

43.58 Gross Acres with Previously Approved Plans for 19 Lots

Sunny Creek Road | Carlsbad, CA 92010

- o Part of the Sunny Creek Specific Plan
- o Previously approved TM for 19, Half-Acre lots
- o The property consists of approximately 43.58 gross acres with approximately 16 useable acres
- o The location of the subject property offers homeowners ocean and mountain views
- o New home sale prices in the immediate vicinity average \$2,650,000+

ASKING PRICE: ~~\$7,500,000~~ \$7,000,000



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

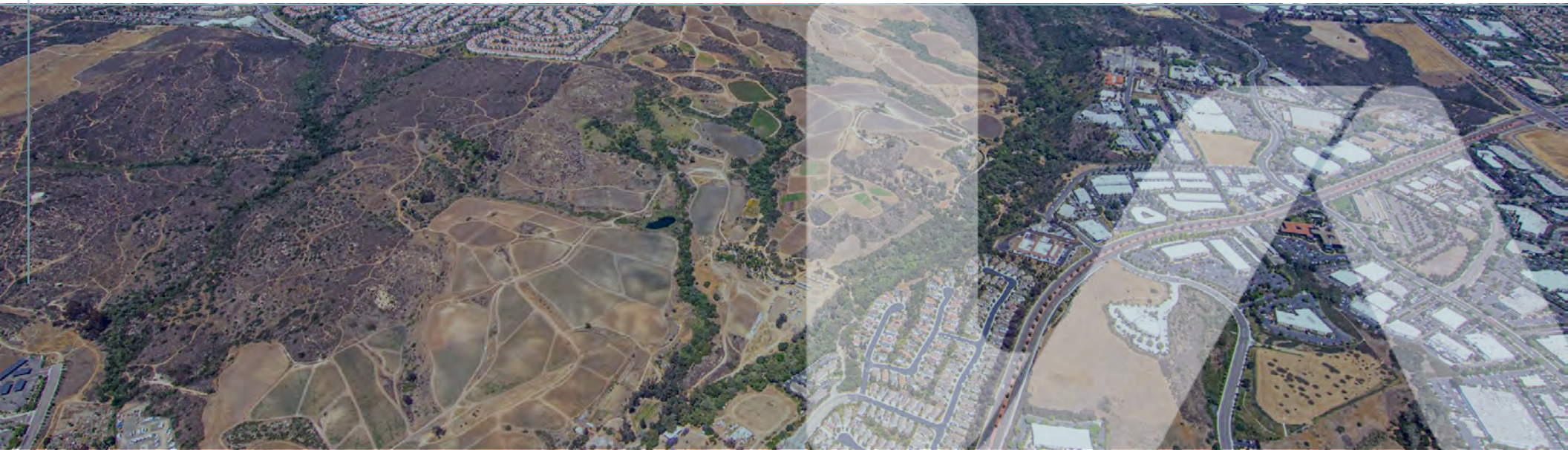
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As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence 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.

