

# 0.27 Acres with Residential Development Potential

2518 Jefferson Street | Carlsbad, CA 92008

R-3 Zoning

Zoning Allows for 8-15 Dwelling Units per Acre

Great Development Opportunity

Rectangular Flat Parcel

**ASKING PRICE: \$1,650,000**

Jefferson Street

subject  
property

**JEFF ABRAMSON**

760.929.7835

[jabramson@lee-associates.com](mailto:jabramson@lee-associates.com)

CalDRE Lic#00956805



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**KARA BREM**

831.818.3050

[kara@karabrem.com](mailto:kara@karabrem.com)

DRE Lic#01939667



**Windermere**

REAL ESTATE

Lee & Associates, Inc - North San Diego County

1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | [www.lee-associates.com/sandiegorth](http://www.lee-associates.com/sandiegorth)

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# property information

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## location:

The property is located at 2518 Jefferson Street in Carlsbad, CA, 92008.

## jurisdiction:

City of Oceanside

## apn:

155-251-19-00

## acreage:

Approx. 0.27 Gross Acres

## zoning:

(R-3)

## general plan:

(R-15)

## topography:

Flat

## residential density:

Max. 8-15 Units per Acre

## existing use:

The property currently has three structures and a large, flat yard area previously occupied by a daycare. The structures are estimated to be approximately 864 square feet

