



# Walnut Creek Drive Development

Encinitas, CA 92024

DOWNTOWN SAN DIEGO

Unique Coastal Residential Development Opportunity in Encinitas

ANNIE'S CANYON TRAIL

CARDIFF SPORTS PARK

CARDIFF STATE BEACH

BIRCHVIEW DR  
WALNUT CREEK DR

CONTACT

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TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

Executive Summary	03
Property Information	06
Location Overview	14
Comparables	17
Demographics	23
Advisor Bios	25

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WALNUT CREEK DRIVE DEVELOPMENT

# Executive Summary

# THE OFFERING

**Crest Dr**  
STREET ADDRESS

**\$1,995,000**  
LISTING PRICE

South Coast Commercial is pleased to present Walnut Creek Drive Development, a 6.50-acre residential land opportunity in Encinitas, California. Zoned RR-1 and fully compliant with zoning, lot size, parking, and habitat preservation requirements, the property includes 3.68 acres of protected open space and 2.82 acres of buildable area. Concept plans outline two residential lots of approximately 1.0 and 1.57 net acres, each envisioned for a 5,000 square foot single-story residence with a detached 1,200 square foot ADU.

Located within one of North County San Diego's most desirable coastal markets, the property combines development potential with lifestyle appeal. With its scale, views, and proximity to Encinitas' beaches, schools, and retail amenities, Walnut Creek Drive Development offers investors and builders a compelling opportunity to deliver high-end residential product in a supply-constrained market.



**6.50 AC**  
LOT SIZE



**2.82 AC**  
USABLE LOT SIZE



**262-013-15-00**  
APN



**RR-1**  
**(Single Fam-Residential)**  
ZONING

\* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

# INVESTMENT HIGHLIGHTS



## 6.50-Acre Offering

Significant Encinitas landholding with 2.82 acres buildable & 3.68 acres preserved open space



## Subdivision Potential

Concept plan for two RR-1 compliant lots of 1.0 and 1.57 net acres



## Custom Home Design

Planned for 5,000 SF single-story residences with 1,200 SF ADUs



## Coastal Proximity

Quick access to the Pacific Ocean and Encinitas' signature shoreline



## Lifestyle Access

Close to retail, dining, golf, parks, and top-rated schools



## Regional Connectivity

Immediate access to Interstate 5 and major employment hubs



## Market Appeal

Strong fundamentals in a supply-constrained coastal market with consistent demand



## Environmental Stewardship

Dedicated open space preserves sensitive habitat, including listed manzanita

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

WALNUT CREEK DRIVE DEVELOPMENT

# Property Information



**6.50 AC**

LOT SIZE



**2.82 AC**

USABLE LOT SIZE



**RR-1 (Single Fam-Residential)**

ZONING



**262-013-15-00**

APN



\* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

# PROPERTY DESCRIPTION

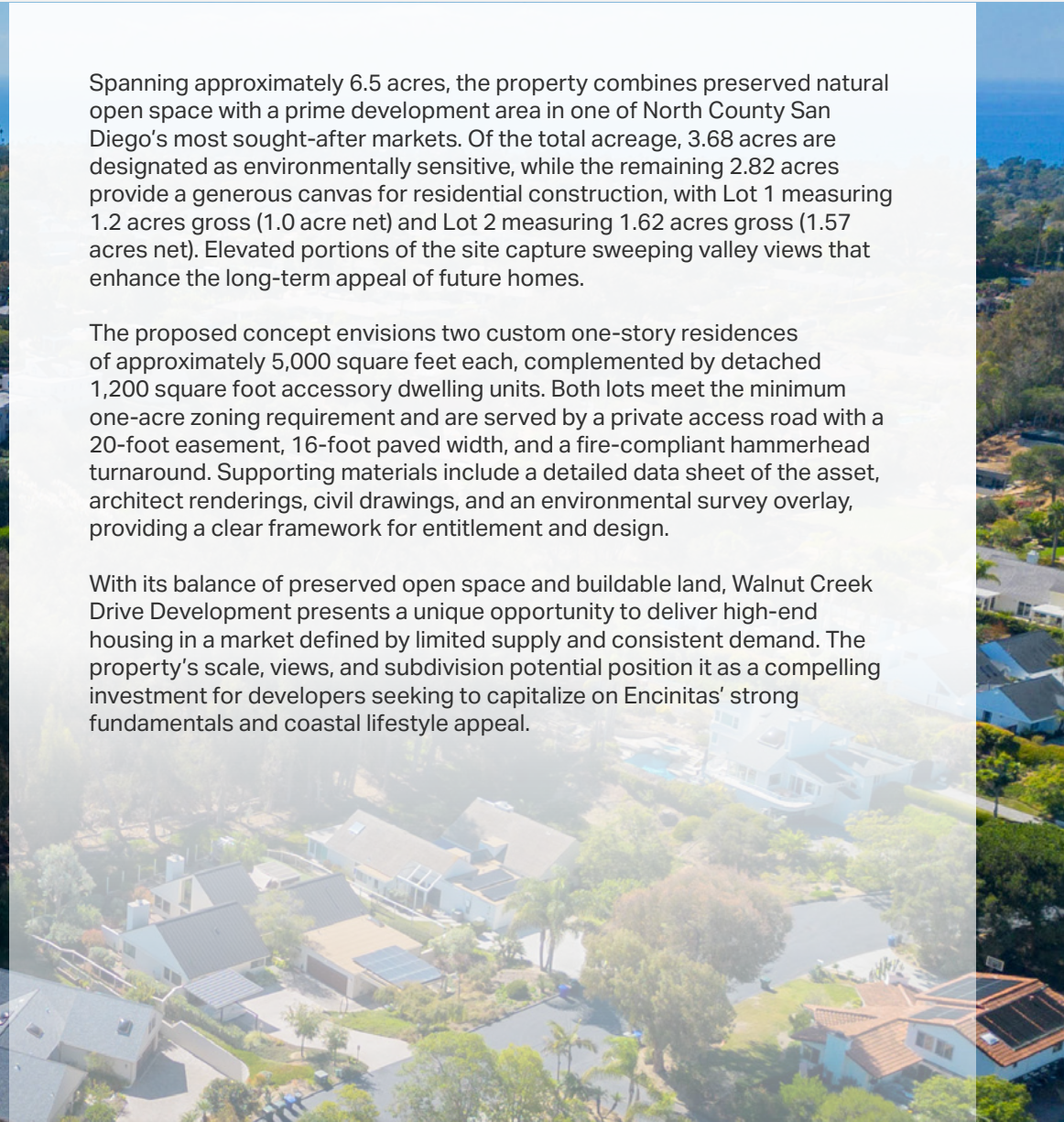
**Walnut Creek Drive Development is a rare residential land opportunity located in the highly desirable coastal community of Encinitas, California.**



Spanning approximately 6.5 acres, the property combines preserved natural open space with a prime development area in one of North County San Diego's most sought-after markets. Of the total acreage, 3.68 acres are designated as environmentally sensitive, while the remaining 2.82 acres provide a generous canvas for residential construction, with Lot 1 measuring 1.2 acres gross (1.0 acre net) and Lot 2 measuring 1.62 acres gross (1.57 acres net). Elevated portions of the site capture sweeping valley views that enhance the long-term appeal of future homes.