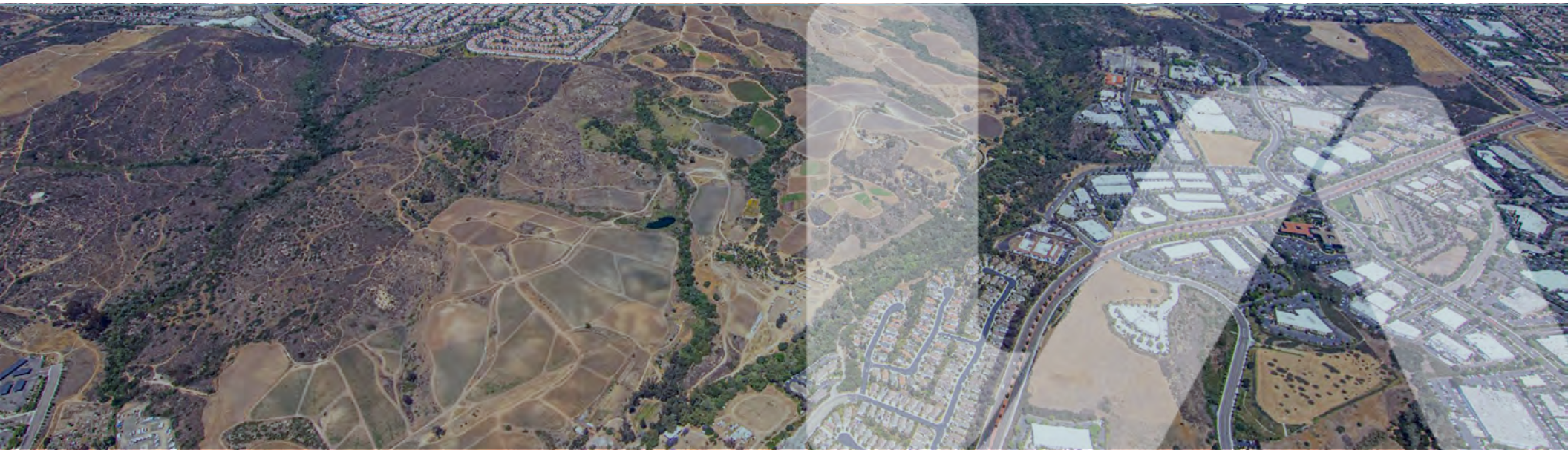
Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. 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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Sage Creek High School

