

POTENTIAL 8 SINGLE FAMILY HOMES OR 18 TOWNHOMES - SOLANA BEACH DEVELOPMENT OPPORTUNITY

IDA AVENUE
SOLANA BEACH, CA 92075

DEL MAR
FAIRGROUNDS

ASKING PRICE:
\$3,295,000



±0.94-acre residential development
opportunity in Solana Beach



Potential for 8 single family homes
by right or 18 townhomes utilizing
state density bonus law



West of I-5, near premier beaches,
shopping, and coastal amenities

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EARL WARREN
MIDDLE SCHOOL

SKYLINE
ELEMENTARY
SCHOOL



LA COLONIA
PARK &
STATEPARK

SANTA FE
CHRISTIAN
SCHOOLS

Stevens Ave

Genevieve St

Castro St

Ida Ave



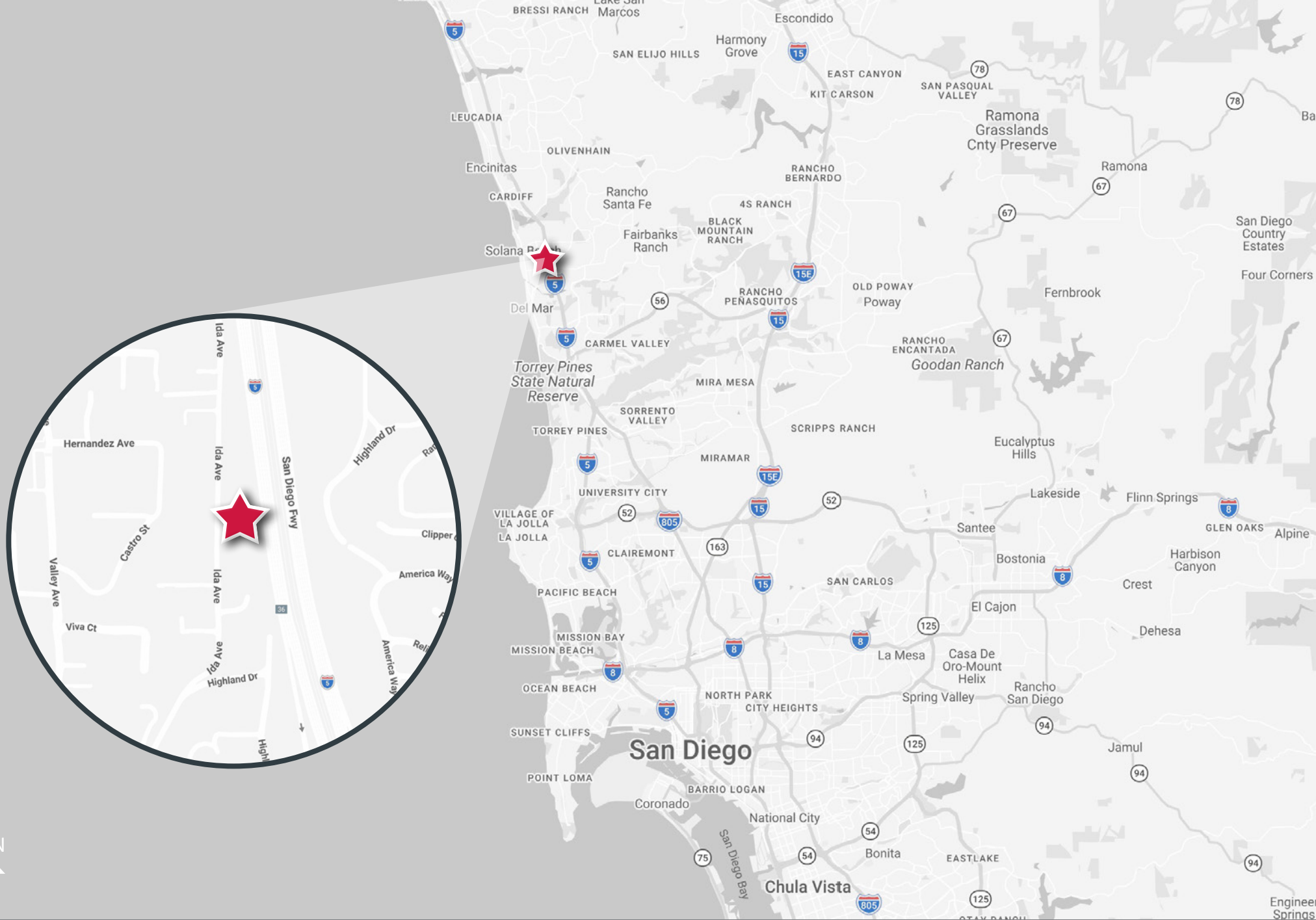




LEPORT MONTESSORI
PRESCHOOL OF
SOLANA BEACH







PROPERTY OVERVIEW

