

POTENTIAL FOR 444 UNIT ASSISTED LIVING/SKILLED NURSING COMMUNITY - LONG TERM GROUND LEASE

943 E. BARHAM DRIVE - SAN MARCOS, CA

- **Highly Visible Highway 78 Frontage (159,000 CPD)**
- **10.94 Acres**
- **Professional Office & Commercial Uses Permitted**
- **235,058 Population (5-Mile Radius)**



TABLE OF CONTENTS

PAGE	CONTENT
3	NARRATIVE
4	EXECUTIVE SUMMARY
6	CONCEPTUAL SITE PLAN
7	LOCATION MAP
8	AERIALS
13	PROPERTY PHOTOS
14	PLAT MAP
15	DEMOGRAPHICS
16	OFFERING GUIDELINES & RESOURCE CONTACTS



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.

The City of San Marcos is located along Highway 78 between the cities of Vista, Carlsbad, and Escondido in North San Diego County. Home to nearly 87,000 residents, San Marcos has become a desirable place to live due to its abundance of jobs, upscale retail, educational facilities, surrounding amenities, and its efficient transit location. In the foregoing cities, this 10+ acre property is one of the very few remaining developable sites in North San Diego County.

From miles of trails in the local hills, to unique dining and shopping opportunities in its retail centers, San Marcos has all the ingredients and components that help create a successful and enjoyable lifestyle. Just a 35-minute drive south takes you to downtown San Diego, while a short trip west across north county takes you to the majestic shores of the Pacific Ocean.

Home to Palomar College, California State University San Marcos, Coleman University, and the University of St. Augustine; San Marcos has also become the heart of education in North San Diego County.

A dedication to parks and community services is another priority for the City of San Marcos. In addition to its rich recreational and cultural programs for children, teens, adults and seniors, the City has also finished and opened the 4.7-acre recreational Connors Park—bringing the total number of parks in San Marcos to 17 major parks and 18 mini parks.

Quality centers like Creekside Marketplace, Nordahl Center, Grand Plaza and Old California Restaurant Row have all become popular shopping and dining destinations, and plans for thoughtful future developments like the San Marcos Downtown Creek District, Palomar Station and University Village will soon put San Marcos on the map as a regional shopping, dining and entertainment destination. A regional shopping mall, Westfield's North County Fair, is less than 15 minutes away.

Community theatre, music and fine arts organizations are also alive and well in San Marcos. The City's own "Theatre West" group presents outstanding community theatre production, while the California Center for the Arts in Escondido and the Performing Arts Center at Palomar College both bring entertainment of high acclaim to the local area.

Source: City of San Marcos

LOCATION: The subject property is located at 943 Barham Drive in the City of San Marcos, County of San Diego, CA. Positioned on one of North San Diego County’s major freeways, this property retains significant freeway visibility and is within quick proximity to local hospitals, retail, parks, and other recreational areas. The site is located approximately 1 ½ miles west of Palomar Medical Center, one of the nation’s largest hospitals consisting of 740,000 SF allocated over 288 single patient rooms, 44 emergency and trauma rooms, and 11 operating rooms.

JURISDICTION: City of San Marcos

APN: 228-310-01

ACREAGE: 10.94 Acres

TOPOGRAPHY: Gently Rolling

ZONING: MU-3 (Mixed Use 3 Zone)

GENERAL PLAN: MU-3

MIN LOT SIZE: 2,500 SF

TRAFFIC COUNTS: 159,000 CPD (@ Highway 78)

MIN-MAX BLDG HEIGHT RANGE: 2 Stories or 25 feet - 4 Stories or 54 feet

MIN-MAX FAR RANGE: 1.0 - 1.5

SERVICES: Water/Sewer Vallecitos Water District
Gas/Electric San Diego Gas & Electric
Fire San Marcos Fire Dept.
Police San Diego County Sheriff’s Dept.