Cannon Rd

subject property

College Blvd

El Camino Real

Salt Ave



SAN MARCOS

BRESSI RANCH

**subject
property**



LEGOLAND

Agua Hedionda Lagoon

COASTER



CARLSBAD VILLAGE

The Crossings at Carlsbad

Sage Creek High School

College Blvd

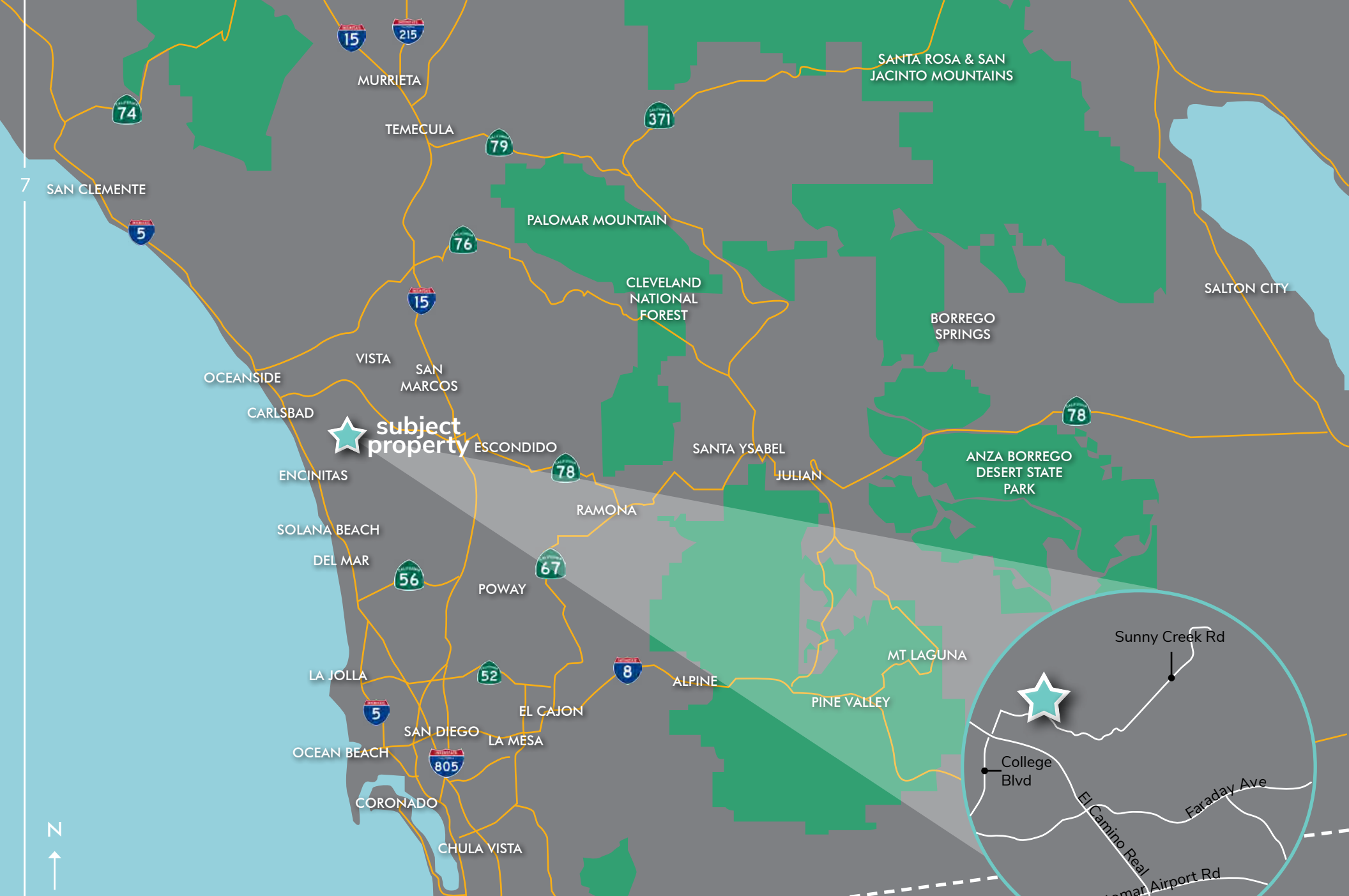
subject property

Salk Ave

El Camino Real

Palmer Way





location map

property information

location:

The subject property is located in the Sunny Creek Specific Plan Area northeast of the El Camino Real and College Blvd intersection in Carlsbad, California.

proposed project:

The previously proposed project, commonly known as Ranch Milagro, consisted of plans to develop the 43.58-acre parcel with 19 single-family residential lots, four open space conservation lots and two homeowner's association maintained open space lots. The TM recently expired.

Rancho Milagro is part of the Sunny Creek Specific Plan which includes the 104 half-acre Cantarini Ranch project, the 300+ Senior Village, Dos Colinas, 43-lot Holly Springs and the Encinas Creek 127 affordable units.

Under project status, change to "The Tentative Map recently expired. Buyer is responsible for obtaining entitlements

jurisdiction:

City of Carlsbad

apn:

209-060-61-00

acreage:

43 gross acres, 16 acres usable

specific plan:

Rancho Milagro Sunny Creek Specific Plan Area

zoning:

Planned Community (P-C)- Residential and Open Space (R-1-0.5-Q/OS)

[Click here to view Zoning](#)

general plan:

Residential and Open Space (R-4/OS)

topography:

Sloping

lot sizes:

Half-acre minimum lot sizes

max height:

35'

project status:

The Tentative Map recently expired. Buyer is responsible for obtaining entitlements.

school district:

Carlsbad Unified School District

services:

Gas/Electric	SDG&E
Water/Sewer	City of Carlsbad
Fire	Carlsbad Fire Department
Police	Carlsbad Police Department

PRICE:

~~\$7,500,000~~ \$7,000,000

previously approved tentative map

TENTATIVE MAP - CARLSBAD TRACT 06-04 RANCHO MILAGRO PROPOSED GRADING EXHIBIT

CT 06-04
HDP 06-01
ZC 06-02
GPA 06-02
SUP 06-05
HMP 09-0

*CONDITION NO. 39

***CONDITION NO. 41

****CONDITION NO. 47

**CONDITION NO. 40

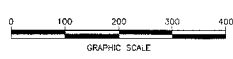
FUTURE CONNECTION TO
MANDANA PROPERTY
SEE PROFILE
SHEET 10

GRADING QUANTITIES

112,900 Cu Yds CUT
SHRINKAGE @ 12.5% = 14,100 Cu Yds
85,100 Cu Yds FILL
7,928 Cu Yds PER ACRE (ONSITE ONLY)

SEMI-DIGITAL QUANTITIES

8,490 Cu Yds CUT
10,190 Cu Yds FILL
12,000 Cu Yds FILL = SURFERENCE (AGRICULTURAL AREA)
BASED ON THE ABOVE QUANTITIES THE SITE BALANCES
QUANTITIES REFLECT 14.24 ACRES OF GRADED AREA.