The proposed concept envisions two custom one-story residences of approximately 5,000 square feet each, complemented by detached 1,200 square foot accessory dwelling units. Both lots meet the minimum one-acre zoning requirement and are served by a private access road with a 20-foot easement, 16-foot paved width, and a fire-compliant hammerhead turnaround. Supporting materials include a detailed data sheet of the asset, architect renderings, civil drawings, and an environmental survey overlay, providing a clear framework for entitlement and design.

With its balance of preserved open space and buildable land, Walnut Creek Drive Development presents a unique opportunity to deliver high-end housing in a market defined by limited supply and consistent demand. The property's scale, views, and subdivision potential position it as a compelling investment for developers seeking to capitalize on Encinitas' strong fundamentals and coastal lifestyle appeal.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

# PROPERTY DESCRIPTION



## PROPERTY DETAILS

### Crest Dr, Encinitas, CA 92024

PROPERTY ADDRESS

### 262-013-15-00

APN

Lot Size	6.50 AC
Usable Lot Size	2.82 AC
Zoning	RR-1 (Single Fam-Residential)
County	San Diego

\* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

# AERIAL VIEW



DOWNTOWN SAN DIEGO

ANNIE'S CANYON TRAIL

CARDIFF SPORTS PARK

CARDIFF STATE BEACH

6.50 AC  
LOT

BIRCHVIEW DR

WALNUT CREEK DR

\* PROPERTY LINES ARE ESTIMATES



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

# PROPERTY PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

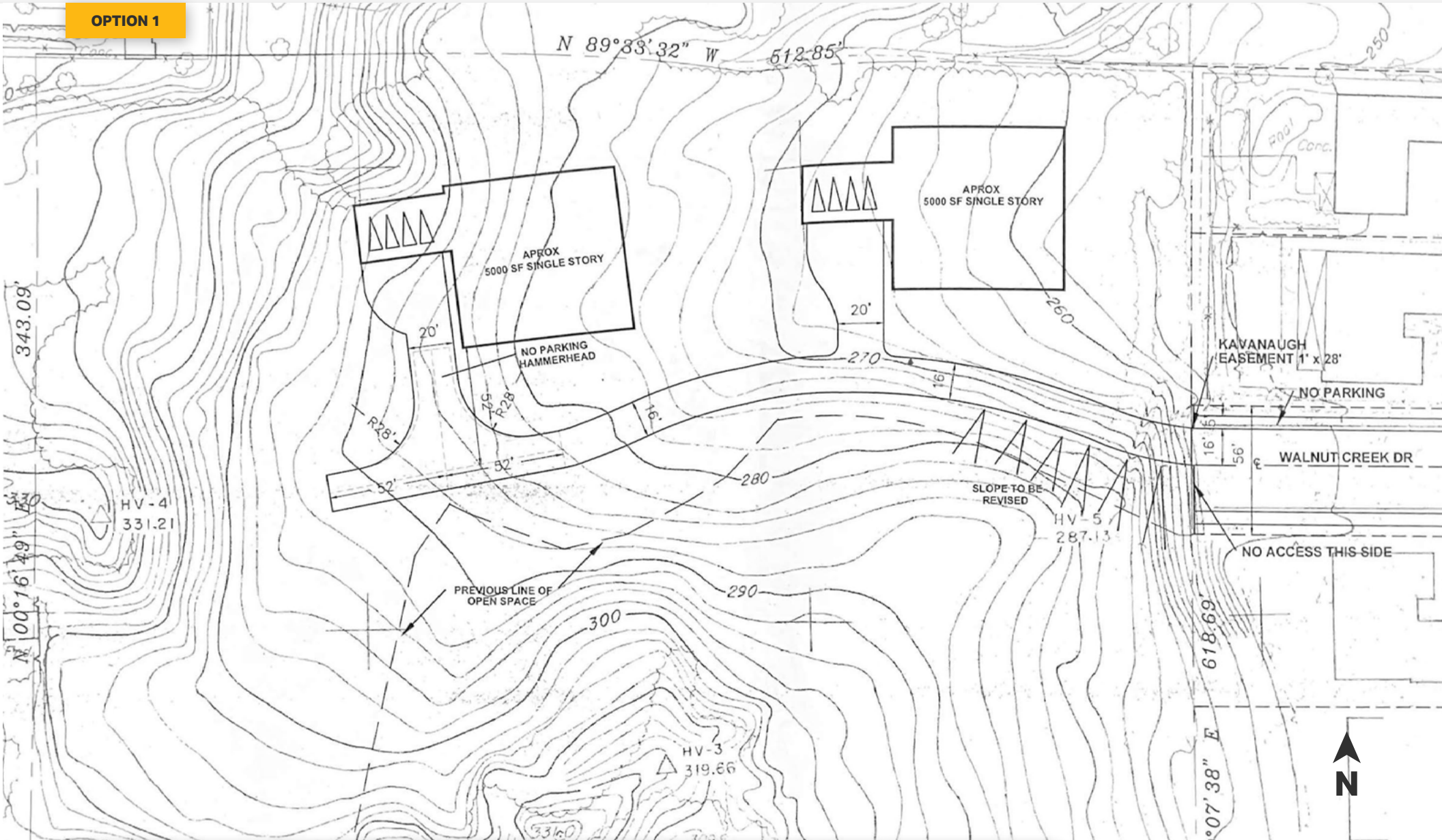
LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

