

SUBJECT
PROPERTY

±3.87 AC *DEVELOPMENT & MITIGATION SITE FOR SALE*

*R-3-10 (Residential Medium Density) Zoned Property
Owned by Autism Society San Diego*

SAN MARCOS, CA

FOR MORE INFORMATION
PLEASE CONTACT

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PROPERTY DETAILS

LOT SIZE

Total Area: ±3.87 acres (168,577 SF)

Dimensions: Rectangular-shaped parcel providing ample space for diverse development options

ZONING AND LAND USE

Zoning Code: R-3-10 (Residential Medium-Density Multi-Family)

Land Use Designation: Medium Density Residential 1

Allowed Uses: Multifamily dwellings, child care facilities, duplexes, small residential care facilities, and planned residential developments (PRDs) with appropriate permits.

Permits Required: Depending on the proposed use, development may require Site Development Plans, Conditional Use Permits (CUP), and/or other regulatory approvals.

TOPOGRAPHY AND SOIL

Topography: The site features relatively flat terrain with some low-lying areas subject to periodic flooding.

Soil: Primarily composed of riparian scrub habitat with a mix of native willow-cottonwood trees and some non-native species.

ECOLOGICAL AND ENVIRONMENTAL CONSIDERATIONS

Habitat: The property includes disturbed southern willow scrub, freshwater marsh, and coastal sage scrub, which are habitats for special-status species.

Floodplain: Portions of the property are within the floodplain, requiring careful planning and potential elevation adjustments to mitigate flooding risks.

Water Features: The site includes a storm water drainage system that conveys runoff from a culvert at Woodward Street to San Marcos Creek.

UTILITIES AND INFRASTRUCTURE

Existing Utilities: None to site. Infrastructure development will be required to support future projects.

Access: Multiple ingress and egress points along Vineyard Road and Woodward Street provide easy access to the site.

Nearby Infrastructure: Proximity to major roadways including Interstate-15 and Highway 78, enhancing connectivity.

SURROUNDING DEVELOPMENT

North and South: Bordered by undeveloped parcels designated for medium-density residential uses.

West: Adjacent to San Marcos Creek, mapped wetlands, and commercial developments.

East: Frontage along Woodward Street, featuring a City-designated 8- to 10-foot concrete trail.

\$759,000

AS IS APPRAISED VALUE



LOCATED AT
WOODWARD STREET
SAN MARCOS, CA



GROSS LAND
PARCEL ±3.87 AC
(±168,577 SF)



APN 220-050-38



SURPLUS
COMMERCIAL
PROPERTY

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This property is owned by Autism Society San Diego.

The Autism Society San Diego connects people to the resources they need through education, advocacy, support, information and referral, and community programming.

They create connections, empowering everyone in the Autism community with the resources needed to live fully.

They seek to create a world where everyone in the Autism community is connected to the support they need, when they need it.



POTENTIAL DEVELOPMENT PATHWAYS



MULTIFAMILY RESIDENTIAL DEVELOPMENT PROJECT WITH OFFSITE MITIGATION

Potential for 50-60 dwelling units, with significant offsite mitigation required for special-status habitats.



ECOLOGICAL RESTORATION PROJECT

Focus on restoring the entire site to indigenous habitat, improving water quality and providing mitigation credits for other projects.



PLANNED RESIDENTIAL DEVELOPMENT (PRO) WITH ONSITE MITIGATION

Flexible site design to balance residential development with habitat conservation, reducing the need for offsite mitigation.

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APPROVALS AND DISCLAIMERS

PERMITS AND APPROVALS

Development will require multiple permits and approvals from local, state, and federal agencies, including potential CEQA review, Site Development Plan approvals, and resource agency permits.

Prospective buyers are advised to consult with environmental consultants and city planners early in the development process to navigate regulatory requirements.