APPROVED

THIS IS THE APPROVED TENTATIVE MAP SITE
PLAN FOR PROJECT NO. CT06-04 PER CONDITION
NO. 47 OF PLANNING COMMISSION
RESOLUTION NO. 6862

[Signatures]
PLANNING COMMISSION DATE 2/27/2009

*CONDITION NO. 39 OF RESOLUTION 6863

THE 18 FT. WIDE ALL-TERRAIN AVENUE PAVEMENT BEYOND THE NEIGHBOR SERVICE SHALL BE ENTER AT THE SOUTHERN TERMINUS OF THE SETBACK WALL AND DESIGNED TO DISMOUNT PEDESTRIAN ACCESS AND OPEN SPACE LOT 74 AND TO PREVENT PEDESTRIAN ACCESS FROM CROSSING AT "X" STREET. THE LOCATION OF SAID GATE AND DESIGN SHALL BE DETAILED ON THE FINAL LANDSCAPE AND GRADING PLANS TO THE SATISFACTION OF THE CITY PLANNER, CITY ENGINEER, AND FIRE MARSHAL.

**CONDITION NO. 40 OF RESOLUTION 6863

DEVELOPER SHALL INSTALL A GATE AT THE SOUTHERN TERMINUS OF "X" STREET AT THE NEIGHBORHOOD BOUNDARY DESIGNED TO DISMOUNT PEDESTRIAN ACCESS INTO THE ADJACENT PRIVATE PROPERTY. THE LOCATION OF SAID GATE AND DESIGN SHALL BE DETAILED IN THE FINAL LANDSCAPE AND GRADING PLANS TO THE SATISFACTION OF THE CITY PLANNER, CITY ENGINEER, AND FIRE MARSHAL.

***CONDITION NO. 41 OF RESOLUTION 6863

THE LOCATION OF THE CURB-SWAP OR SIMILAR TRAFFIC-SIZED PRODUCT BEYOND THE NEIGHBORHOOD BOUNDARY AT "X" STREET SHALL BE DETERMINED AT THE FINAL DESIGN TO THE SATISFACTION OF THE CITY PLANNER AND CITY ENGINEER. THE FIRM HEIGHT OF THE OPENING SHALL BE AS CLOSE TO 8'0" TO 8'6" FEET AS IS PRACTICAL, BUT NOT LESS THAN ONE (5) FEET. THE OPENING SHALL MAINTAIN A MINIMUM WIDTH OF 12 FEET.

****CONDITION NO. 47 OF RESOLUTION 6863

THIS PROJECT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF EMPHATIC DEVELOPMENT REVIEW RELATIVE TO THIS PROJECT AS DETERMINED BY THE CITY ENGINEER, CITY PLANNER, AND FIRE MARSHAL.

PROPOSED GRADING EXHIBIT SHEET 11 OF 11 SHEETS

	DESIGNED BY: E.W.F.	DATE: 08-07-08
	DRAWN BY: S.M.H.	SCALE: AS SHOWN
	PROJECT MGR: E.W.F.	JOB NO. 1824
	DATE: 2/27/2009	

MANITOU ENGINEERING COMPANY
PLANNING • CONSULTING ENGINEERING • SURVEYING
770 W. MAIN ST., SUITE 201, ESCOBAR, CA 95020 (916) 481-1811