# SITE PLAN

OPTION 1



EXECUTIVE SUMMARY

PROPERTY INFORMATION

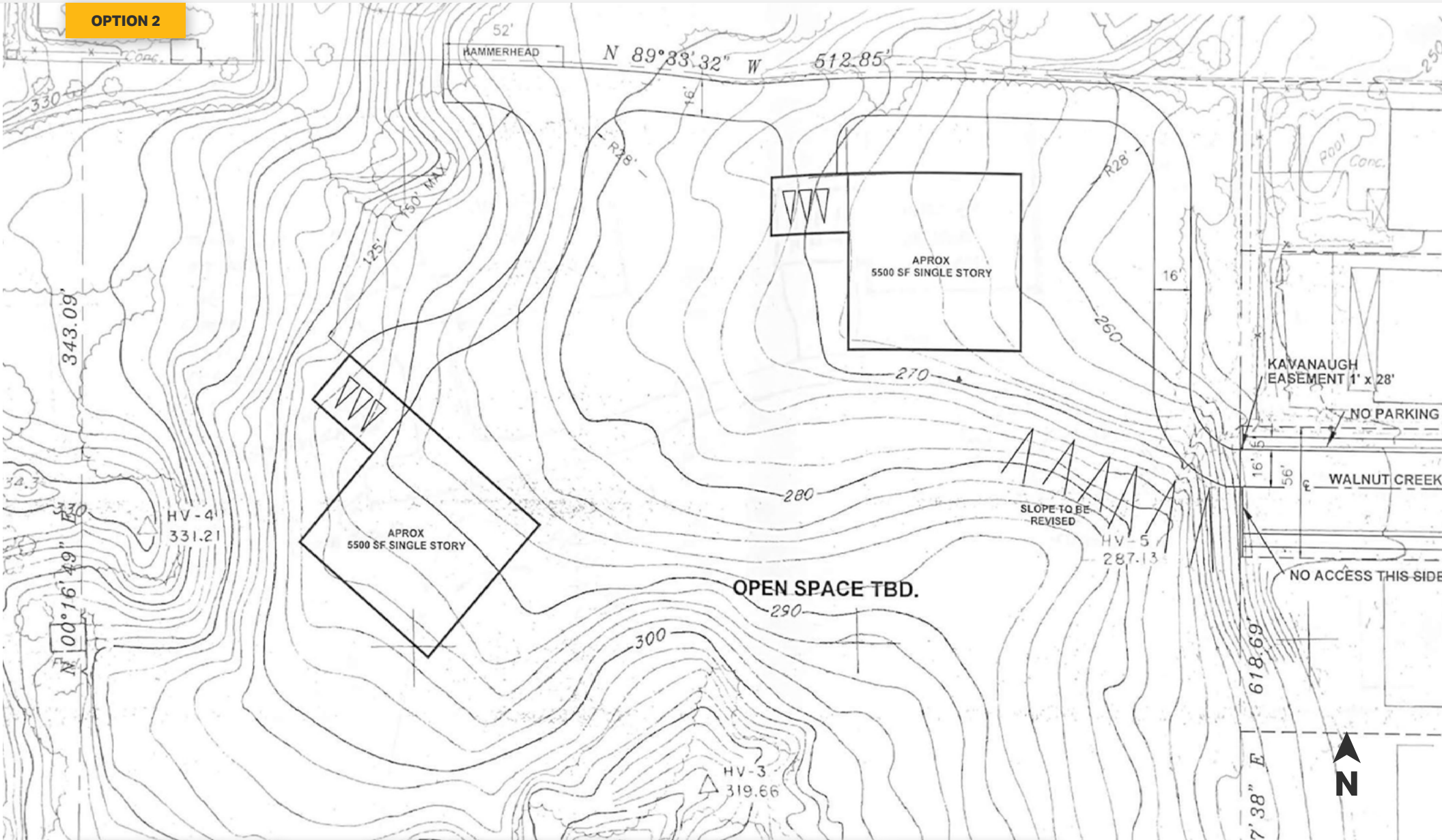
LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

# SITE PLAN

OPTION 2



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

WALNUT CREEK DRIVE DEVELOPMENT

# Location Overview

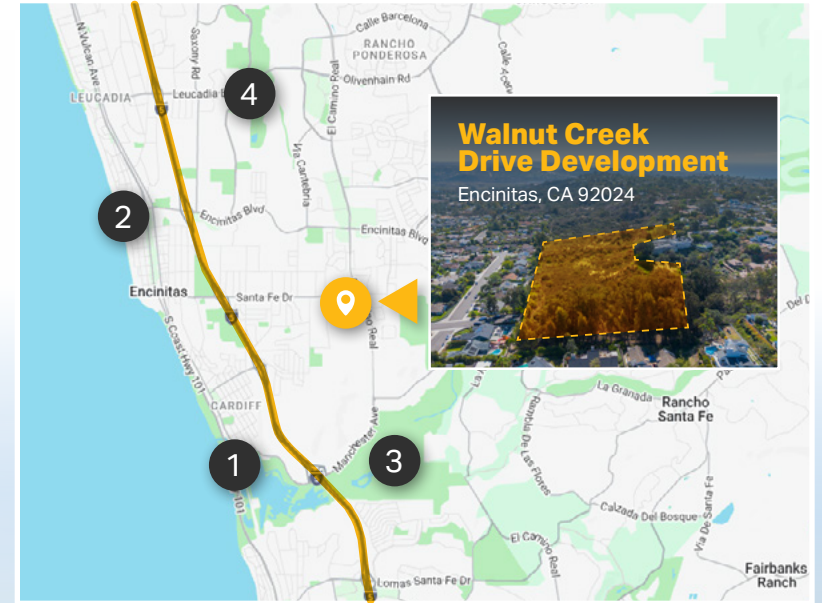
# LOCATION OVERVIEW

## COASTAL LIVING WITH DEVELOPMENT POTENTIAL – A DISTINCTIVE OPPORTUNITY

Encinitas is one of North County San Diego's most desirable coastal cities, known for its surf culture, vibrant community character, and exceptional quality of life. The city blends a relaxed beachside atmosphere with modern conveniences, offering residents small-town charm alongside access to regional employment hubs. Walnut Creek Drive is positioned within a quiet residential setting that benefits from proximity to both the shoreline and key transportation routes.

The surrounding area offers immediate access to grocery stores, boutique retail, and a diverse mix of dining options. Residents enjoy close proximity to **1 Cardiff State Beach**, **2 Moonlight Beach**, and the **3 San Elijo Lagoon Ecological Reserve**, along with recreational amenities such as **4 Encinitas Ranch Golf Course**. Highly rated schools and community parks further reinforce the area's appeal to families and long-term homeowners.