OFFERING TERMS: See Offering Guidelines - Page 16



- DOCUMENT LINKS:**
- [ZONING ORDINANCE](#)
 - [SITE ELEVATIONS](#)
 - [PRELIMINARY IMPROVEMENT PLANS](#)
 - [OFFSITE SEWER PLAN](#)
 - [PRELIMINARY APPLICATION \(IM 12-0009\)](#)
 - [RESPONSE FROM CITY DATED 09/05/2013](#)

PROJECT DESCRIPTION:

Consistent with the general plan designation, Mixed Use 3, and the recently adopted complimentary zoning Mixed Use 3, we believe the highest and best use is a Specific Plan to allow the construction of an assisted living facility of approximately 390 units with a skilled nursing component of approximately 54 additional units, plus a small medical clinic of approximately 2,000 square feet to service the onsite resident population. The assisted living units would be in 9 buildings (5 four story buildings and 4 three story buildings). Each building will have a two story annex for communal meals and activities. The skilled nursing component would be in 1 building of two stories with a two story annex located, generally, near the project entry. Please refer to the accompanying concept plan for details regarding grading, drainage, circulation, parking, topographical information, fencing, trash enclosures, and fire hydrants. The buildings are anticipated to have partial flat roofing which could potentially support solar panels. Onsite ponds and bio-retention areas are approximated to address stormwater management. Landscape, irrigation and architectural (LEED) design and onsite electrical vehicle charging station will employ city performance standards.



