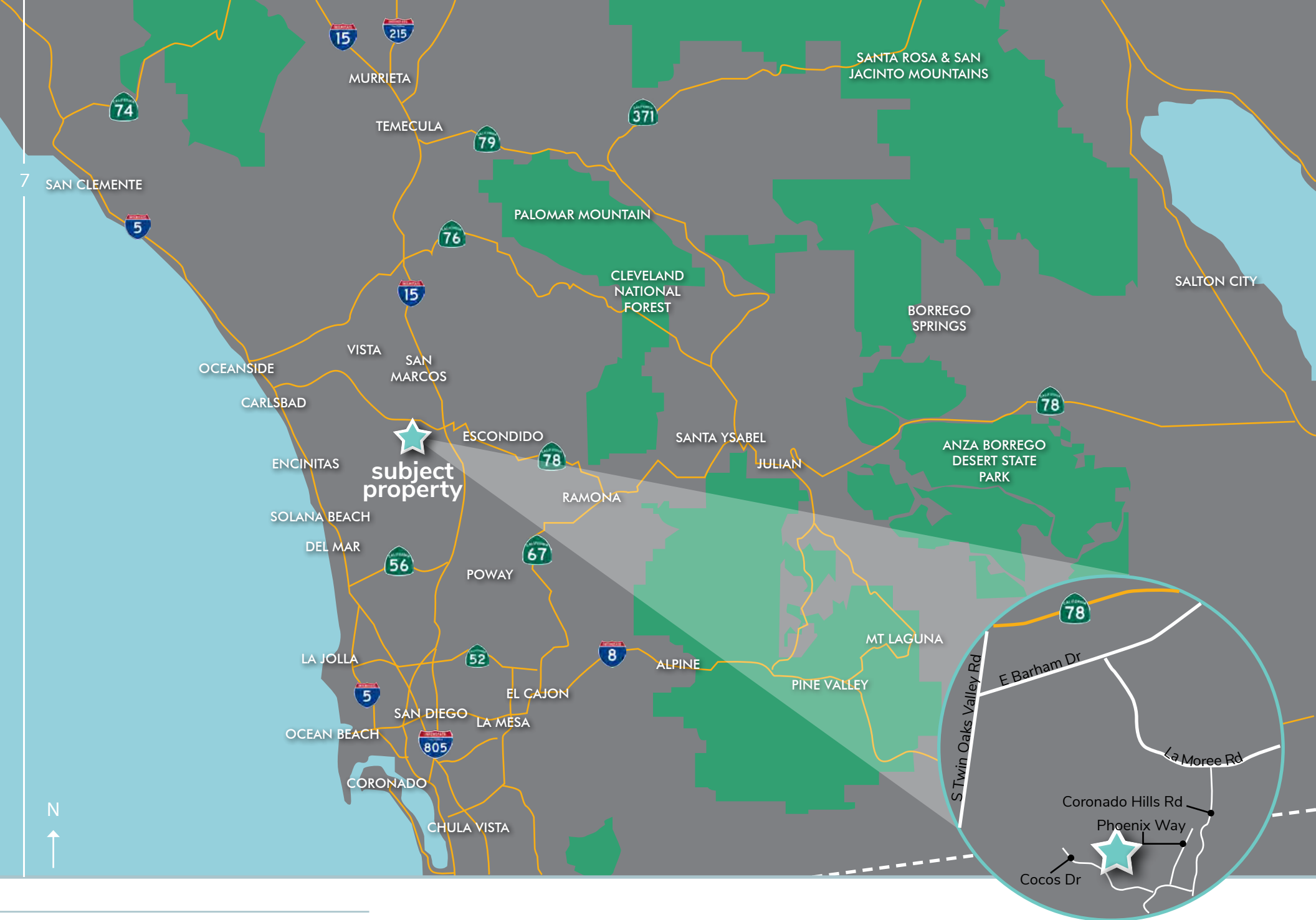
Cal State University San Marcos

Subject Property

Coronado Hills

Property Available  
(Contact Broker for Details)





location map

# property information

## location:

The subject property is located on the northeast end of Cocos Drive near California State University San Marcos and Twin Oaks Golf Course. Approximately 1-1/4 mile from CA Hwy-78 and approximately 3 miles from I-15, this site will provide commuters with convenient access throughout San Diego, Orange and Riverside Counties.