Located just **minutes from Interstate 5**, the property provides seamless connectivity to major employment centers in Carlsbad, La Jolla, and Downtown San Diego. This accessibility, combined with Encinitas' enduring reputation as one of Southern California's most supply-constrained coastal markets, continues to drive strong housing demand and property values. For developers and investors, Walnut Creek Drive represents a rare opportunity to deliver new residential product in a location defined by lasting lifestyle appeal.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

# IMMEDIATE MAP

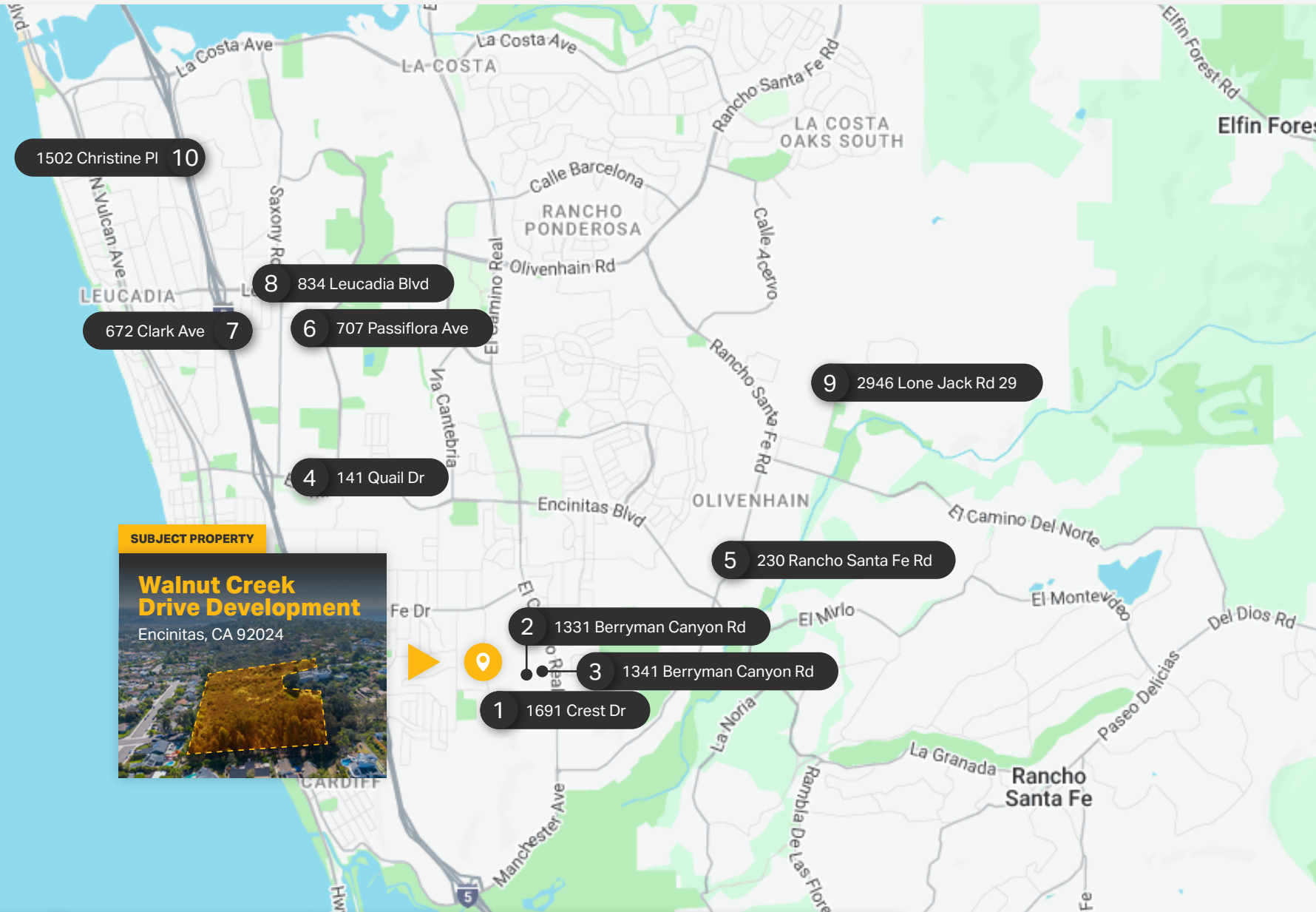


EXECUTIVE SUMMARY	PROPERTY INFORMATION	LOCATION OVERVIEW	COMPARABLES	DEMOGRAPHICS
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WALNUT CREEK DRIVE DEVELOPMENT