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CONCEPTUAL SITE PLAN



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LOCATION MAP



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AERIALS



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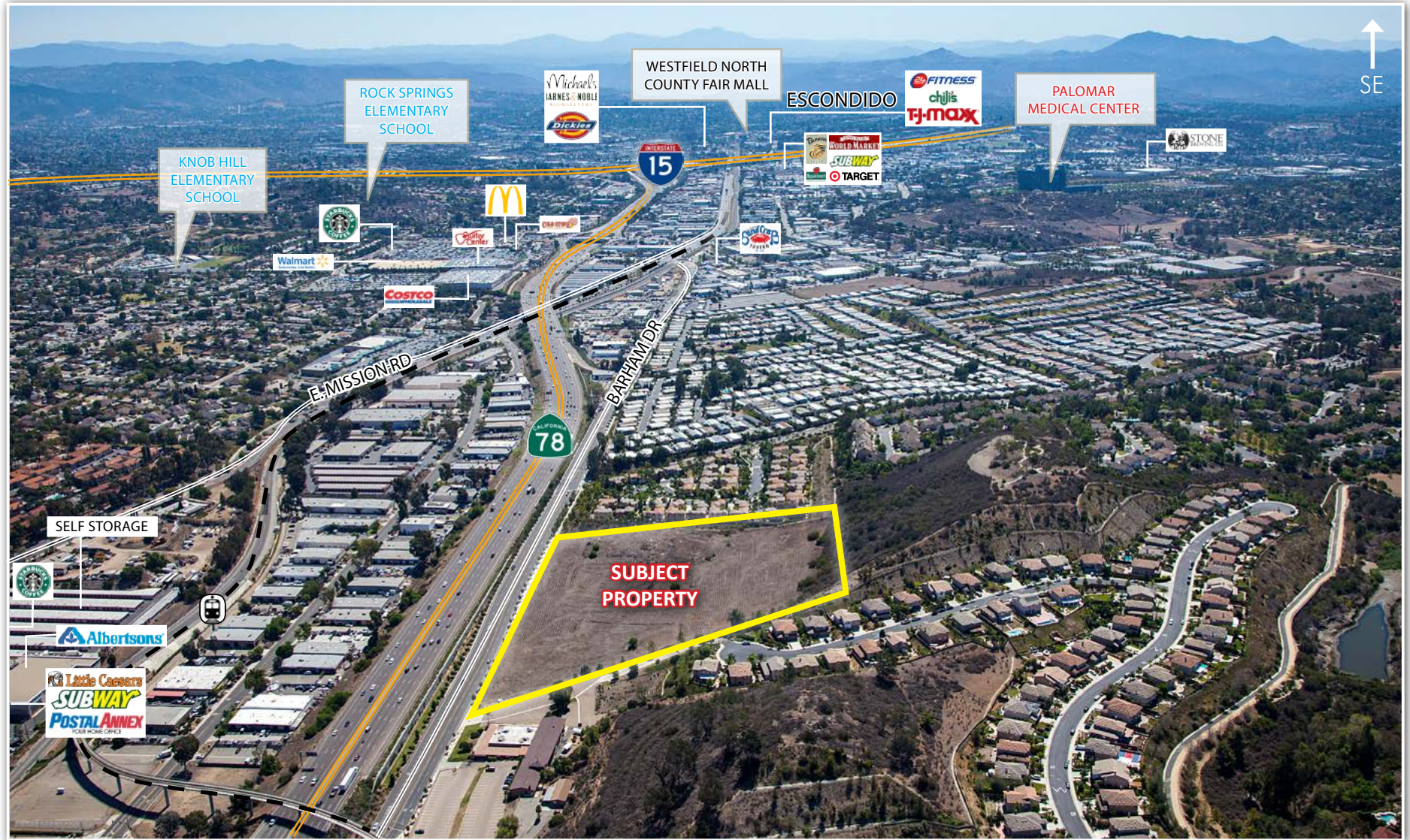
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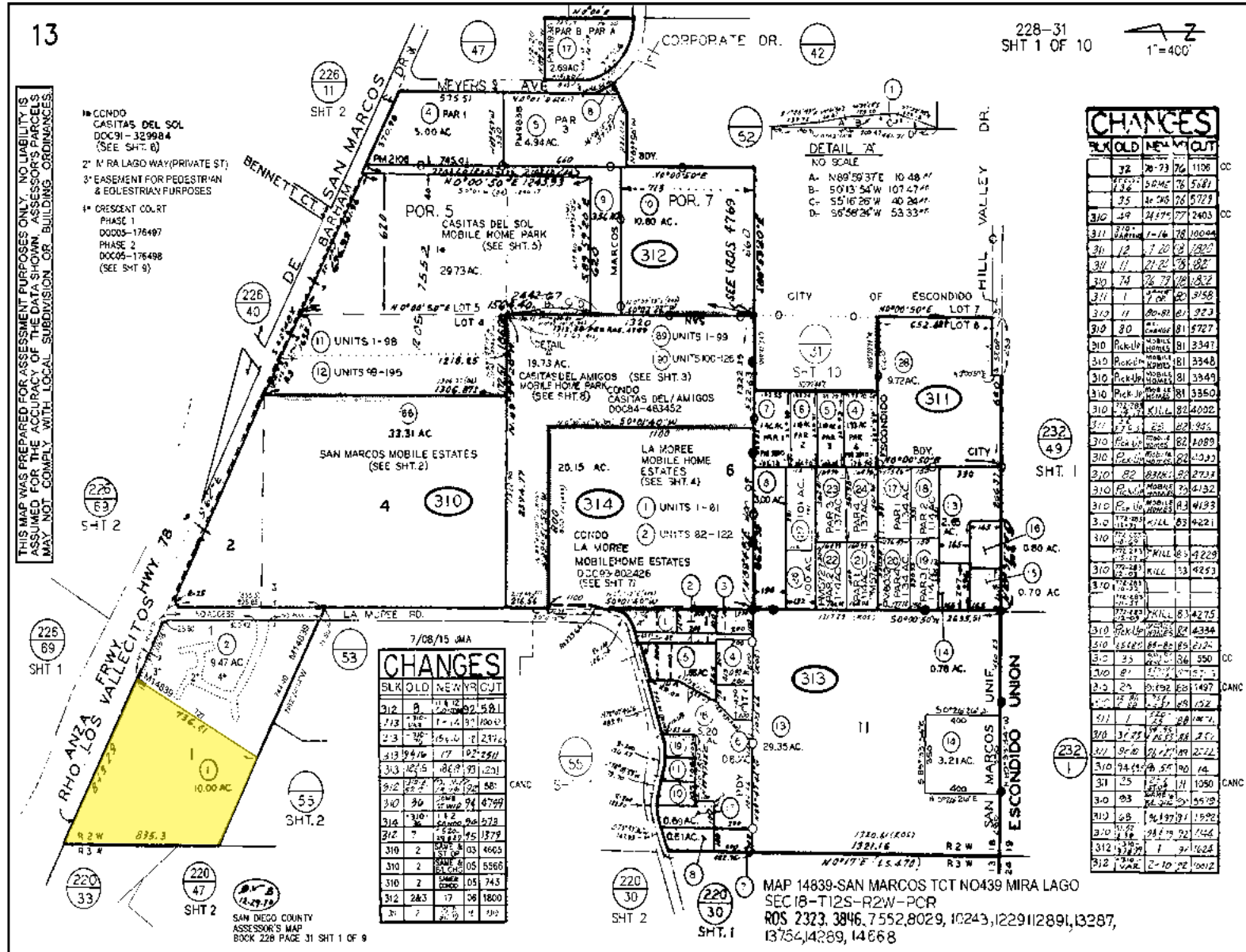
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PROPERTY PHOTOS