PROPERTY LOCATION

The subject property is located on Ida Avenue in Solana Beach, California, near Interstate 5 and the communities of Del Mar, Cardiff-by-the-Sea, and Encinitas. The site offers convenient access to beaches, restaurants, shopping, schools, and major employment centers throughout coastal North County.

PROPERTY PROFILE

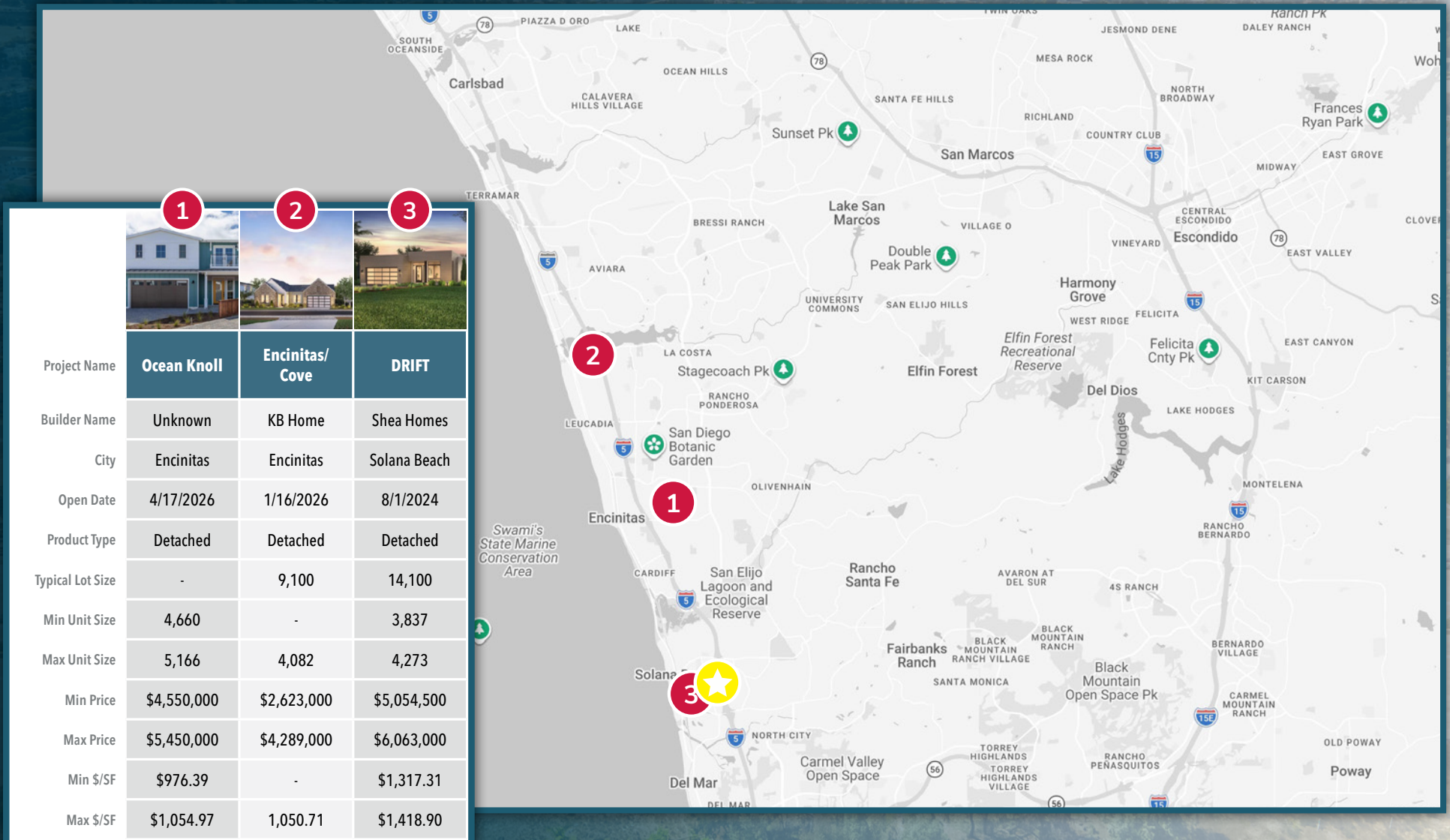
The ±0.94-acre vacant site is zoned Medium High Residential and supports a variety of potential residential development concepts. The property may accommodate 8 single-family homes by right & approximately 18 townhomes using state density bonus law. The site was previously approved for an 8-unit multifamily project, but those plans have since expired.