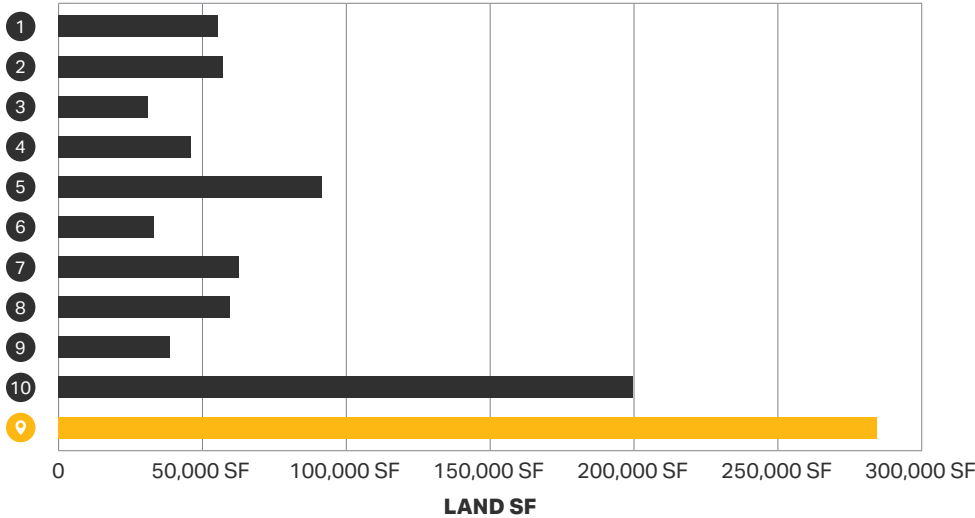
# I Comparables

# SALE COMPARABLES MAP

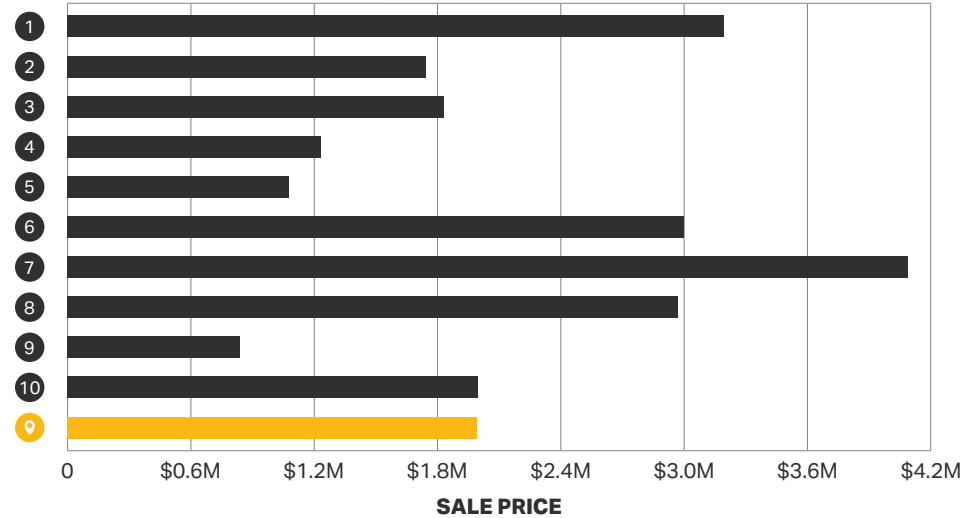


# SALE COMPARABLES SUMMARY

LAND SF OVERVIEW



SALE PRICE OVERVIEW

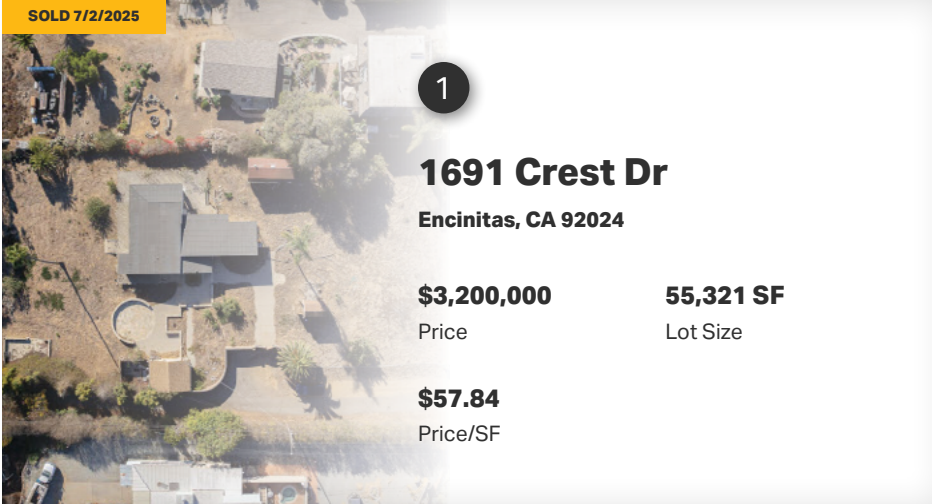


Property Address	Distance	Land SF	COE Date	Sale Price	Price PSF
1 1691 Crest Dr, Encinitas, CA 92024 <b>SOLD</b>	0.3 mi	55,321	07/02/2025	\$3,200,000	\$57.84
2 1331 Berryman Canyon Rd, Encinitas, CA 92024 <b>SOLD</b>	0.3 mi	57,063	06/23/2025	\$1,750,000	\$30.67
3 1341 Berryman Canyon Rd, Encinitas, CA 92024 <b>SOLD</b>	0.4 mi	30,927	06/23/2025	\$1,850,000	\$59.82
4 141 Quail Dr, Encinitas, CA 92024 <b>SOLD</b>	1.5 mi	45,738	04/19/2022	\$1,250,000	\$27.33
5 230 Rancho Santa Fe Rd, Encinitas, CA 92024 <b>SOLD</b>	1.6 mi	91,476	10/31/2023	\$1,086,202	\$11.87
6 707 Passiflora Ave, Encinitas, CA 92024 <b>SOLD</b>	2.4 mi	33,105	02/07/2025	\$3,000,000	\$90.62
7 672 Clark Ave, Encinitas, CA 92024 <b>SOLD</b>	2.5 mi	62,726	07/07/2022	\$4,092,500	\$65.24
8 834 Leucadia Blvd, Encinitas, CA 92024 <b>SOLD</b>	2.7 mi	58,804	01/27/2022	\$2,975,000	\$50.59
9 2946 Lone Jack Rd 29, Encinitas, CA 92024 <b>SOLD</b>	2.8 mi	38,333	11/05/2024	\$850,000	\$22.17
10 1502 Christine Pl, Encinitas, CA 92024 <b>SOLD</b>	3.5 mi	199,069	08/03/2023	\$2,000,000	\$10.05
<b>Average of Comps</b>	<b>1.8 mi</b>	<b>67,256</b>	<b>01/26/2024</b>	<b>\$2,205,370</b>	<b>\$32.79</b>
<b>📍 Crest Dr, Encinitas, CA 92024</b>	<b>0 mi</b>	<b>283,140</b>	<b>TBD</b>	<b>\$1,995,000</b>	<b>\$7.05</b>

