



3703 Manchester Ave

Encinitas, CA 92024

Dual-Parcel Residential Development w/ ADU/JADU Potential in Coastal Encinitas

**PROPERTY LINES SHOWN ARE APPROXIMATE.*

CONTACT

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Executive Summary

*PROPERTY LINES SHOWN ARE APPROXIMATE.

THE OFFERING



3703 Manchester Ave

STREET ADDRESS



\$1,895,000

LISTING PRICE

South Coast Commercial is pleased to present 3703 Manchester Avenue, a dual-parcel residential development opportunity in Encinitas, California. Totalling 1.27 acres, the offering includes Parcel 2 with 85% complete plans for a 4,318-square-foot residence and Parcel 1 with preliminary layouts featuring a 1,200-square-foot ADU. Both parcels have completed engineering for sewer and water connections, with additional utilities available from the surrounding subdivision. The site is positioned to leverage California's updated ADU and JADU legislation, allowing multiple dwellings per lot and expanding development potential.

Less than two miles from the Pacific Ocean, the property combines infrastructure readiness with access to Encinitas' beaches, parks, schools, and retail amenities. With its dual-parcel configuration, entitlement progress, and premier coastal location, 3703 Manchester Avenue offers investors and developers a rare chance to deliver high-end residential product in one of Southern California's most supply-constrained markets.



26,500 SF

PARCEL 1 LOT SIZE



28,660 SF

PARCEL 2 LOT SIZE



262-062-37-00;

262-062-36-00

APN



**RR-2
(Rural Residential 2)**

ZONING



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INVESTMENT HIGHLIGHTS



Dual-Parcel Offering

Two contiguous lots totaling 1.27 acres, a rare scale in Encinitas



Entitlement Progress

Parcel 2 with 85% complete plans; Parcel 1 with preliminary layouts including a 1,200 SF ADU



ADU/JADU Potential

Each lot can support a primary residence, JADU, and ADU under updated state legislation



Infrastructure Ready

Water and electric are to site; sewer plans completed and submitted to the city, pending finalization



Coastal Proximity

Less than two miles from the Pacific Ocean and Encinitas' renowned beaches



Lifestyle Amenities

Near lagoon trails, golf, boutique retail, dining, and top-rated schools



Regional Access

Immediate connectivity to Interstate 5 and major employment hubs



High-Demand Market

Encinitas remains one of Southern California's most supply-constrained coastal submarkets