## property profile:

Cocos Drive offers builders and developers the opportunity to capture the demand for upscale homes in the heart of San Marcos. The subject property is located just west of Coronado Hills, the exclusive area of custom homes in San Marcos, and provides panoramic ocean, mountain and city views within a gated, secure and private neighborhood.

## jurisdiction:

City of San Marcos

## APNs & acreage:

- » 222-320-03-00 - 9.41 acres
- » 222-320-04-00 - 4.27 acres
- » 222-320-05-00 - 2.66 acres
- » 222-320-06-00 - 6.69 acres
- » 222-320-08-00 - 11.47 acres
- » Total - 34.5 acres

## zoning:

Heart of the City Specific Plan- SFD (0.125 – 1 DU/Acre)

[Click here to view Heart of the City Land Use](#)

## general plan:

Barham/Discovery - Very Low Density Residential (VLDR)

[Click here to view Residential Zoning](#)

## topography:

27% Average slope with some buildable areas

[Click here to view Topo Map](#)

[Click here to view Slope Map](#)

## density:

Average density of 1 du/4 acres

Slope

- 15% or less - 1 DU/Acre
- 15% - 25% - 1 DU/2 Acres
- 25% - 35% - 1 DU/4 Acres
- 35% or more - 1 DU/8 Acres

## gated access:

Cocos Drive has gated access and a 24 foot wide paved road improved nearly to the edge of the property. *Call Listing Agent for code.*

## school district:

San Marcos Unified School District

## services:

Water	Vallecitos Water District
Electricity	San Diego Gas & Electric
Fire	San Marcos Fire Dept
Police	San Diego County Sheriff's Dept

## asking price:

\$975,000







# new home comparables

10



Project Name:	Ridgeview
Builder Name:	KB Home
City:	San Marcos
Product Type:	Detached
Typical Lot Size:	9,000
Min Unit Size:	2,274
Max Unit Size:	2,926
Min Price:	\$1,999,496
Max Price:	\$2,292,589
Min \$/SF:	\$783.52
Max \$/SF:	\$879.29
Total Units Planned:	80
Zip Code:	92069



Project Name:	Hill District/Apex
Builder Name:	Lennar
City:	San Marcos
Product Type:	Detached
Typical Lot Size:	-
Min Unit Size:	2,417
Max Unit Size:	2,572
Min Price:	\$1,149,900
Max Price:	\$1,274,900
Min \$/SF:	\$475.46
Max \$/SF:	\$495.68
Total Units Planned:	43
Zip Code:	92078



RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$3,095,000	\$1,595,000	\$2,096,600	\$2,025,000
SP:\$2,950,000	\$1,525,000	\$2,044,322	\$2,000,000

RESIDENTIAL - Sold

Number of Properties: 9

Num	MLS #	Stat	Prop	S Address	MLS	Area	Mjr	Total	Bd	Total	Bat	Close	D	Lot	Sz	Living	Area	DOM	LP	LP/Living	Area	SP	SP/Living	Area
		us	ub	T				rms		hs		ate		Sqft										
1	NDP2505591	S	SFR	2872 LIVERY PLACE	ESCONDIDO (92029)			4	4			7/25 /2025		18,863.00		3183		21	\$1,679,000	\$527.49		\$1,639,000	\$514.92	
2	NDP2506673	S	SFR	2990 Eldenberry St	ESCONDIDO (92029)			5	5			8/20 /2025		26,571.00		4155		23	\$2,149,000	\$517.21		\$2,075,000	\$499.40	
3	250028303SD	S	SFR	2984 Hayloft PI	ESCONDIDO (92029)			5	5			9/5 /2025		17,641.00		4025		36	\$2,200,000	\$546.58		\$2,200,000	\$546.58	
4	250030390SD	S	SFR	21755 Amble Dr	ESCONDIDO (92029)			5	5			7/8 /2025		38,768.00		4350		5	\$2,249,900	\$517.22		\$2,249,900	\$517.22	
5	SW25056750	S	SFR	2946 Side Saddle Lane	ESCONDIDO (92029)			5	6			5/9 /2025		10,697.00		4243		17	\$1,899,500	\$447.68		\$1,810,000	\$426.58	
6	250027299SD	S	SFR	560 Seeforever Dr	SAN MARCOS (92078)			4	4			7/8 /2025		120,225.00		2942		36	\$1,595,000	\$542.15		\$1,525,000	\$518.35	
7	NDP2502487	S	SFR	1082 Duncan Court	SAN MARCOS (92078)			3	4			7/29 /2025		10,018.00		3303		115	\$2,025,000	\$613.08		\$1,950,000	\$590.37	
8	NDP2504281	S	SFR	543 Ledge Street	SAN MARCOS (92078)			4	5			6/12 /2025		23,958.00		4965		11	\$2,995,000 - \$3,095,000	\$623.36		\$2,950,000	\$594.16	
9	ND25088250	S	SFR	708 Costa Del Sur	SAN MARCOS (92078)			6	6			8/13 /2025		10,417.00		3776		39	\$1,977,000	\$523.57		\$2,000,000	\$529.66	
Avg								4	4					30795.33		3882		33	\$2,096,600	\$539.82		\$2,044,322	\$526.36	
Min								3	4					10018.00		2942		5	\$1,595,000	\$447.68		\$1,525,000	\$426.58	
Max								6	6					120225.00		4965		115	\$3,095,000	\$623.36		\$2,950,000	\$594.16	
Med								5	5					18863.00		4025		23	\$2,025,000	\$527.49		\$2,000,000	\$518.35	