# SALE COMPARABLES

SOLD

**SOLD 7/2/2025**



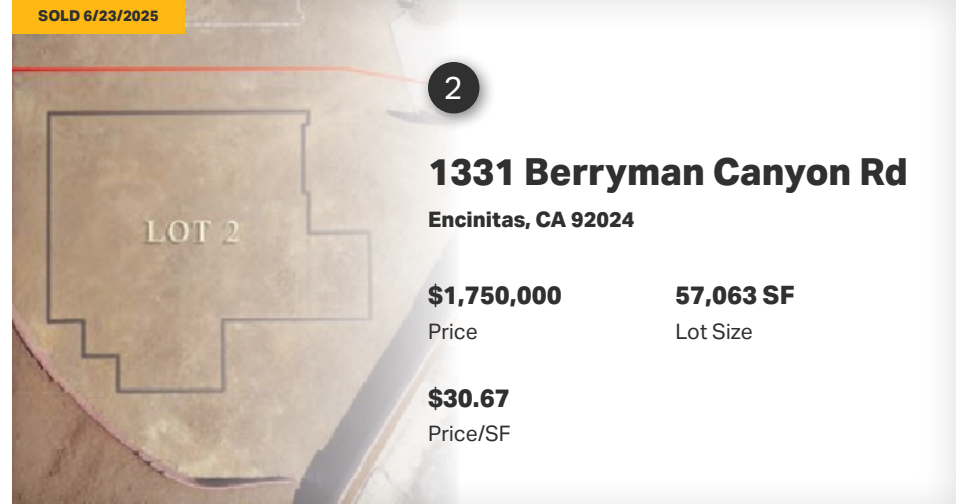
**1**

**1691 Crest Dr**  
Encinitas, CA 92024

**\$3,200,000**      **55,321 SF**  
Price                      Lot Size

**\$57.84**  
Price/SF

**SOLD 6/23/2025**



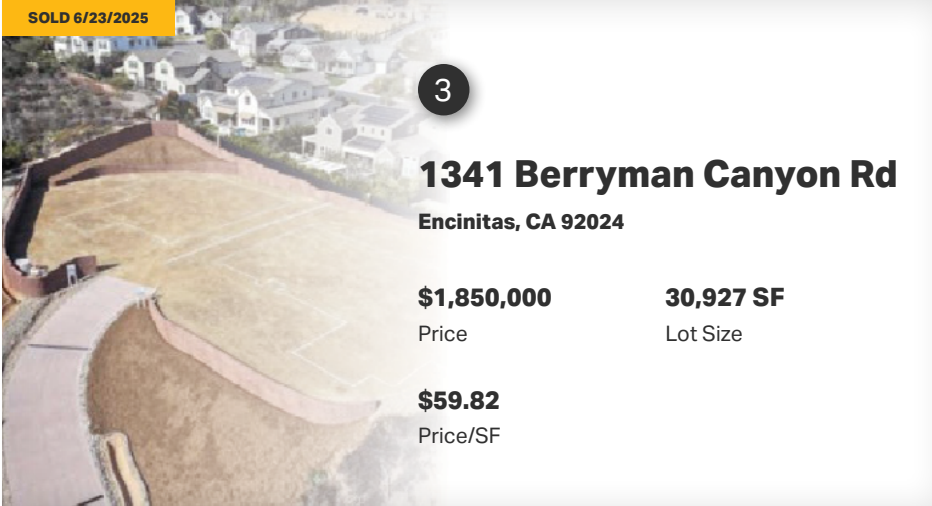
**2**

**1331 Berryman Canyon Rd**  
Encinitas, CA 92024

**\$1,750,000**      **57,063 SF**  
Price                      Lot Size

**\$30.67**  
Price/SF

**SOLD 6/23/2025**



**3**

**1341 Berryman Canyon Rd**  
Encinitas, CA 92024

**\$1,850,000**      **30,927 SF**  
Price                      Lot Size

**\$59.82**  
Price/SF

**SOLD 4/19/2022**



**4**

**141 Quail Dr**  
Encinitas, CA 92024

**\$1,250,000**      **45,738 SF**  
Price                      Lot Size

**\$27.33**  
Price/SF

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

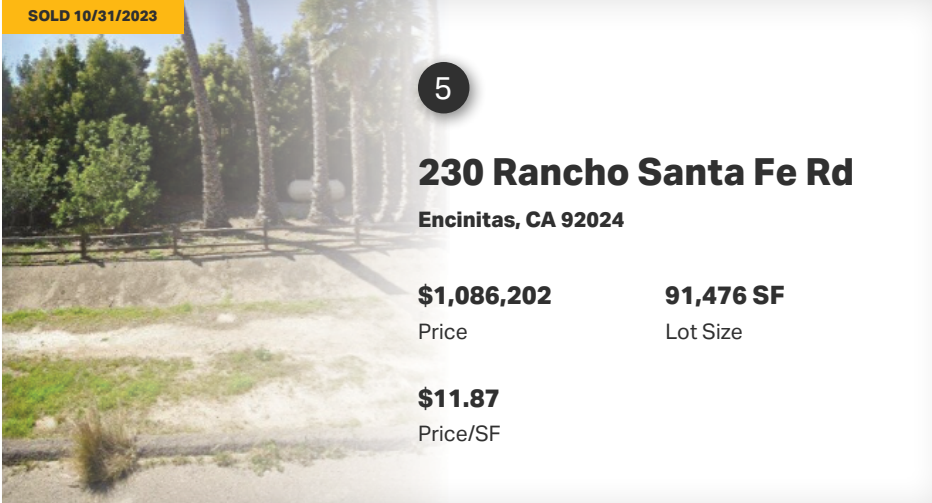
COMPARABLES

DEMOGRAPHICS

# SALE COMPARABLES

SOLD

**SOLD 10/31/2023**



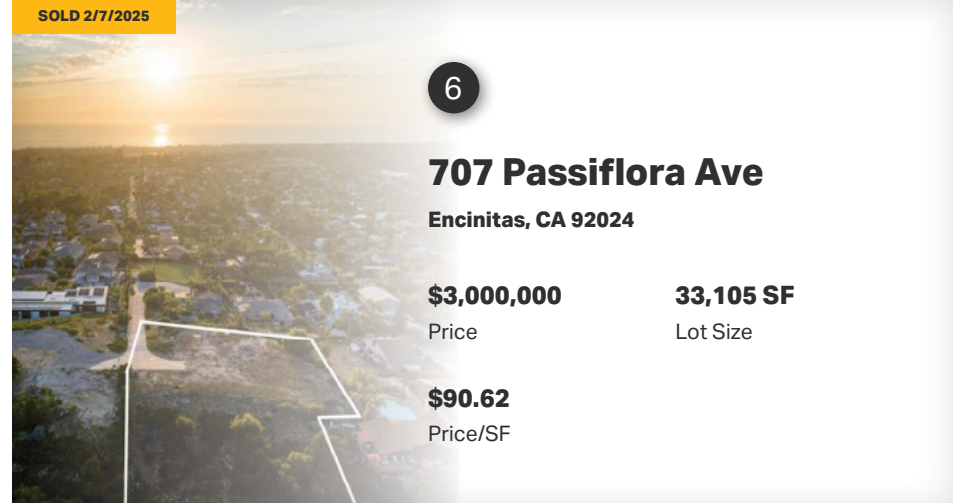