943 E. BARHAM DRIVE - SAN MARCOS, CA

PLAT MAP



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DEMOGRAPHICS

943 E Barham Dr San Marcos, CA 92078		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	11,478	84,660	232,933
	2021 Projected Population	12,015	88,866	245,058
	2010 Census Population	10,428	77,103	213,863
	2000 Census Population	8,048	61,168	179,172
	Projected Annual Growth 2016 to 2021	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	2.7%	2.4%	1.9%
	2016 Median Age	34.1	35.5	35.2
HOUSEHOLDS	2016 Estimated Households	3,853	28,369	74,412
	2021 Projected Households	4,038	29,802	78,266
	2010 Census Households	3,543	26,303	69,355
	2000 Census Households	2,854	21,552	59,514
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	2.2%	2.0%	1.6%
RACE AND ETHNICITY	2016 Estimated White	65.9%	62.4%	60.7%
	2016 Estimated Black or African American	3.5%	3.0%	2.8%
	2016 Estimated Asian or Pacific Islander	10.1%	10.4%	8.3%
	2016 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.9%
	2016 Estimated Other Races	19.7%	23.5%	27.3%
	2016 Estimated Hispanic	29.8%	36.6%	43.8%
INCOME	2016 Estimated Average Household Income	\$75,718	\$73,031	\$72,630
	2016 Estimated Median Household Income	\$63,584	\$62,992	\$62,063
	2016 Estimated Per Capita Income	\$25,532	\$24,595	\$23,323
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.2%	9.3%	12.5%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.3%	7.2%	8.6%
	2016 Estimated High School Graduate	18.2%	20.2%	20.0%
	2016 Estimated Some College	20.5%	18.4%	19.1%
	2016 Estimated Associates Degree Only	20.1%	15.4%	12.9%
	2016 Estimated Bachelors Degree Only	23.2%	20.5%	18.9%
	2016 Estimated Graduate Degree	8.5%	8.9%	8.2%
BUSINESS	2016 Estimated Total Businesses	507	3,202	9,637
	2016 Estimated Total Employees	5,505	33,671	107,644
	2016 Estimated Employee Population per Business	10.9	10.5	11.2
	2016 Estimated Residential Population per Business	22.6	26.4	24.2

This offering is for a long term ground lease opportunity. Ground lease payments will begin upon mutual execution of the lease document and will adjust based on each phase of the development process: entitlement, construction, and post receipt of certificate of occupancy rent. Rents shall be calculated based on a combination of a rate of return and the residual land value after improvements. Lease terms shall also include CPI increases plus a mark to market calculation every 10 years.

The owner and his engineer have had preliminary discussions with the City of San Marcos and it appears the City supports the concept of an Assisted Care and Skilled Nursing Facility. We believe this use is the highest and Best for this property. Other permitted uses are office and retail. No apartment or senior independent living uses are permitted.

RESOURCE CONTACTS:

- Garth Koller (760) 744-1050 Ext. 3231, City of San Marcos
- Mr. Ron Ashman (619) 825-3125, Crew Engineering and Surveying

For More Information, Please Contact:

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