## traffic counts:

Jefferson Street - 12,864 ADT

## school district:

Carlsbad Unified School District

## services:

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

## ASKING PRICE:

**\$1,650,000**



**BUENA VISTA  
LAGOON**

**Jefferson Street**



# CARLSBAD VILLAGE

Knowles Ave

Buena Pl

Jefferson St



BUENA VISTA  
ELEMENTARY

GEORGINA COLE  
LIBRARY



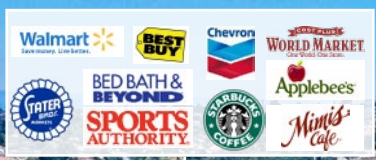
Buena Vista Way

Buena Pl



Jefferson St  
12,864 CPD



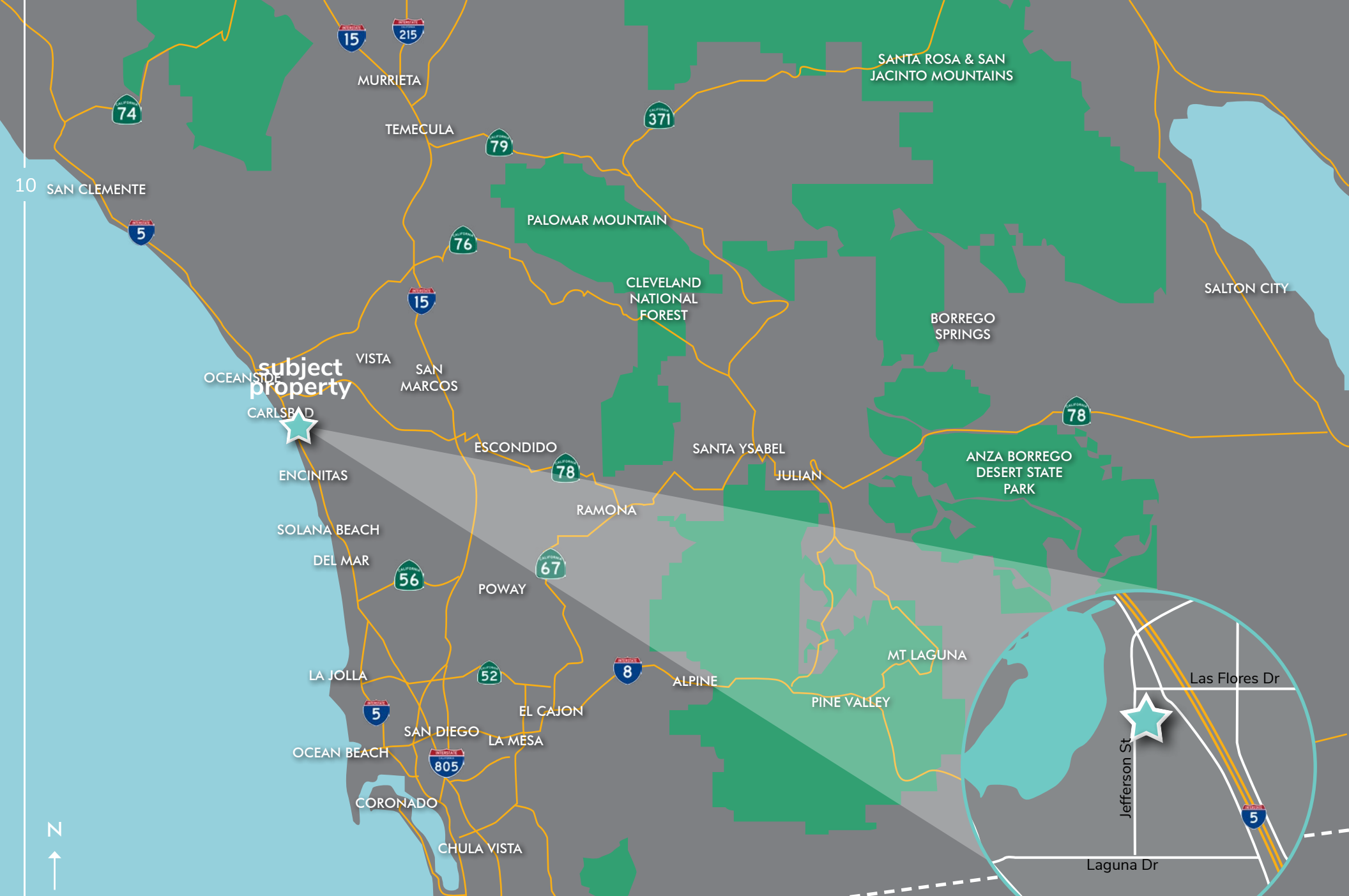


aerial

# property photos

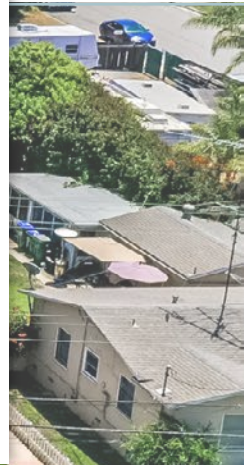
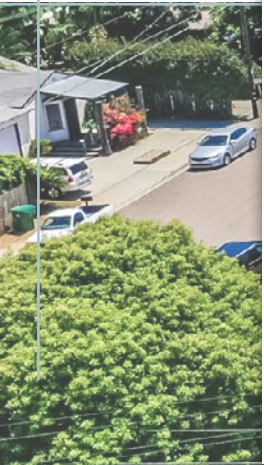
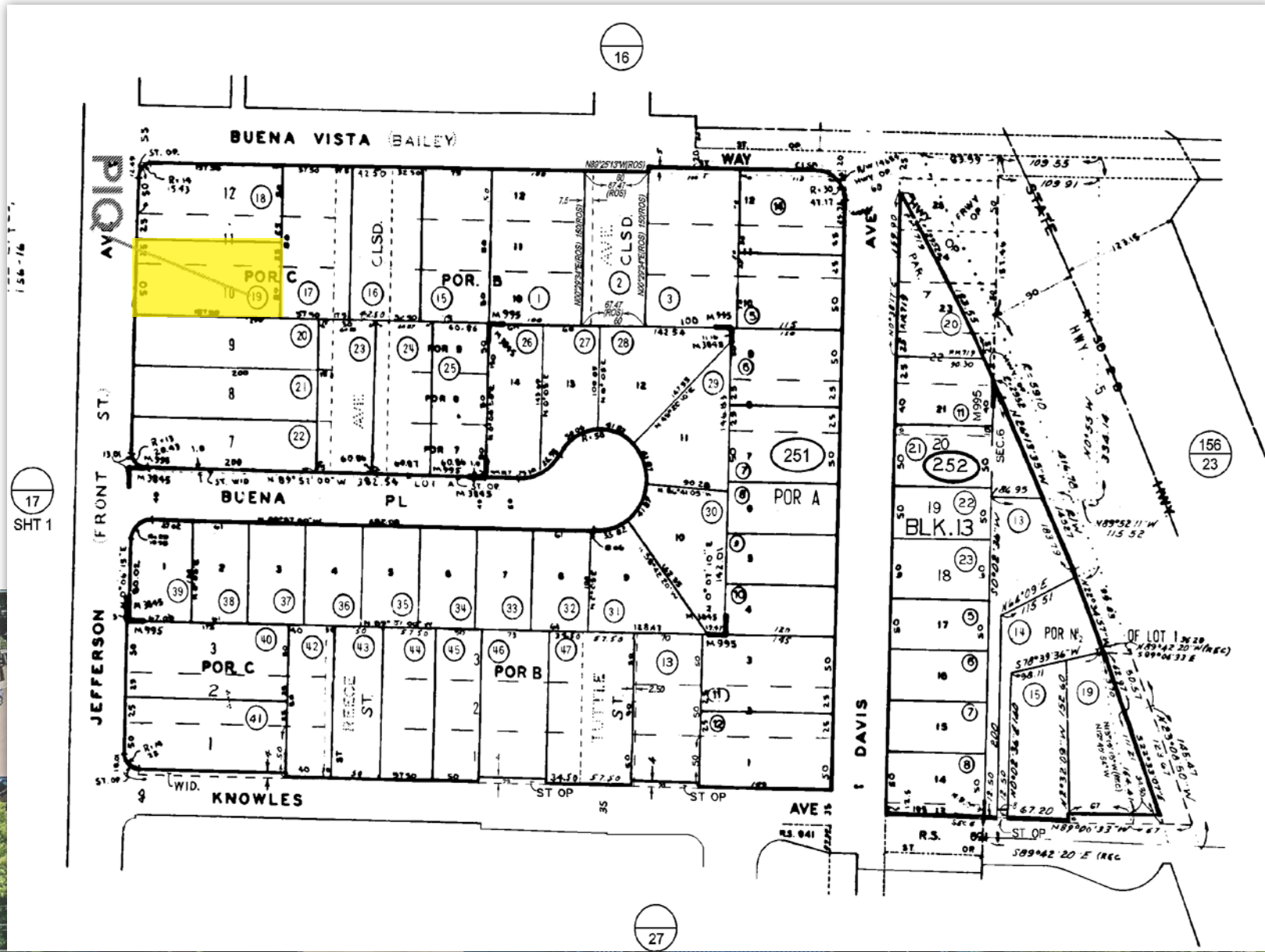
9





location map

# plat map



# carlsbad unified school district

## VISION

### Graduates are prepared for success

- They can confidently move to life beyond high school knowing that they have the right skills.
- They have a passion for learning and personal growth and can thrive in a high-tech environment.

### Students are engaged, self-directed learners

- They are exposed to different learning ways and pathways. They aspire to expand their talents and achieve excellence; they are good thinkers, communicators, and problem solvers.
- Our community and its traditions are deeply connected to our schools
- Parents and community members partner with teachers to provide unique educational opportunities for students. Students value the traditions that built our community; local businesses, the lagoons, preserves, and the beaches that are an integral part of our identity.

## VALUES

- Integrity – we are honest, we honor our commitments, we keep our promises.
- Excellence – we aim for the highest levels of performances for our students and ourselves
- Respect – We respect the views of others through an open exchange of ideas
- Accountability – We are responsible for our actions and obligations

Source: <https://www.carlsbadusd.k12.ca.us/history>

### 1 Rancho Buena Vista High School

1330 Buena Vista Way  
Carlsbad, CA 92008

### 2 Carlsbad Seaside Academy

3557 Monroe Street  
Carlsbad, CA 92008

### 3 Carlsbad High School

3557 Monroe St  
Carlsbad, CA 92008



# 2020 demographics

1 mile



population  
12,247



estimated households  
5,351



average household income  
\$103,798



median household income  
\$82,995



total employees  
8,444

3 miles



population  
86,798



estimated households  
34,652



average household income  
\$103,367



median household income  
\$81,644



total employees  
33,126

5 miles



population  
191,531



estimated households  
71,202



average household income  
\$102,096



median household income  
\$81,220



total employees  
88,202



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