**5**

**230 Rancho Santa Fe Rd**  
Encinitas, CA 92024

**\$1,086,202**      **91,476 SF**  
Price                      Lot Size

**\$11.87**  
Price/SF

**SOLD 2/7/2025**



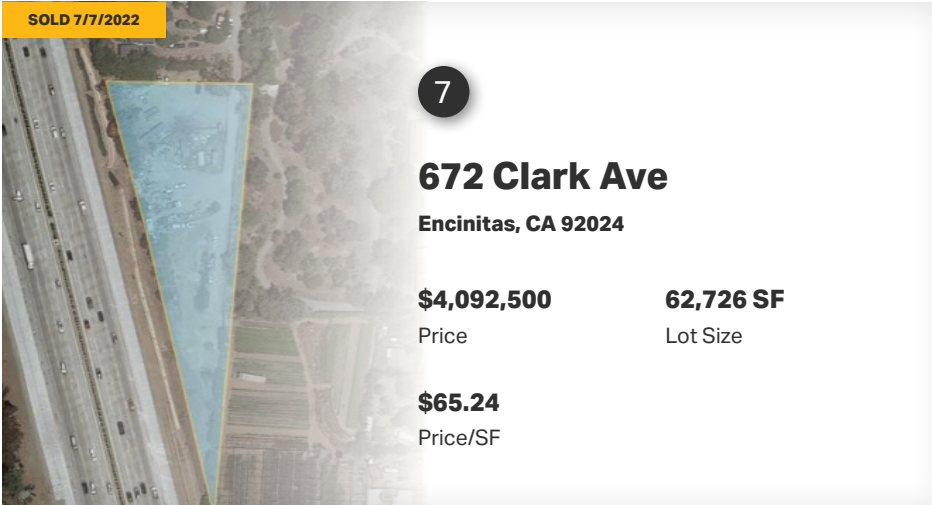
**6**

**707 Passiflora Ave**  
Encinitas, CA 92024

**\$3,000,000**      **33,105 SF**  
Price                      Lot Size

**\$90.62**  
Price/SF

**SOLD 7/7/2022**



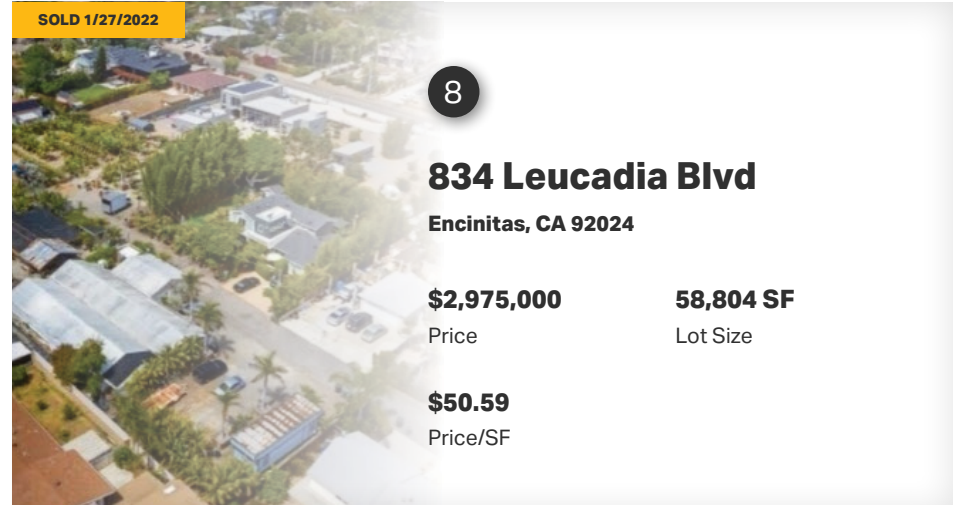
**7**

**672 Clark Ave**  
Encinitas, CA 92024

**\$4,092,500**      **62,726 SF**  
Price                      Lot Size

**\$65.24**  
Price/SF

**SOLD 1/27/2022**



**8**

**834 Leucadia Blvd**  
Encinitas, CA 92024

**\$2,975,000**      **58,804 SF**  
Price                      Lot Size

**\$50.59**  
Price/SF

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

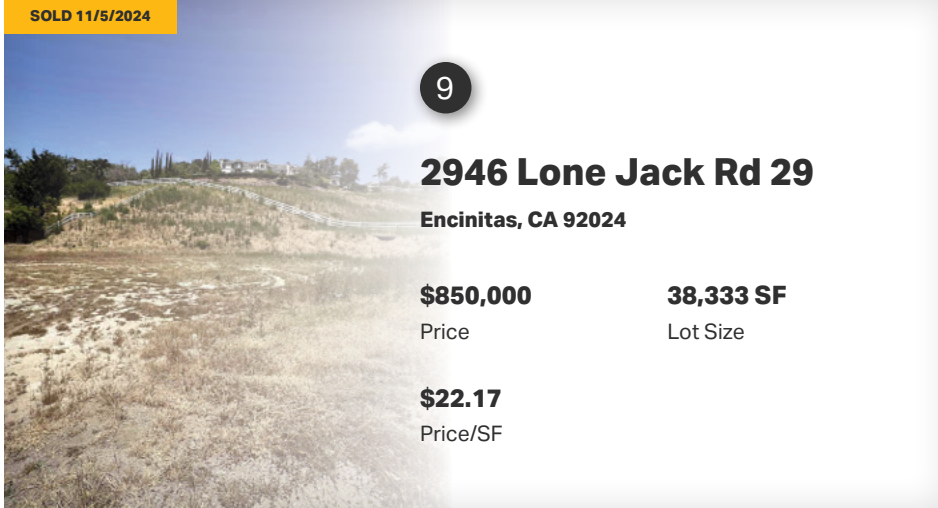
COMPARABLES

DEMOGRAPHICS

# SALE COMPARABLES

SOLD

SOLD 11/5/2024



**9**

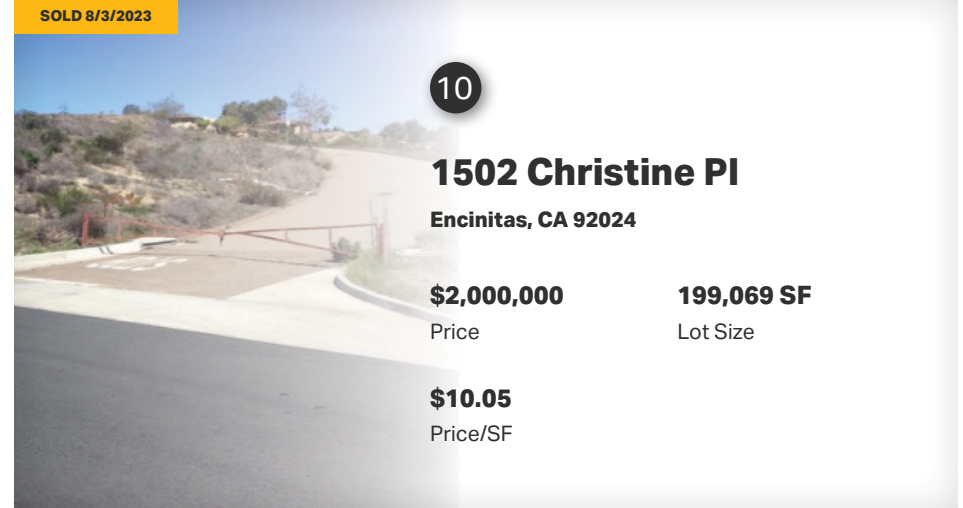
**2946 Lone Jack Rd 29**  
Encinitas, CA 92024