**City/Caltrans will require a sound wall to separate the site from interstate 5.*

PROPERTY SNAPSHOT

	ASKING PRICE:	\$3,295,000
	JURISDICTION:	City of Solana Beach
	APN & ACREAGE:	298-162-37-00 -> 0.94 acres 40,833 Square Feet
	ZONING:	MHR (Medium High Residential)
	DENSITY:	12 du/ac
	MAXIMUM HEIGHT:	30 Feet
	SCHOOL DISTRICT:	Solana Beach Elementary School District San Dieguito Union High School District
	SERVICES:	Water/Sewer – Santa Fe Irrigation District Gas/Electric – San Diego Gas & Electric (SDG&E) Fire – Solana Beach Fire Department Police – San Diego County Sheriff's Department

NEW HOME SUMMARY - SINGLE FAMILY RESIDENCE



RECENT NEARBY SINGLE FAMILY HOME SALES

MLS #	Status	Sub Type	Address	City	Close Price	S/SF	Beds Total	Baths Total	Living Area	Year Built	Close Date
NDP2510980	Closed	Single Family Residence	747 S. Cedros Ave	Solana Beach	\$3,250,000	\$1,161.96	3	4	2,797	2018	4/30/2026
260005466SD	Closed	Single Family Residence	433 Seabright Ln	Solana Beach	\$3,250,000	\$1,827.90	3	3	1,778	1990	4/20/2026
260020442SD	Closed	Single Family Residence	425 Loma Larga	Solana Beach	\$3,412,500	\$867.00	4	4	3,936	1990	9/21/2026
260009148SD	Closed	Single Family Residence	1450 Highland Dr	Solana Beach	\$3,464,000	\$1,413.88	3	2	2,450	1980	5/11/2026
NDP2602930	Closed	Single Family Residence	557 Canyon Drive	Solana Beach	\$4,240,000	\$1,145.33	4	4	3,702	1957	5/12/2026
260005382SD	Closed	Single Family Residence	743 Marsolan Ave	Solana Beach	\$4,455,000	\$1,667.91	4	3	2,671	1957	4/9/2026
NDP2604629	Closed	Single Family Residence	417 Bell Ranch Road	Solana Beach	\$5,500,000	\$1,287.15	4	5	4,273	2026	8/18/2026
NDP2606428	Closed	Single Family Residence	409 Bell Ranch Road	Solana Beach	\$5,594,263	\$1,309.21	4	5	4,273	2026	9/4/2026
260009213SD	Closed	Single Family Residence	217 S Granados	Solana Beach	\$5,800,000	\$1,897.91	4	4	3,056	1987	5/8/2026
260008031SD	Closed	Single Family Residence	308 Corto St	Solana Beach	\$5,850,000	\$1,328.94	4	3	4,402	1950	4/6/2026
260019135SD	Closed	Single Family Residence	520 N Cedros Ave	Solana Beach	\$6,676,087	\$1,846.77	4	5	3,615	2024	9/1/2026
260009364SD	Closed	Single Family Residence	309 Pacific Ave	Solana Beach	\$6,755,000	\$2,368.51	3	4	2,852	1986	8/12/2026
260014197SD	Closed	Single Family Residence	460 Palmitas St	Solana Beach	\$7,050,000	\$1,791.61	4	5	3,935	2013	7/21/2026
260006722SD	Closed	Single Family Residence	181 S Nardo	Solana Beach	\$7,595,000	\$2,071.18	5	5	3,667	2023	5/13/2026
260012045SD	Closed	Single Family Residence	326 S Nardo	Solana Beach	\$8,495,000	\$1,588.44	4	4	5,348	2013	6/22/2026
Weighted Average					\$5,425,790	\$1,542.73			3,517		
Min					\$3,250,000	\$867.00			1,778		
Max					\$8,495,000	\$2,368.51			5,348		

