

LIGHT INDUSTRIAL ENTITLEMENT/DEVELOPMENT OPPORTUNITY +/- 23 ACRES

MELROSE & DIAMOND ST - SAN MARCOS, CA

SALE PRICE: \$1,400,000

- **Desirable La Costa Meadows Location**
- **Approx. 7 Net Developable Acres**
- **Medical Office With Director's Permit**
- **Microbrewery Allowed**



+/- 23 Acres

Melrose Dr 11,000 ADT

FOR ADDITIONAL INFORMATION:



COMMERCIAL REAL ESTATE SERVICES

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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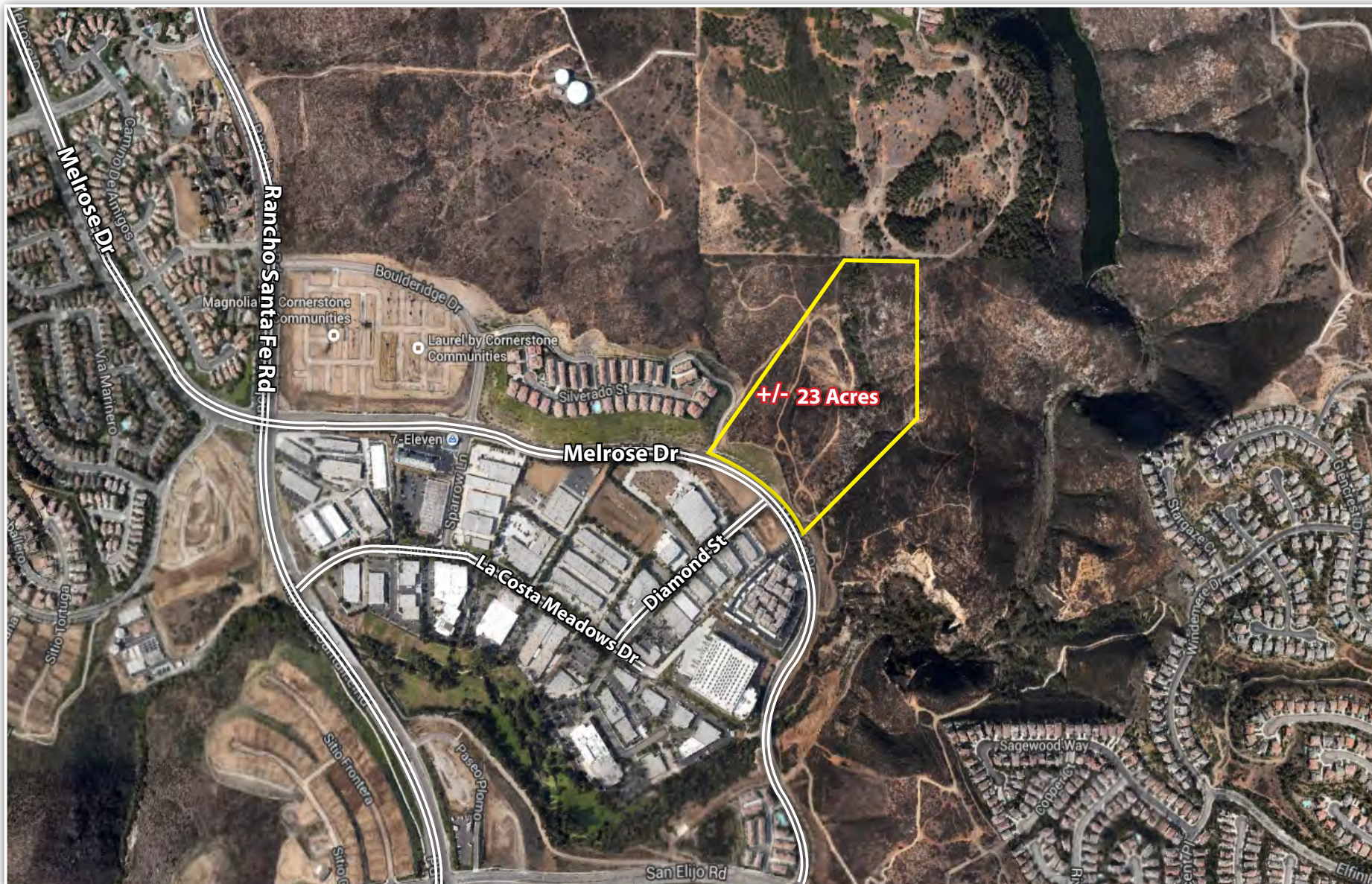
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AERIALS