## san marcos unified school district

The San Marcos Unified School District is an innovative and collaborative community providing an unparalleled educational experience. Through an engaging and supportive environment, all our students are challenged, inspired, and poised to excel.

### Beliefs

- We believe that every student deserves to learn every day.
- Positive relationships and a strong sense of community connect students to learning. Teachers who challenge and care for students make a significant impact on students' lives.
- Excellence is attained when we accept only the best from every individual in our learning community.

### Commitments

- We commit to providing each student with an appropriate and challenging educational experience.
- Maintaining a respectful environment that fosters learning through positive relationships among students, staff, adults and our diverse community.
- Providing quality education based on high standards, effective practice, continuous improvement and innovation.
- Hiring and retaining only the best educators and investing in their success.

Source: <https://www.smusd.org/>

### 1 San Marcos Elementary School

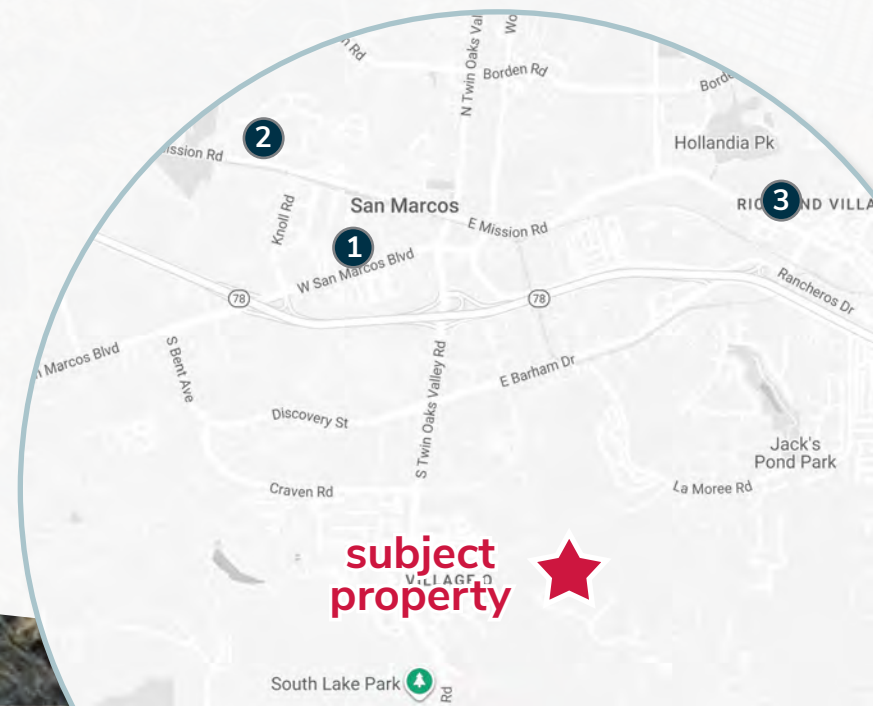
1 Tiger Way  
San Marcos, CA 92069

### 2 San Marcos Middle School

1140 W Mission Rd  
San Marcos, CA 92069

### 3 Mission Hills High School

1 Mission Hills Ct  
San Marcos, CA 92069





# 2025 demographics

## 1 mile



population  
9,250



estimated households  
2,902



average household income  
\$144,740



median household income  
\$129,470



total employees  
1,908

## 3 miles



population  
76,873



estimated households  
25,604



average household income  
\$149,904



median household income  
\$124,471



total employees  
35,782

## 5 miles



population  
209,378



estimated households  
70,814



average household income  
\$145,782



median household income  
\$117,285



total employees  
100,248



## LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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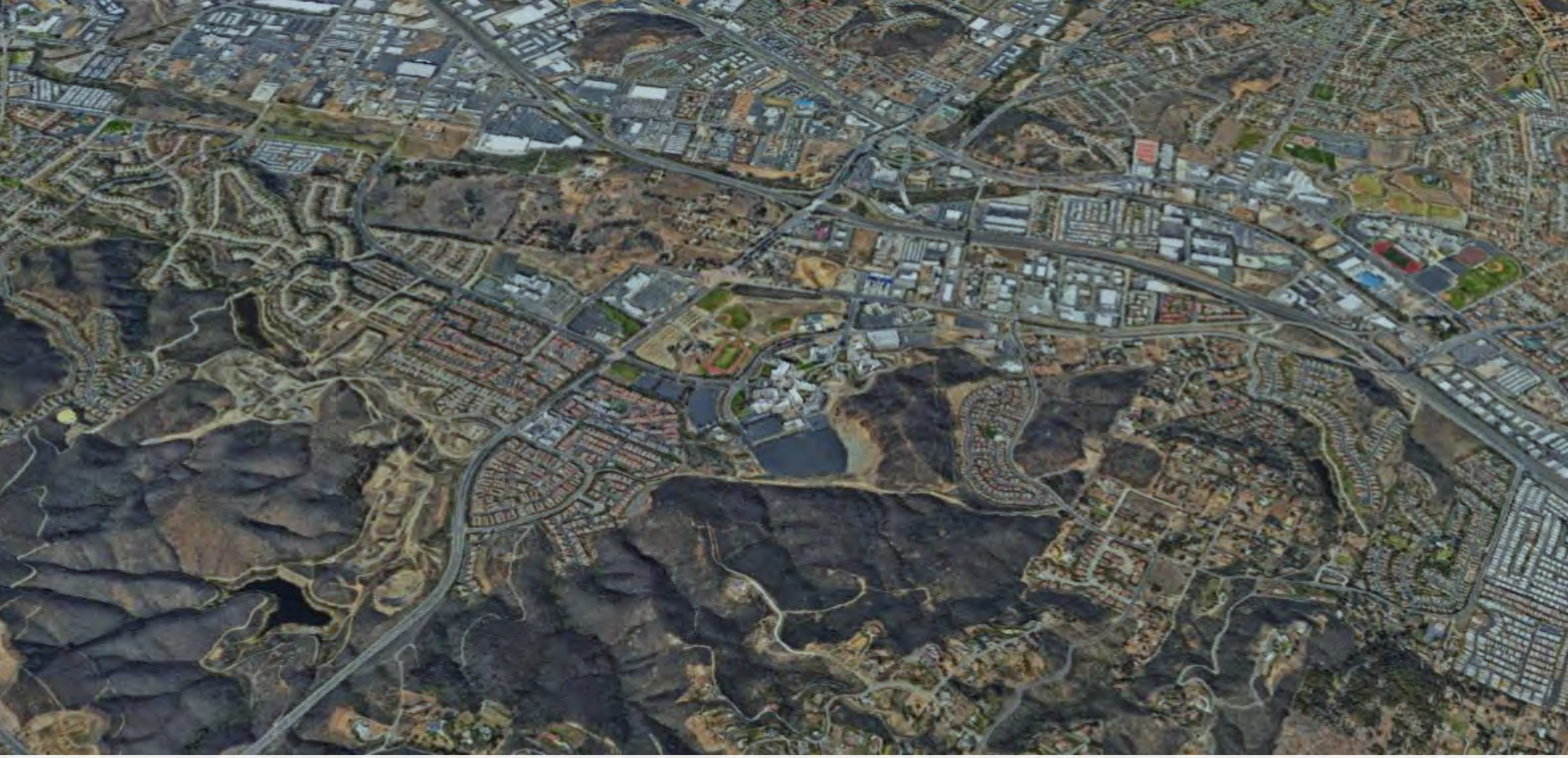
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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs 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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