

# 4.49 GROSS ACRES ON HWY 76

OFFERED AT ~~\$2,950,000~~  
**\$1,950,000**

OFFICE/PROFESSIONAL ZONING | NORTH SAN DIEGO COUNTY

BONSALL, CA

**SALE PENDING**

HIGHWAY 76 NEW 4 LANE CONSTRUCTION SCHEDULED TO BE COMPLETED IN 2017



**Patrick Miller, CCIM**  
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Cal BRE#00296599

LEE & ASSOCIATES | 1900 WRIGHT PLACE, SUITE 200 | CARLSBAD, CA 92008 | 760.929.9700 | 760.929.9977  
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. Any of the foregoing information will need to be separately verified by Buyer.

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Looking North from Hwy 76



675' Frontage on Newly Expanded Hwy 76

## PROPERTY HIGHLIGHTS

- 4.49 Gross Acres
- 3.61 Acres Usable (Excludes Setbacks)
- Visible from Highway 76
- Hwy 76 expansion to four lanes completed to the property
- Final segment to I-15 to be completed by 2017
- Corner Lot on Signalized Intersection
- 9 Sewer Permits have been Purchased - \$156k in Value
- Zoned C-30
- Architect's Estimate Approximately 48,000 Buildable SF
- Located in the Community of Bonsall; Near River Village Mall
- 5 Miles west of I-15 Freeway & 12 Miles east of I-5 Freeway
- APN: 126-230-55

## DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	1,889	10,991	67,018
Avg HH Income:	\$112,240	\$102,741	\$89,430
Traffic Counts:	39,000 cars per day Hwy 76 at Thoroughbred Ln		