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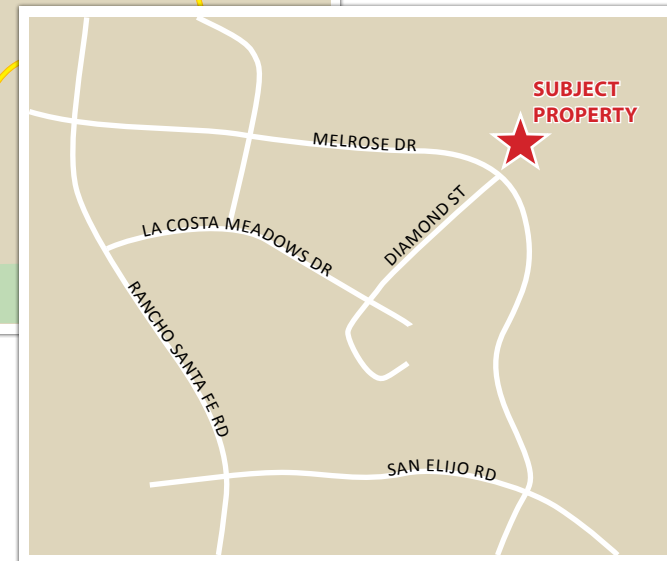
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LOCATION MAP



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MELROSE & DIAMOND ST - SAN MARCOS, CA

PROJECT INFO

PROPERTY FEATURES

LOCATION:	The property is located northeast of the intersection of Melrose & Diamond Street in the City of San Marcos, County of San Diego. Within the highly desirable La Costa Meadows neighborhood, this site is well-positioned for commercial development. The property retains approximately 675 feet of frontage along Melrose Drive, providing great exposure to an average of 11,000 cars per day.	
JURISDICTION:	City of San Marcos	
APN:	223-341-03 thru 14 & 16	
ACREAGE:	Approx. 23 Acres	
DEVELOPABLE ACRES:	Approx. 7 Acres	
ZONING:	Light Industrial	
GENERAL PLAN:	Light Industrial	
FAR:	.6	
MAX HEIGHT:	60 Feet	
TOPOGRAPHY:	Rolling	
TRAFFIC COUNTS:	Melrose Drive – 11,000 ADT Diamond Street – 3,177 ADT	
SERVICES:	Water Sewer Gas/Electricity Fire Police	Vallecitos Water District EDCO Recycling & Waste Collection San Diego Gas & Electric San Marcos Fire Dept. San Diego Sheriff's Dept.
SALE PRICE:	\$1,400,000	



DOCUMENT LINKS

- [BIOLOGICAL REPORT](#)
- [GEOTECHNICAL REPORT](#)
- [ENGINEERING COSTS & QUANTITIES](#)
- [SUBSTANTIAL CONFORMANCE LETTERS](#)
- [MARCLAN-BROOKFIELD AGREEMENT](#)
- [INDUSTRIAL ZONE CODE](#)

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MELROSE & DIAMOND ST - SAN MARCOS, CA

ALLOWABLE USES

Permitted

Auto Sales, Wholesale
Catering
Commercial Artist/Production Studio
Commercial Bakery
Contractor Office & Services
Drycleaning Store
Food Processing
Furniture & Carpentry
Industrial Design & Services
Internet Based Sales
Laboratories
Light Manufacturing & Assembly
Machine Repair
Merchandise Showroom
Micro Brewery/Tasting Room
Moving Company
Office
Parcel Delivery Service
Research & Development
Restaurant - Take Out
Transportation Dispatch
Warehousing & Distribution

Director's Permit

Animal Sales & Service
Auto Rentals
Auto Repair
Auctions - Indoor
Commercial Recreation
Drycleaning Plant
Medical Office
Micro Brewery/Tasting Room w/ Restaurant
Merchandise Sales < 30,000 SF
Personal Services
Recycling Collection
Restaurant - Sit Down