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THE PROPERTY AT A GLANCE



26,500 SF

PARCEL 1 LOT SIZE



28,660 SF

PARCEL 2 LOT SIZE



**262-062-37-00;
262-062-36-00**

APN



**RR-2
(Rural Residential 2)**

ZONING



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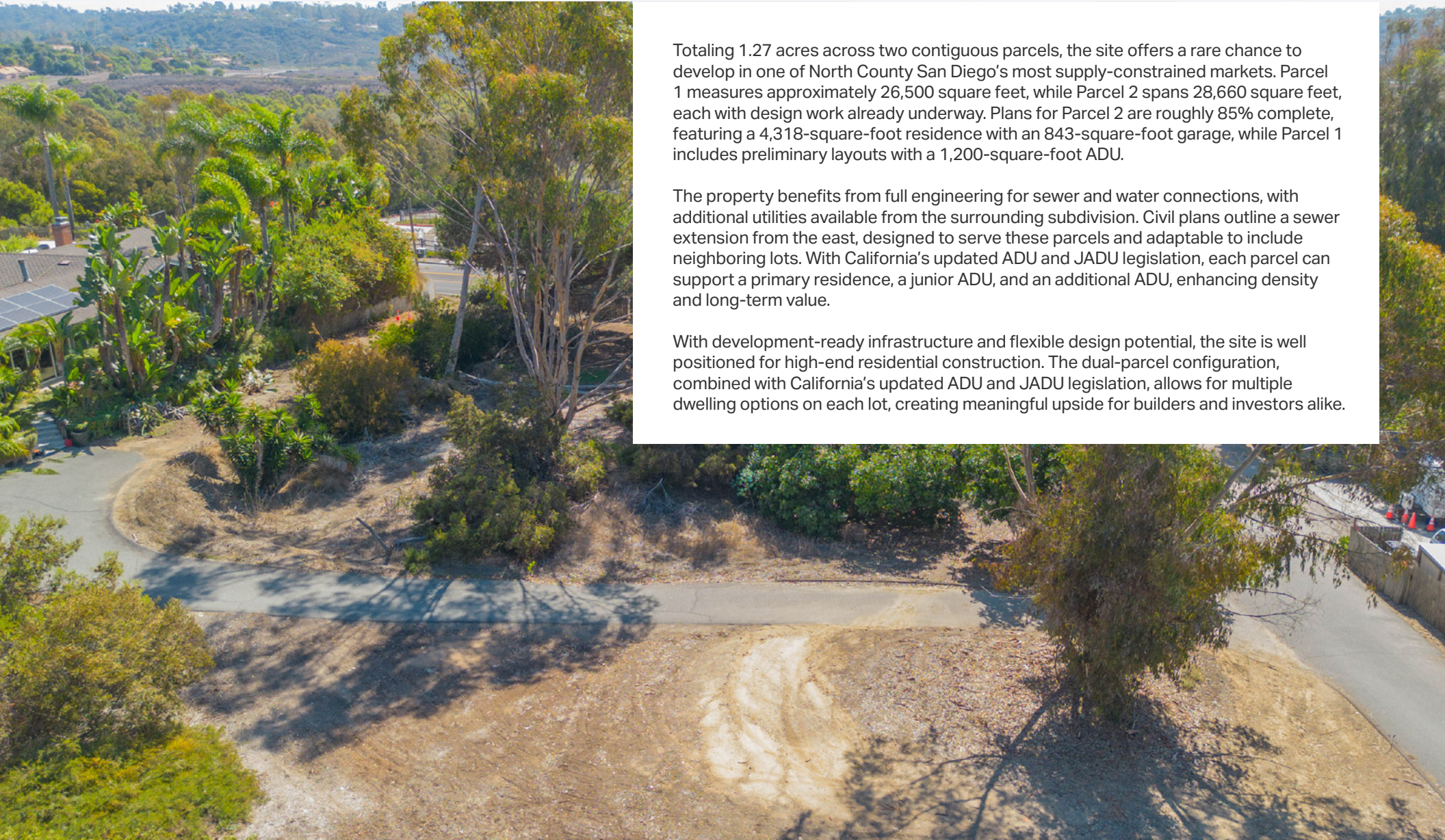
PROPERTY DESCRIPTION

3703 Manchester Avenue is a dual-parcel residential development opportunity located in the highly desirable coastal community of Encinitas, California.

Totalling 1.27 acres across two contiguous parcels, the site offers a rare chance to develop in one of North County San Diego's most supply-constrained markets. Parcel 1 measures approximately 26,500 square feet, while Parcel 2 spans 28,660 square feet, each with design work already underway. Plans for Parcel 2 are roughly 85% complete, featuring a 4,318-square-foot residence with an 843-square-foot garage, while Parcel 1 includes preliminary layouts with a 1,200-square-foot ADU.

The property benefits from full engineering for sewer and water connections, with additional utilities available from the surrounding subdivision. Civil plans outline a sewer extension from the east, designed to serve these parcels and adaptable to include neighboring lots. With California's updated ADU and JADU legislation, each parcel can support a primary residence, a junior ADU, and an additional ADU, enhancing density and long-term value.

With development-ready infrastructure and flexible design potential, the site is well positioned for high-end residential construction. The dual-parcel configuration, combined with California's updated ADU and JADU legislation, allows for multiple dwelling options on each lot, creating meaningful upside for builders and investors alike.



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PROPERTY DESCRIPTION



PROPERTY DETAILS

3703 Manchester Ave, Encinitas, CA 92024

PROPERTY ADDRESS

262-062-37-00; 262-062-36-00

APN

Parcel 1 Lot Size	26,500 SF
Parcel 2 Lot Size	28,660 SF
Zoning	RR-2 (Rural Residential 2)
County	San Diego