DIF FEE (APPOX. 2,500 SF SINGLE FAMILY HOME)

ESTIMATED DEVELOPMENT IMPACT FEES PER APPROXIMATELY 2,500 SF HOME	
Item	Amount
School Fees (\$5.38/sf)	\$13,450
Water Meter and Connection Fees*	\$25,459
Sewer Connection Fee	\$500
Sewer Capacity Fee	\$4,650
Transportation Impact Fee - Single-Family Residential	\$19,784
Fire Mitigation Impact Fee - Detached Dwelling	\$1,941
Park Development Impact Fee - Detached Dwelling	\$7,631
Public Use Facilities Impact Fee - Detached Dwelling	\$706
Public Facilities Fee - 1.0% of Building Valuation	\$27,500
Master Art Policy Fee - 0.5% of Building Valuation	\$13,750
Regional Transportation Congestion Program Fee	\$4,028
PER HOME TOTAL	\$119,399
<i>*Assumes ¾ inch meter. Note: this site has affordable housing, so there is no In Lieu Fee</i>	

RECENT NEARBY TOWNHOME/CONDOMINIUM SALES

MLS #	Status	Sub Type	Address	City	Close Price	S/SF	Beds Total	Baths Total	Living Area	Year Built	Close Date
260019967SD	Closed	Condominium	135 S Sierra Ave 20	Solana Beach	\$2,000,000	\$1,079.91	2	2	1,852	1980	9/10/2026
NDP2602293	Closed	Townhouse	1377 Camino Teresa	Solana Beach	\$2,075,000	\$840.08	3	3	2,470	1975	4/13/2026
NDP2604975	Closed	Townhouse	109 Rios Court	Solana Beach	\$2,300,000	\$991.81	3	4	2,319	1986	7/6/2026
260007022SD	Closed	Condominium	441 S Sierra 208	Solana Beach	\$2,441,208	\$2,152.74	2	2	1,134	1975	5/15/2026
P1-27136	Closed	Condominium	101 Rios Court	Solana Beach	\$2,475,000	\$1,408.65	2	2	1,757	1986	8/5/2026
260014279SD	Closed	Condominium	325 S Sierra Ave 41	Solana Beach	\$2,775,000	\$1,982.14	2	2	1,400	1973	8/4/2026
260006720SD	Closed	Condominium	849 N Rios Ave	Solana Beach	\$2,900,000	\$1,088.18	4	3	2,665	1991	7/27/2026
NDP2603045	Closed	Condominium	160 Solana Point Circle	Solana Beach	\$3,000,000	\$1,215.56	3	4	2,468	1986	5/28/2026
NDP2601626	Closed	Condominium	211 S Helix 53	Solana Beach	\$3,100,000	\$1,691.22	2	3	1,833	1978	5/11/2026
NDP2602909	Closed	Condominium	707 S Sierra Avenue #5	Solana Beach	\$3,450,000	\$2,384.24	3	2	1,447	1975	4/27/2026
260006615SD	Closed	Condominium	205 S Helix Ave 65	Solana Beach	\$3,515,000	\$2,466.67	2	2	1,425	1978	4/6/2026
Weighted Average					\$2,730,110	\$1,445.89			1,888		
Min					\$2,000,000	\$840.08			1,134		
Max					\$3,515,000	\$2,466.67			2,665		