plat map

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09

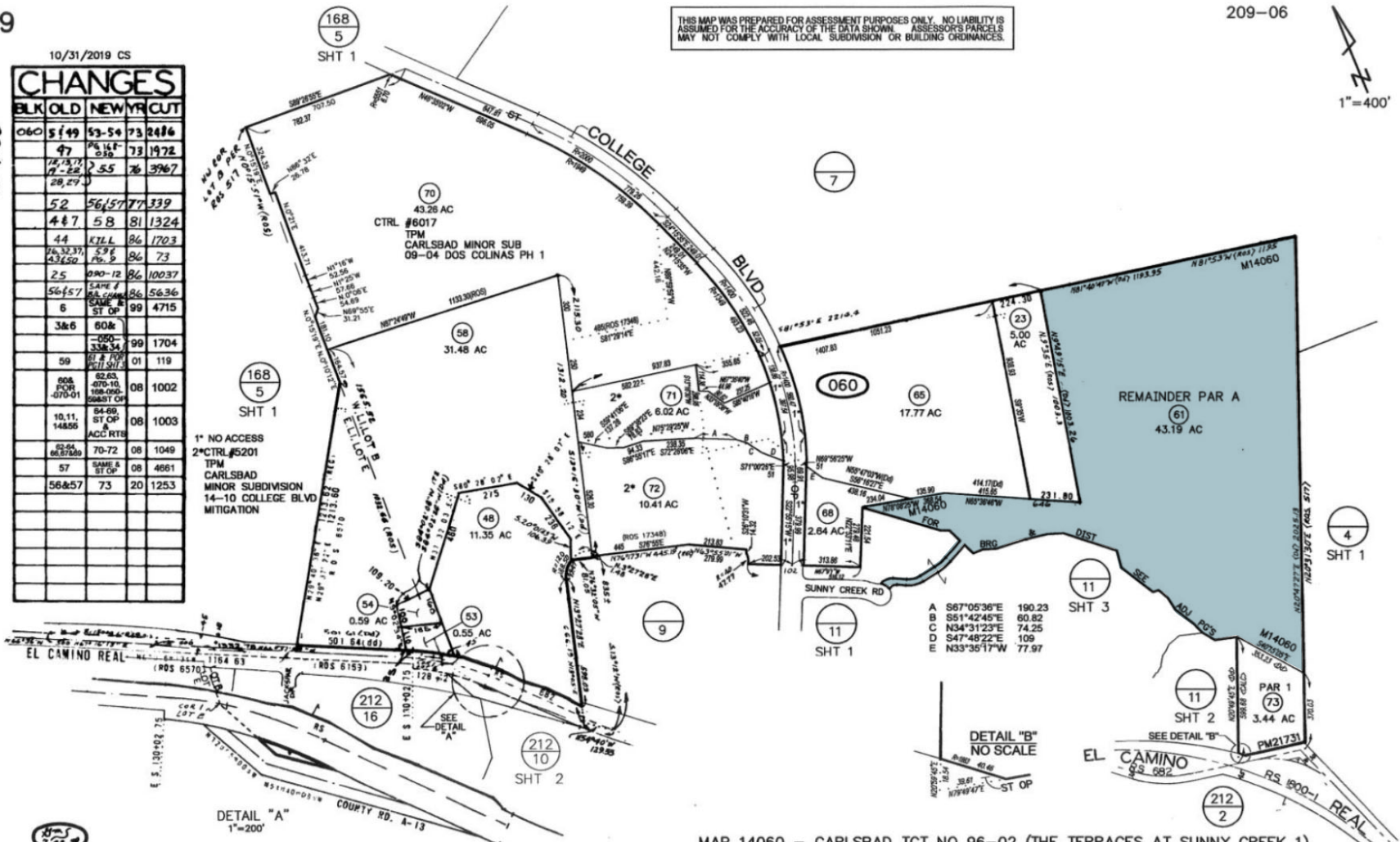
10/31/2019 CS

CHANGES				
BLK	OLD	NEW	YR	CUT
060	5149	53-54	73	2486
	47	56-57	73	1972
	74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	59	86	3967
	52	56-57	77	339
	44	58	81	1324
	44	KTLL	86	1703
	25	090-12	86	10037
	56-57	86	5636	
	6	SAME & ST OP	99	4715
	3&6	60&		
			99	1704
	59	81 & 82	01	119
	606	070-01	08	1002
	10, 11, 14	84-89	08	1003
	53-54	70-72	08	1049
	57	SAME & ST OP	08	4661
	56&57	73	20	1253