DISCLOSURE AND DISCLAIMER

All information provided herein is deemed reliable but is not guaranteed. Buyers are encouraged to perform their own due diligence, including but not limited to environmental assessments, site surveys, and consultations with relevant authorities to verify all information and assess the feasibility of the proposed development pathways.

INVESTMENT HIGHLIGHTS



PRIME DEVELOPMENT LOCATION

3.87-acre lot at Vineyard Road & Woodward Street, San Marcos, CA. ideal for medium-density residential projects



ZONING FLEXIBILITY

Zoned R-3-10, supporting multifamily dwellings, childcare facilities, duplexes, and small residential care facilities



VERSATILE DEVELOPMENT PATHWAYS

Options include multifamily residential, ecological restoration, or planned residential development with on-site mitigation



STRONG DEMOGRAPHIC GROWTH

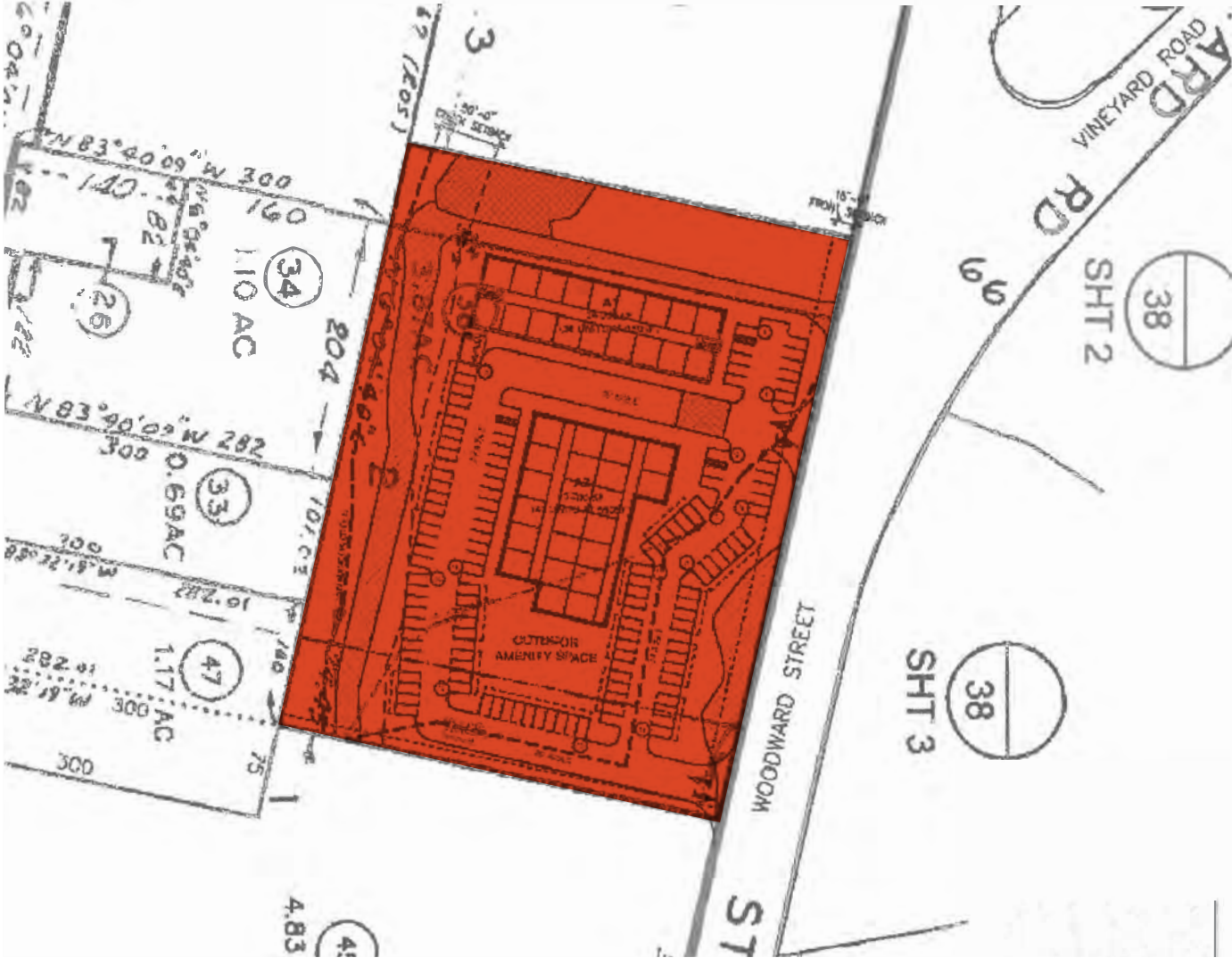
Located in a rapidly expanding urban area with a high demand for residential housing and robust economic growth