DIF FEE (APPOX. 1,450 SF TOWNHOME)

ESTIMATED DEVELOPMENT IMPACT FEES PER APPROXIMATELY 1,450 SF TOWNHOME	
Item	Amount
School Fees (\$5.38/sf)	\$7,801
Water Meter and Connection Fees*	\$25,459
Sewer Connection Fee	\$500
Sewer Capacity Fee	\$4,650
Transportation Impact Fee - Condo/Multi-Family	\$14,109
Fire Mitigation Impact Fee - Attached Dwelling	\$274
Park Development Impact Fee - Attached Dwelling	\$5,521
Public Use Facilities Impact Fee - Attached Dwelling	\$511
Public Facilities Fee - 1.0% of Building Valuation	\$13,050
Master Art Policy Fee - 0.5% of Building Valuation	\$6,525
Regional Transportation Congestion Program Fee	\$4,028
PER TOWNHOME TOTAL	\$82,428
<i>*Assumes ¾ inch meter. Note: this site has affordable housing, so there is no In Lieu Fee</i>	

CONCEPTUAL RENDERINGS

**AI ENHANCED RENDERINGS*



REAR YARD VIEW from SOUTH



STREET VIEW from SOUTH



REAR YARD VIEW from NORTH



IDA AVENUE OVERVIEW



STREET VIEW from NORTH



SITE VIEW

DUE DULEGENCE

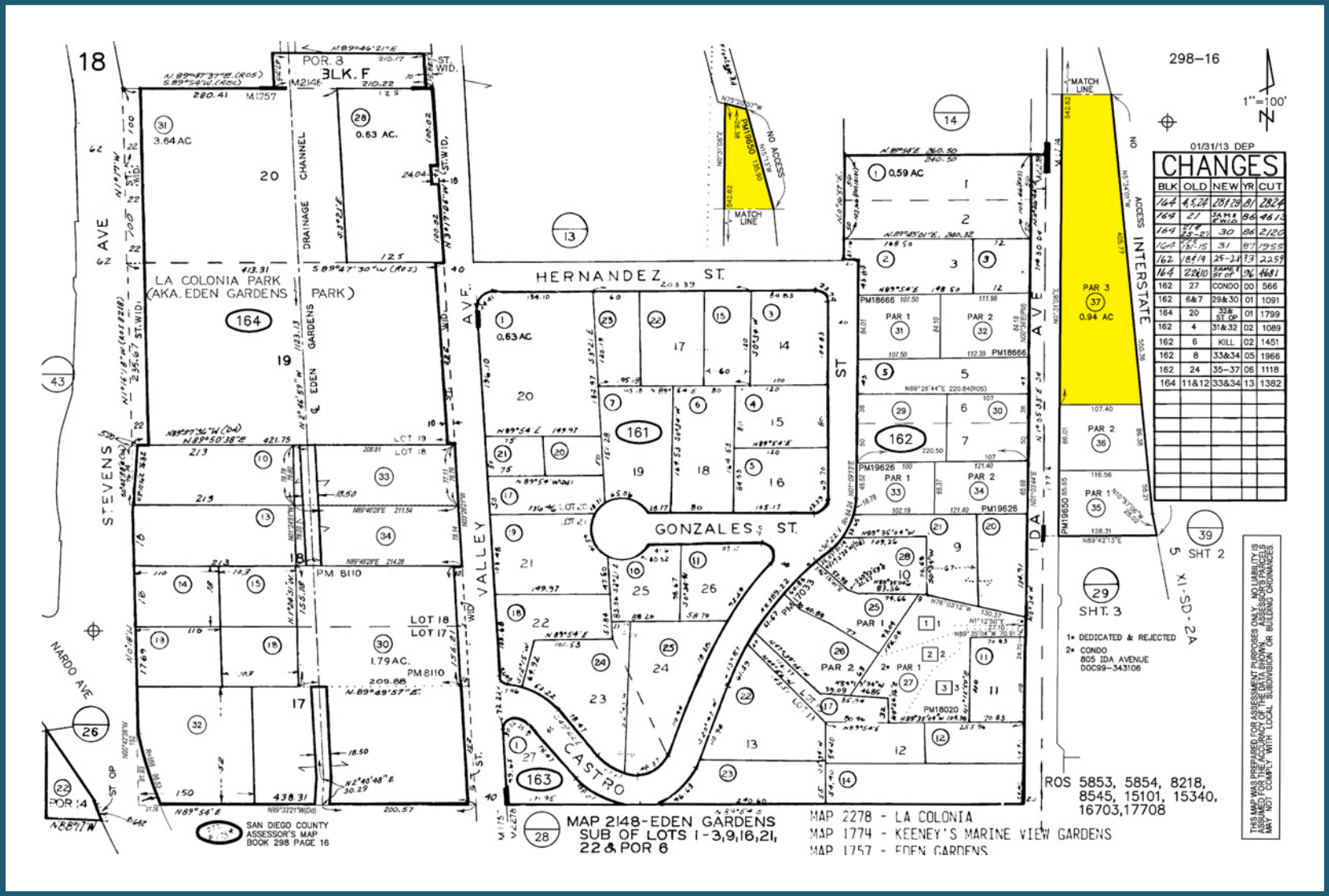
CLICK ON LINKS BELOW TO ACCESS RELATED DUE DILIGENCE DOCUMENTS



- [Architectural and Conceptual Grading Plan Set](#)
- [Building Plans](#)
- [Elevations](#)
- [Renderings](#)
- [Site Plan](#)
- [2018 Geotechnical Investigation Update](#)
- [Water Quality Technical Report](#)
- [Drainage Report](#)

DD page based on seller-provided plans and approvals for informational purposes only. Prior approvals expired. Buyer to independently verify all development potential, entitlements, permits, plans, costs, fees, and property information.

TAX MAP



2026 DEMOGRAPHICS

1 Mile



Population

9,887



Estimated households