**\$850,000**  
Price

**38,333 SF**  
Lot Size

**\$22.17**  
Price/SF

SOLD 8/3/2023



**10**

**1502 Christine Pl**  
Encinitas, CA 92024

**\$2,000,000**  
Price

**199,069 SF**  
Lot Size

**\$10.05**  
Price/SF



**9**

**Crest Dr**  
Encinitas, CA 92024

**\$1,995,000**  
Price

**283,140 SF**  
Lot Size

**\$7.05**  
Price/SF

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

WALNUT CREEK DRIVE DEVELOPMENT

# I Demographics

# DEMOGRAPHICS

**121,554**

2024 POPULATION

**\$145,065**

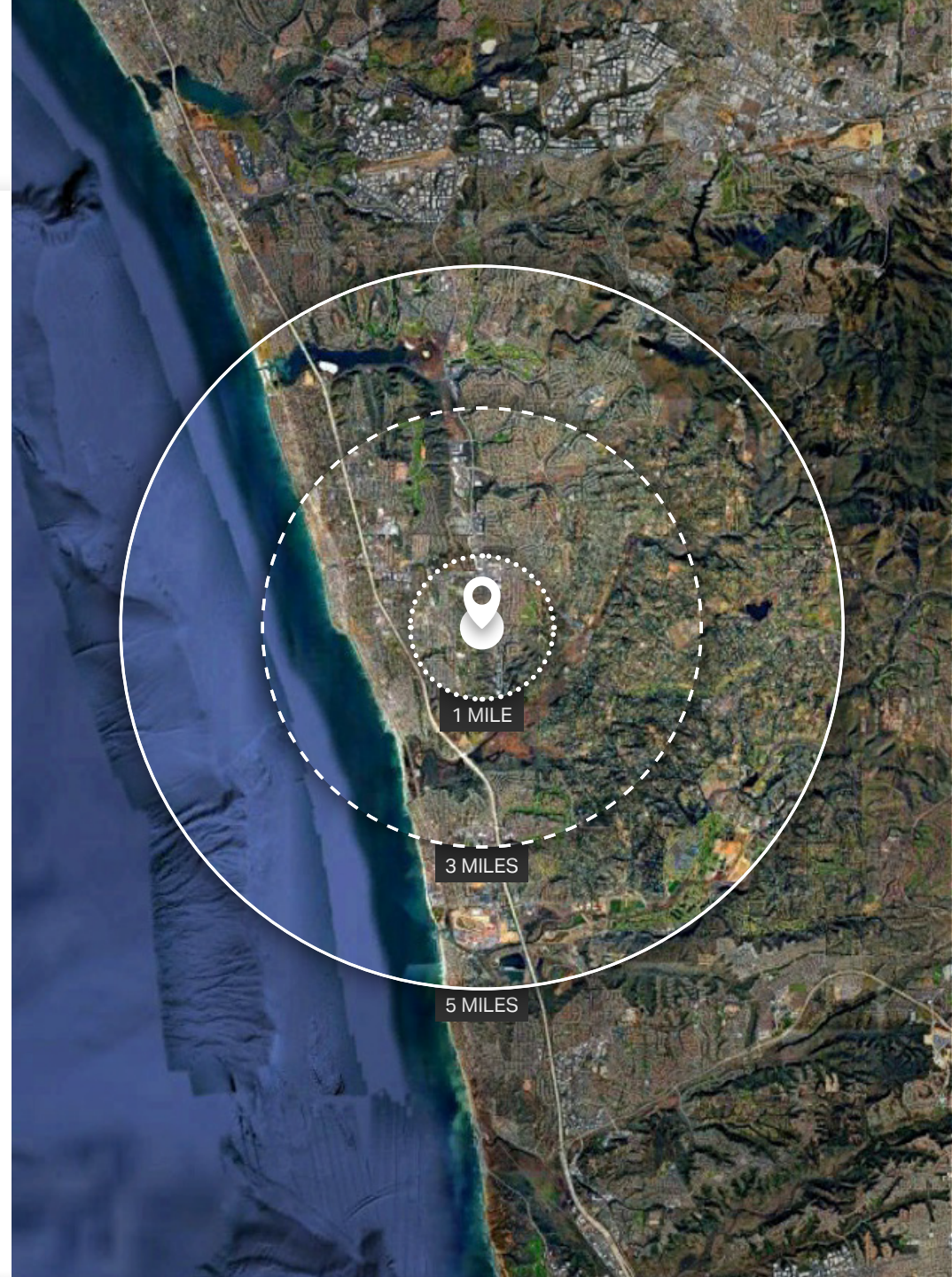
MEDIAN HH INCOME

**\$1,090,523**

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024 Population	12,696	67,273	121,554
2029 Population Projection	12,495	66,702	120,723
Median Age	45.0	45.2	45.6
<b>HOUSEHOLDS</b>			
2024 Households	4,878	25,954	47,939
2029 Household Projection	4,790	25,706	47,594
Owner Occupied Households	3,272	17,401	32,097
Renter Occupied Households	1,519	8,304	15,497
Avg Household Size	2.5	2.5	2.5
Avg Household Vehicles	2	2	2
<b>INCOME</b>			
Avg Household Income	\$157,191	\$171,524	\$171,544
Median Household Income	\$128,416	\$145,051	\$145,065
<b>HOUSING</b>			
Median Home Value	\$1,059,032	\$1,091,107	\$1,090,523
Median Year Built	1976	1978	1980

Source: CoStar



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

**DEMOGRAPHICS**

WALNUT CREEK DRIVE DEVELOPMENT

# Advisor Bio

# ADVISOR BIO



## Brendan Flynn

**VICE PRESIDENT**

DRE 01933302

339.222.3361

flynn@scc1031.com

Brendan Flynn (DRE# 01933302) is an experienced San Diego multifamily sales advisor specializing in the acquisition and disposition of commercial and residential property. He identifies opportunities within the market to help clients accomplish their objectives and maximize their opportunities. He researches and focuses particularly on updated market trends, fluctuations in inventory, interest rates, rental rates and transactional data.

Attention to detail and client-specific communication are especially important to him. Brendan focuses on understanding the client's long term investment goals as a way to preserve and grow their capital. Some of his more recent sales have varied from 1031 exchanges to IRS tax liens. He has a degree in Management & Business from Skidmore College where he was a 4 year member of the nationally ranked men's lacrosse team. He holds dual Irish/United States citizenship.



[www.scc1031.com](http://www.scc1031.com)

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

COMPARABLES

DEMOGRAPHICS

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Encinitas, CA 92024

CONTACT

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 **SOUTH COAST**  
COMMERCIAL

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