ECOLOGICAL AND ENVIRONMENTAL VALUE

Features riparian scrub habitat, freshwater marsh, and coastal sage scrub, ideal for ecological restoration projects

HYPOTHETICAL SITE PLAN





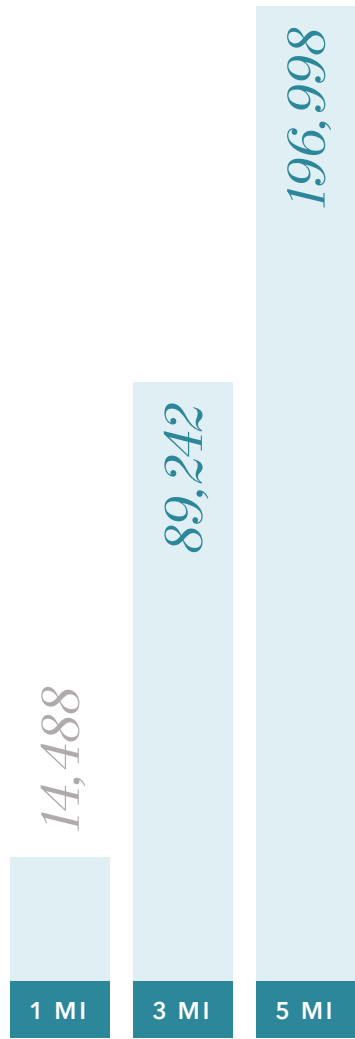
ATTRACTIVE ENVIRONMENT FOR COMMERCIAL REAL ESTATE

The city benefits from a highly educated workforce and growing population base.

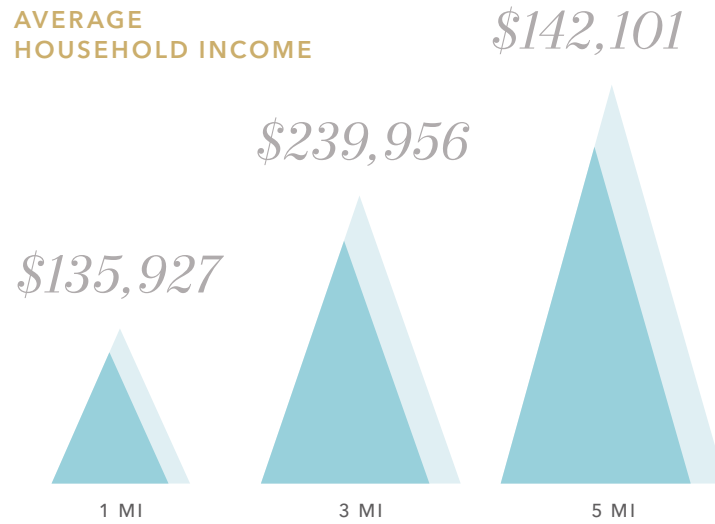
San Marcos, CA continues to show strong market fundamentals, making it an attractive environment for commercial real estate investment and development. San Marcos is located in North County San Diego and anchored by major educational institutions like Cal State San Marcos. As of mid-2025, San Marcos has experienced notable growth across both residential and commercial sectors, fueled by ongoing infrastructure improvements, business-friendly policies, and increased consumer demand. The residential real estate market has seen a year-over-year median price increase of nearly 28%, reflecting the city's rising appeal and economic stability. This upward trend is spilling over into the commercial sector, particularly in areas with proximity to transportation corridors, retail hubs, and mixed-use developments. Demand for well-located commercial land is on the rise, especially for projects that align with the city's vision for smart growth and sustainable development. With inventory increasing but still limited in high-demand zones, now is a strategic time for sellers to capitalize on investor interest and favorable pricing conditions. Whether targeting developers, owner-users, or institutional investors, San Marcos offers a compelling value proposition as a growing economic center in North County San Diego.