4,612



Average Household Income

\$238,792



Median Household Income

\$157,646



Total Businesses

1,779

3 Mile



Population

42,549



Estimated households

18,455



Average Household Income

\$256,328



Median Household Income

\$186,554



Total Businesses

4,805

5 Mile



Population

125,444



Estimated households

49,858



Average Household Income

\$270,398



Median Household Income

\$192,418



Total Businesses

10,442

ABOUT THE AREA

SOLANA BEACH

Solana Beach, California, is a picturesque coastal community in northern San Diego County, known for its beautiful beaches, relaxed atmosphere, and vibrant coastal lifestyle. Stretching along the Pacific Ocean, the city offers scenic ocean views, sandy beaches, and outdoor recreation, including surfing, swimming, sunbathing, and walking along the shoreline. Fletcher Cove Park serves as a popular gathering place, featuring open green space, picnic areas, walking paths, and access to the beach.

Solana Beach is also recognized for its charming Cedros Avenue Design District, home to art galleries, boutique shops, antique stores, cafés, and restaurants. Community events, local businesses, and a strong appreciation for art and culture contribute to the city's distinctive character. With convenient access to Interstate 5, nearby coastal communities, and regional employment centers, Solana Beach combines small-town charm with the amenities of a desirable Southern California coastal location.



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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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