209-06

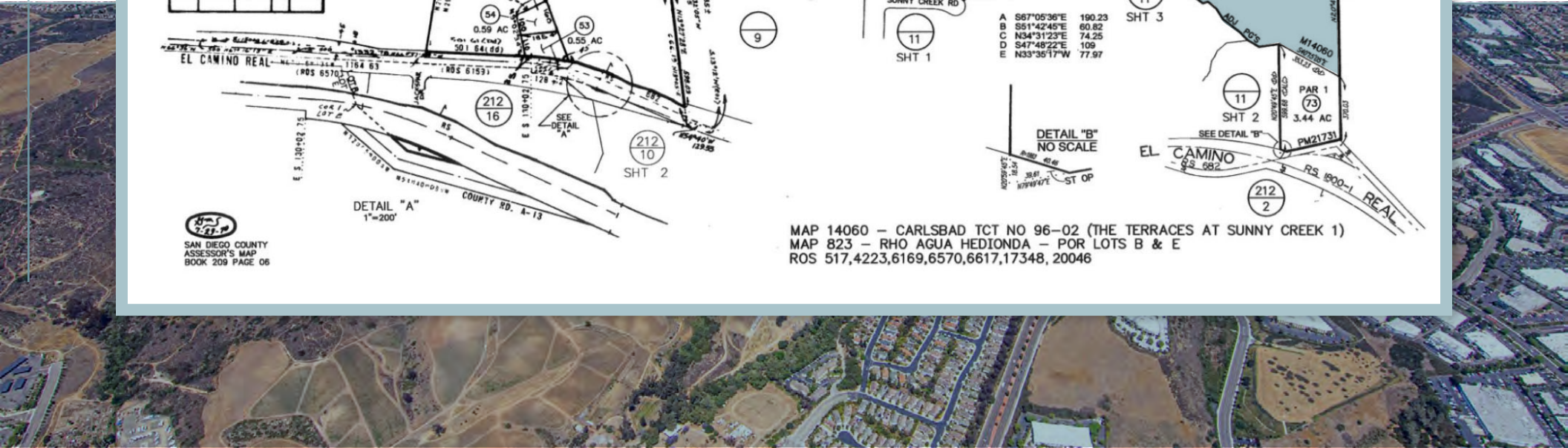
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

209-06



SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 209 PAGE 06

MAP 14060 - CARLSBAD TCT NO 96-02 (THE TERRACES AT SUNNY CREEK 1)
 MAP 823 - RHO AGUA HEDIONDA - POR LOTS B & E
 ROS 517,4223,6169,6570,6617,17348, 20046