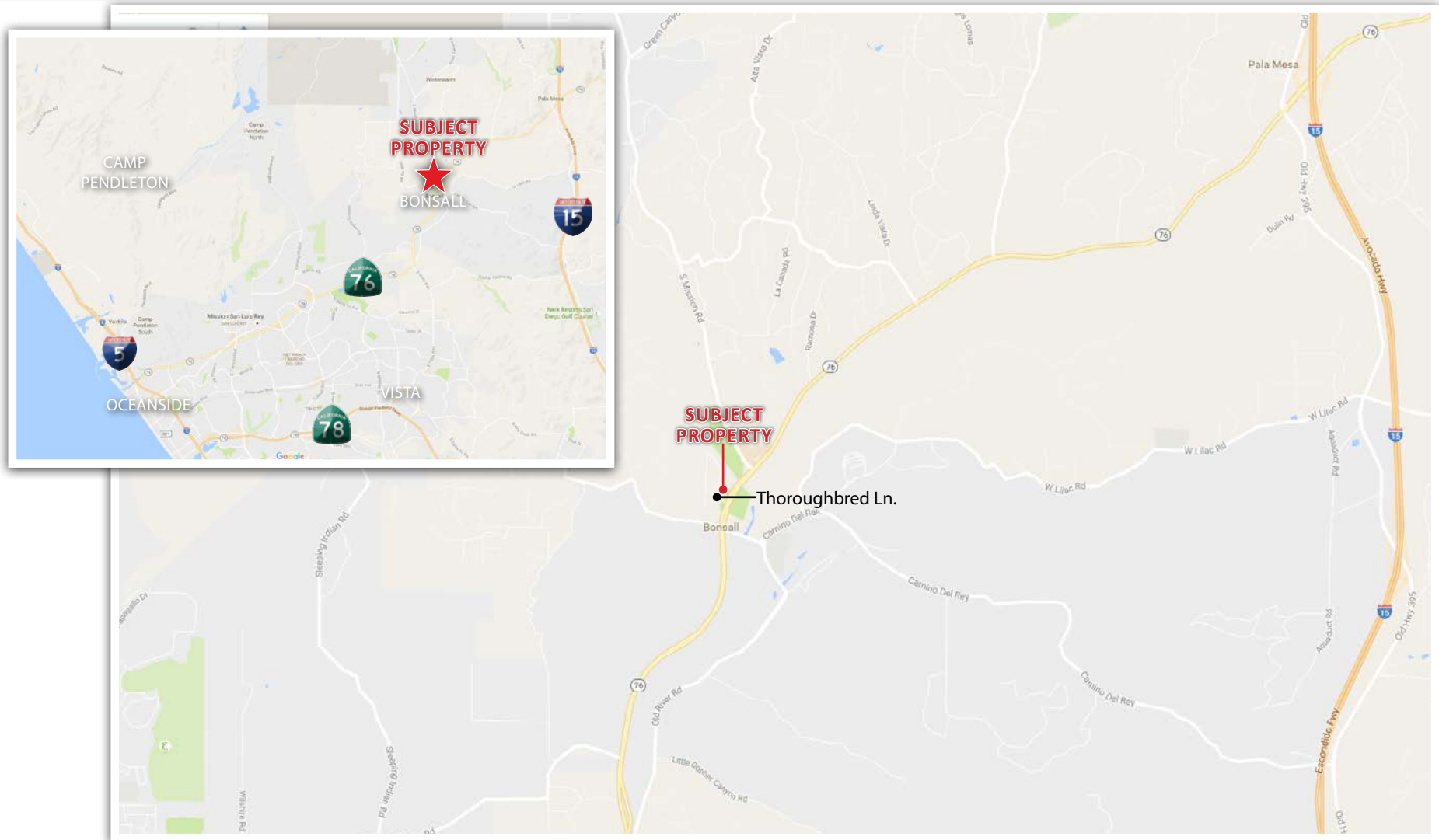
COMMERCIAL REAL ESTATE SERVICES

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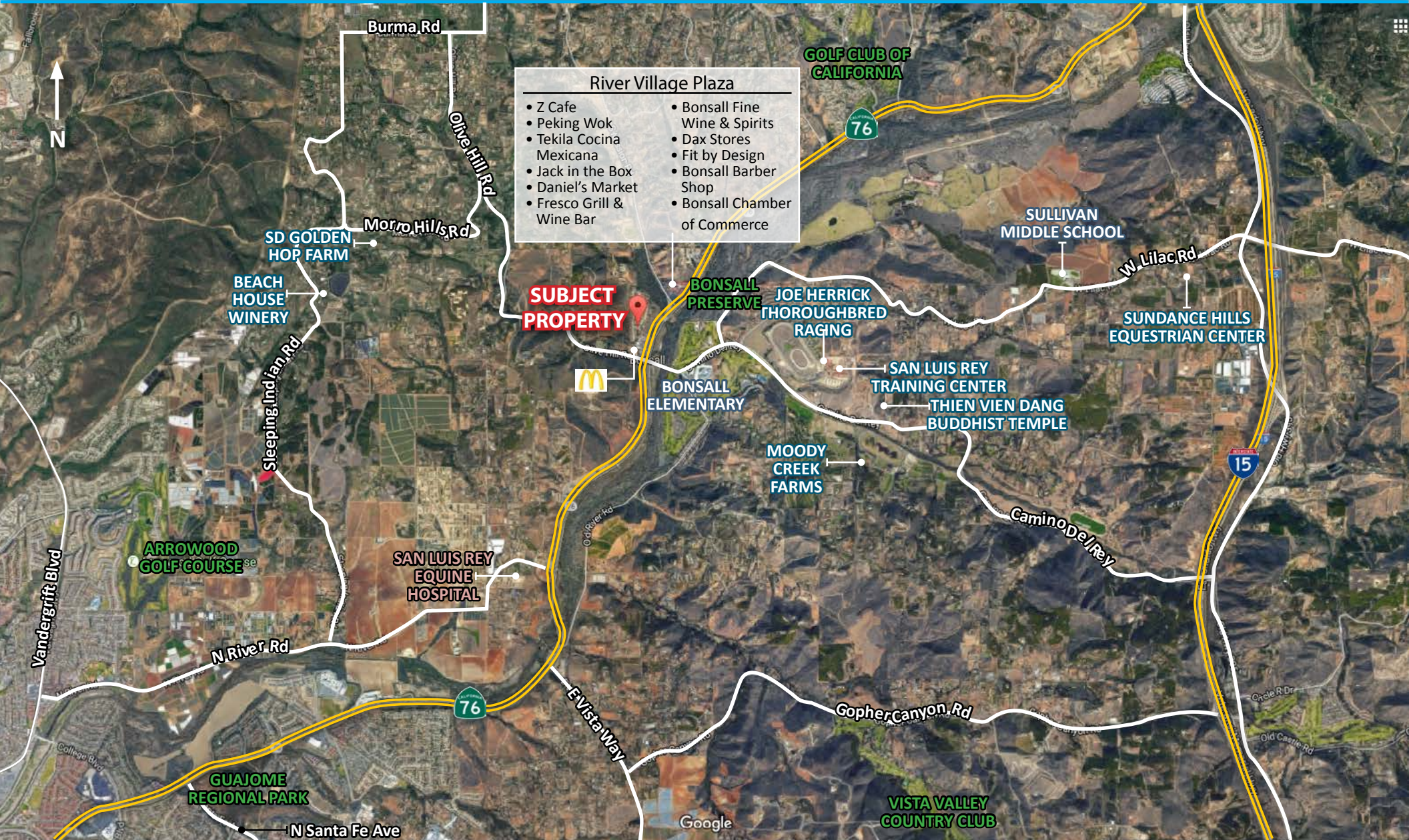
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ENGINEERING SURVEY



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