DEMOGRAPHICS

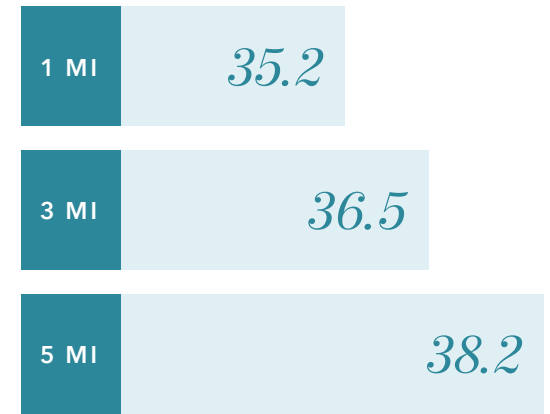
POPULATION



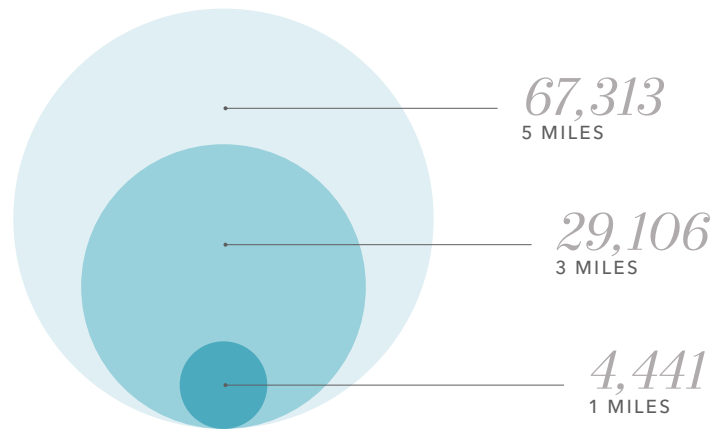
AVERAGE HOUSEHOLD INCOME



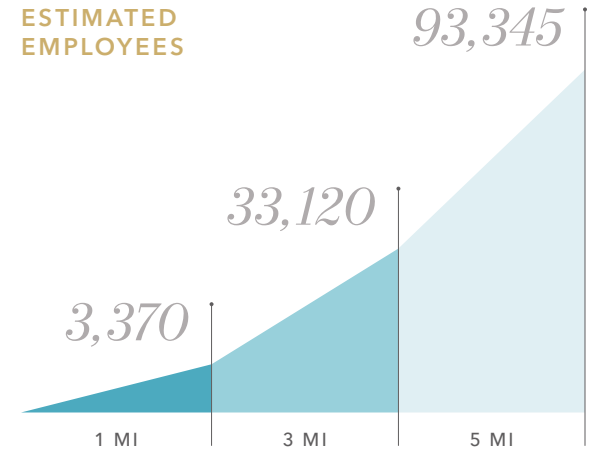
MEDIAN AGE



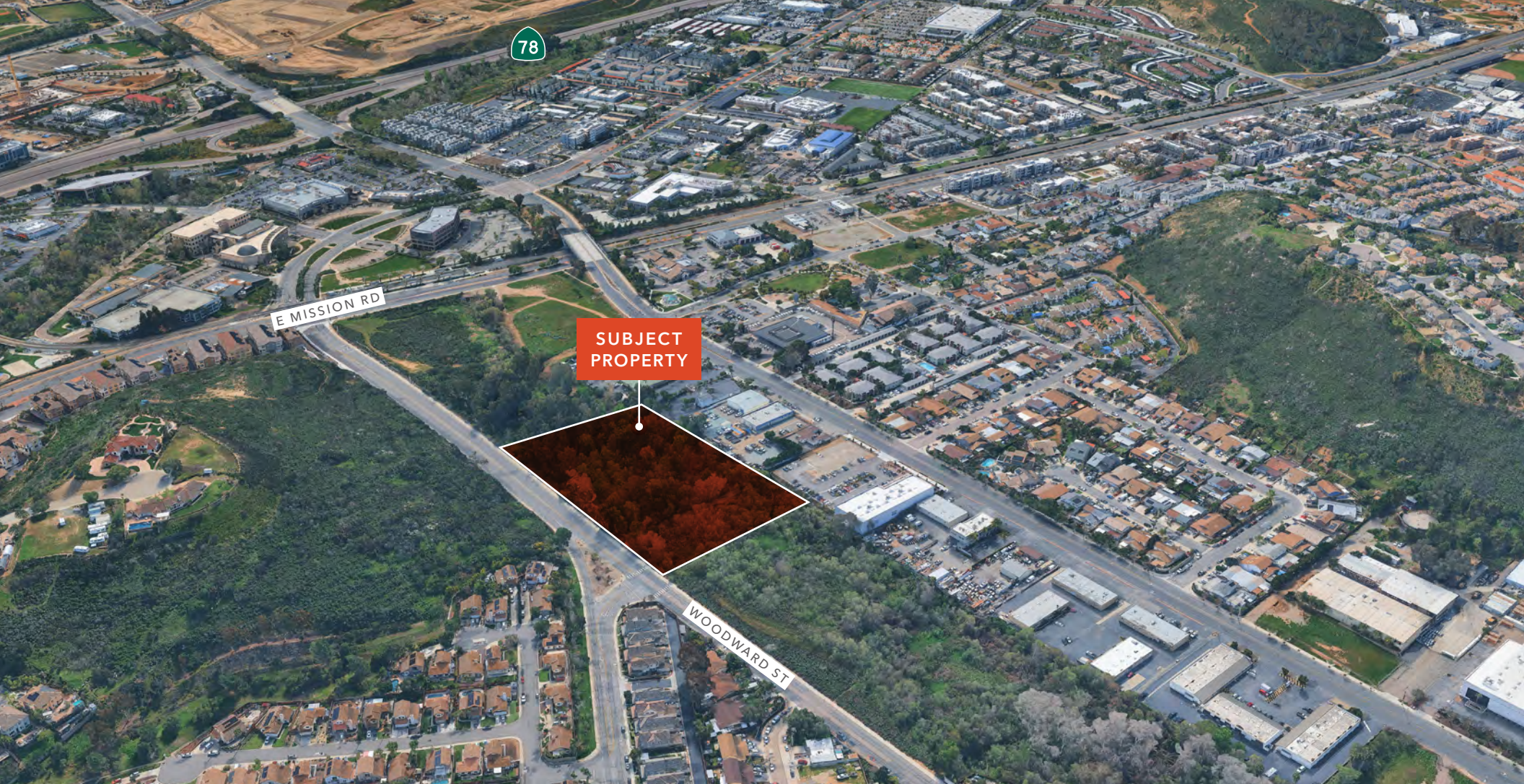
ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2025, Sites USA



78

E MISSION RD

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WOODWARD ST

WOODWARD ST, SAN MARCOS, CA

*For more information on
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