new home sale comparables

11

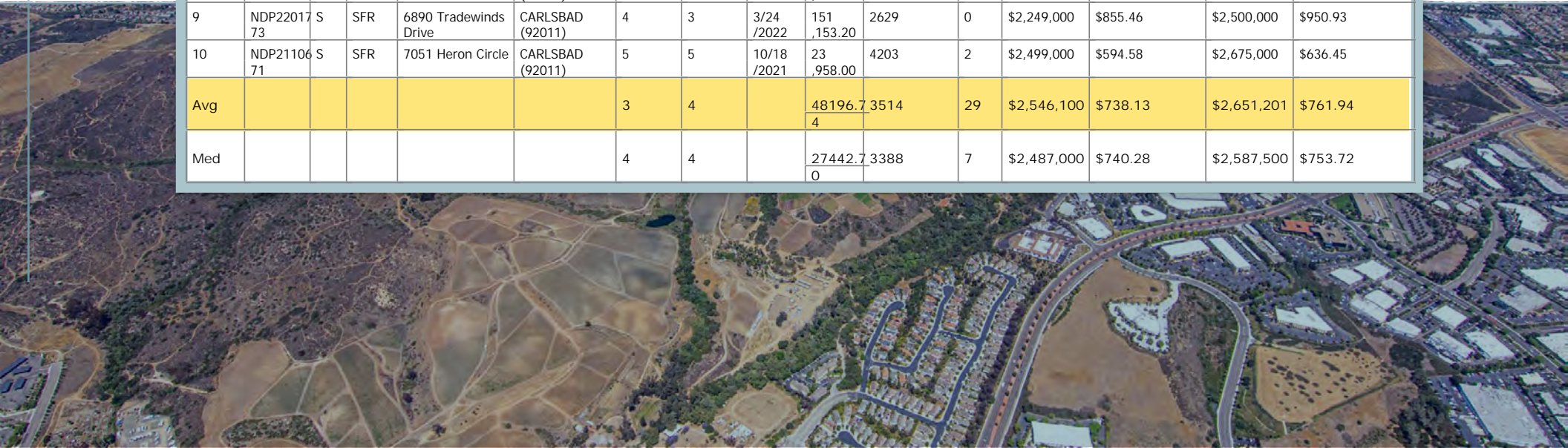


project name:	Highland View Homes	Afton Way	Blue Crest	One Oak	Estates
builder name:	Carlsbad Coastal Views	Pebble Creek Companies	California West Communities	Shea Homes	Davidson Communities
city:	Carlsbad	Carlsbad	Encinitas	Encinitas	San Marcos
open date:	7/20/2019	8/4/2018	7/14/2019	12/9/2017	2/18/2017
product type:	Detached	Detached	Detached	Detached	Detached
typical lot size:	8,500	15,000	10,000	43,560	16,400
min unit size:	2,760	2,934	2,543	4,120	3,946
max unit size:	3,801	3,826	4,900	5,273	6,275
min. price:	\$1,295,000	\$1,249,990	\$1,699,900	\$1,795,000	\$1,725,840
max. price:	\$1,595,000	\$1,799,900	\$2,999,900	\$2,785,000	\$2,550,000
min. \$/sf:	\$419.63	\$470.44	\$612.22	\$528.16	\$406.37
max. \$/sf:	\$469.20	\$426.04	\$668.46	\$435.68	\$437.36
total units planned:	8	8	13	28	68
total units sold:	3	2	3	16	67
total remaining:	5	6	10	12	1
sales rate:	0.4	0.2	0.5	0.6	1.9
sales rate 13m:	0.3	0.0	0.0	0.7	3.0
zip code:	92008	92008	92024	92024	92078

resale comparables

12

RESIDENTIAL Summary Statistics															
High		Low		Average		Median									
LP:\$2,999,000		\$1,849,000		\$2,546,100		\$2,487,000									
SP:\$3,250,000		\$2,200,000		\$2,651,200		\$2,587,500									
RESIDENTIAL - Sold														Number of Properties: 10	
Num	MLS #	Stat	PropSu	Address	MLSAreaMjr	TotalBdr	TotalBat	CloseDa	LotSzSq	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
		us	bT			ms	hs	te	ft						
1	210011530	S	SFR	3140 Highland Dr.	CARLSBAD (92008)	4	3	12/13 /2021	55,321.00	2958	146	\$2,995,000	\$1,012.51	\$2,200,000	\$743.75
2	NDP2109685	S	SFR	1201 Magnolia Avenue	CARLSBAD (92008)	4	4	10/7 /2021	25,700.40	3359	9	\$2,450,000	\$729.38	\$2,450,000	\$729.38
3	NDP2110424	S	SFR	1741 Bruce Road	CARLSBAD (92008)	3	4	10/8 /2021	38,768.00	3337	9	\$2,650,000	\$794.13	\$2,830,000	\$848.07
4	210026839	S	SFR	3800 Alder Ave	CARLSBAD (92008)	4	4	1/14 /2022	89,298.00	3634	84	\$2,999,000	\$825.26	\$2,960,000	\$814.53
5	NDP2111040	S	SFR	7151 Almaden Lane	CARLSBAD (92009)	3	4	10/19 /2021	29,185.00	3418	4	\$1,849,000	\$540.96	\$2,207,000	\$645.70
6	NDP2201242	S	SFR	7381 Almaden	CARLSBAD (92009)	3	4	3/30 /2022	20,668.00	3195	27	\$2,400,000	\$751.17	\$2,440,000	\$763.69
7	NDP2200931	S	SFR	3535 Avenida Pantera	CARLSBAD (92009)	5	5	3/8/2022	25,264.80	4231	5	\$2,475,000	\$584.97	\$3,000,008	\$709.05
8	220002248SD	S	SFR	7358 Corte Tomillo	CARLSBAD (92009)	4	4	2/25 /2022	22,651.00	4178	5	\$2,895,000	\$692.92	\$3,250,000	\$777.88
9	NDP2201773	S	SFR	6890 Tradewinds Drive	CARLSBAD (92011)	4	3	3/24 /2022	151,153.20	2629	0	\$2,249,000	\$855.46	\$2,500,000	\$950.93
10	NDP2110671	S	SFR	7051 Heron Circle	CARLSBAD (92011)	5	5	10/18 /2021	23,958.00	4203	2	\$2,499,000	\$594.58	\$2,675,000	\$636.45
Avg						3	4		48196.74	3514	29	\$2,546,100	\$738.13	\$2,651,201	\$761.94
Med						4	4		27442.70	3388	7	\$2,487,000	\$740.28	\$2,587,500	\$753.72