Conditional Use Permit

Automotive Fueling Station
Car Wash/Detail
Funeral Home/Mortuary
Medical - Urgent Care
Merchandise Sales - Used/Pawn
Pawn Shop
Self Storage

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ROUGH USABLE ACREAGE



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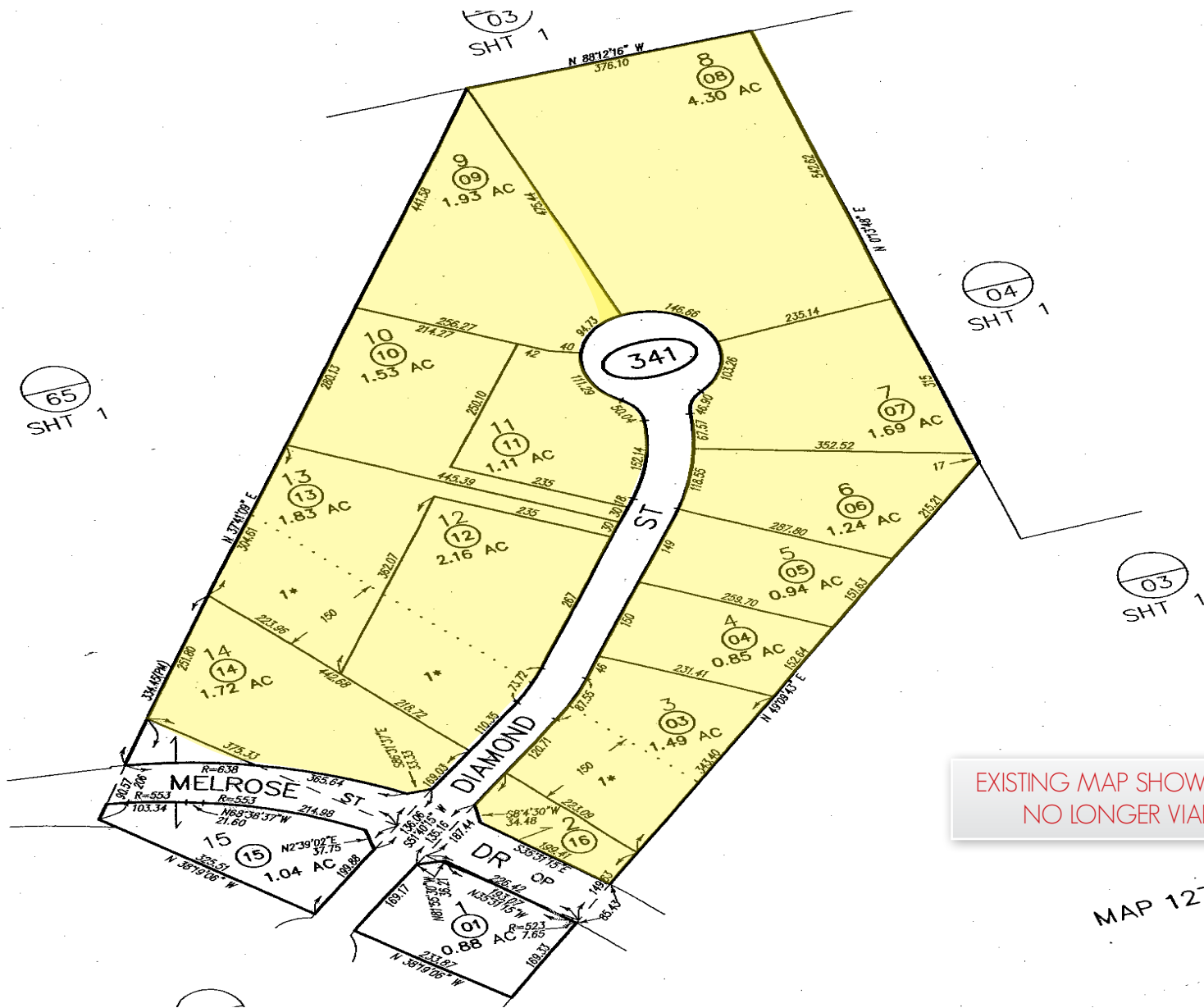
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PLAT MAP



EXISTING MAP SHOWN HERE NO LONGER VIABLE

MAP 12781 - CI

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