carlsbad unified school district

CUSD is recognized as one of the highest achieving school districts in the county. Many of our schools have been identified as Distinguished Schools at the federal and state levels.

A major factor for families, as well as businesses planning to relocate to Carlsbad is this excellence in education that has earned our district schools and staff numerous awards and recognition.

We have recently modernized Carlsbad High School, four elementary schools, and two middle school campuses, and our brand new Sage Creek High School, which welcomed the first group of students for the 2013-14 school year.

Our schools are also supported by dedicated teachers, classified and management employees, parent volunteers and leaders, and an assortment of foundations and support groups, all of whom contribute to our success with students.

1 Hope Elementary School

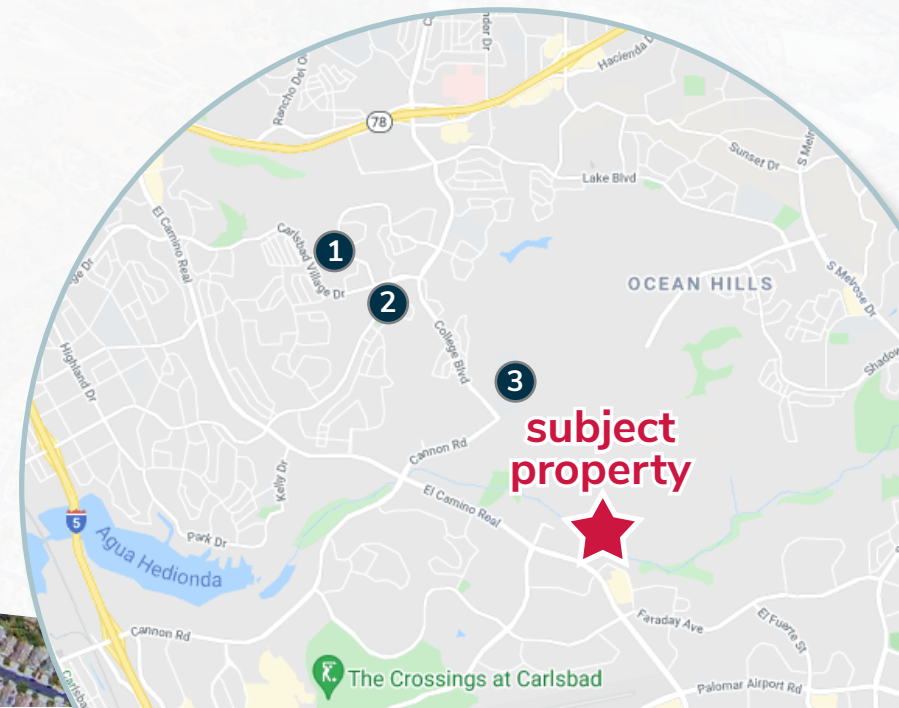
3010 Tamarack Avenue
Carlsbad, CA 92008

2 Calavera Hills Middle School

4104 Tamarack Avenue
Carlsbad, CA 92008

3 Sage Creek High School

3900 Cannon Road
Carlsbad, CA 92010



2021 demographics

1 mile



population
3,457



estimated households
1,500



average household income
\$132,528



median household income
\$94,016



total employees
19,932

3 miles



population
75,360



estimated households
29,138



average household income
\$143,907



median household income
\$115,409



total employees
83,712

5 miles



population
242,766



estimated households
91,037



average household income
\$129,622



median household income
\$101,527



total employees
163,333



for more information, please contact:

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