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Location Overview

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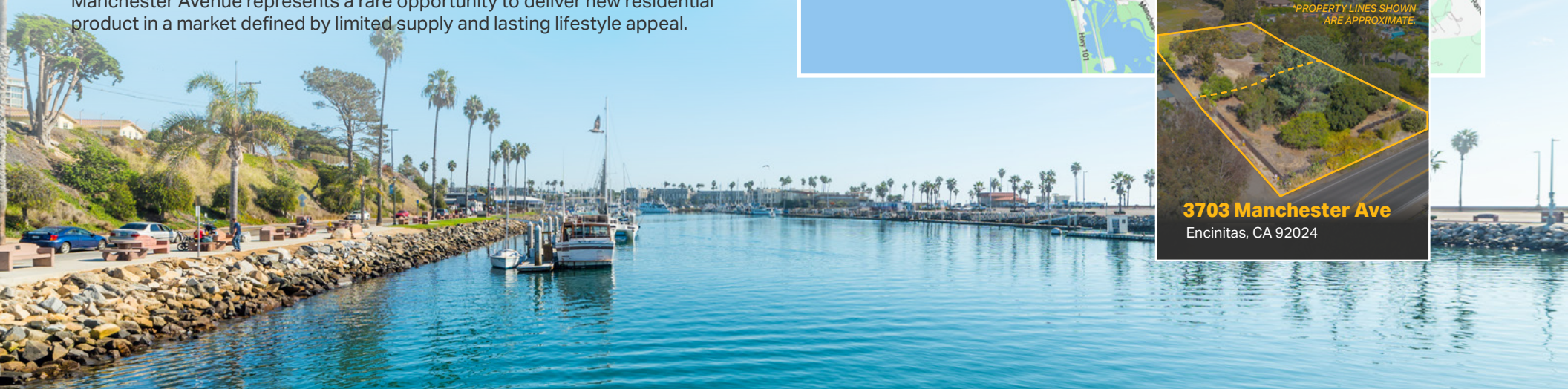
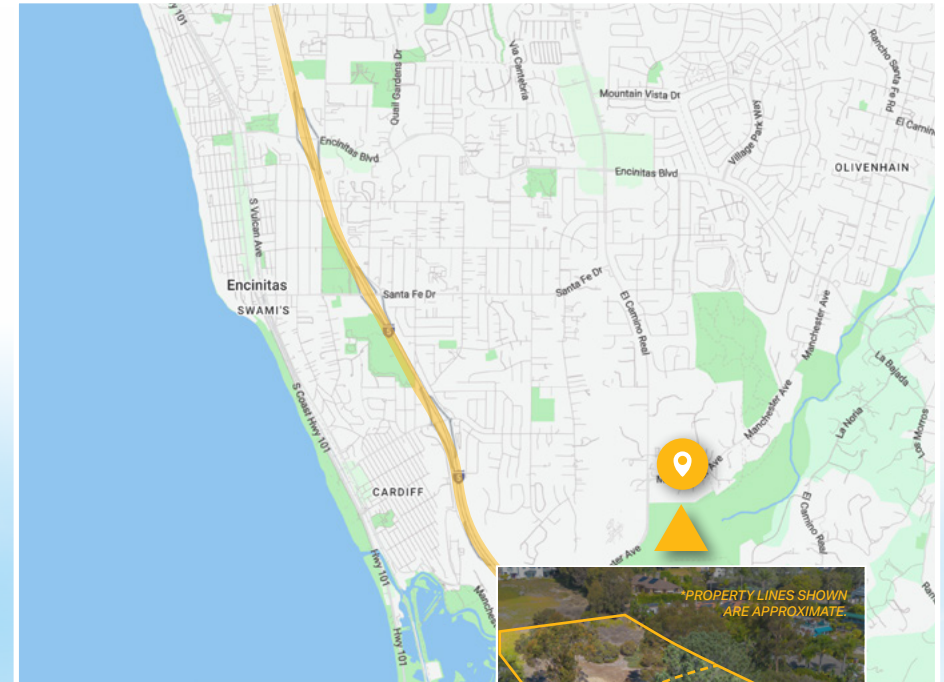
LOCATION OVERVIEW

COASTAL LIFESTYLE MEETS DEVELOPMENT POTENTIAL – ENCINITAS' PREMIER RESIDENTIAL CORRIDOR

Encinitas is a premier coastal city in North County San Diego, known for its surf culture, strong community identity, and exceptional quality of life. The city blends small-town charm with modern amenities, offering residents beachside living with convenient access to regional employment hubs. Manchester Avenue is a well-established residential corridor that benefits from proximity to both the shoreline and key transportation routes.

The area surrounding 3703 Manchester Avenue offers immediate access to grocery stores, boutique retail, and diverse dining options. Residents enjoy close proximity to Cardiff State Beach, Moonlight Beach, and the San Elijo Lagoon Ecological Reserve, along with recreational amenities such as Encinitas Ranch Golf Course. Top-rated schools and community parks further reinforce the area's appeal to families and long-term homeowners.

Strategically positioned near Interstate 5, the property provides seamless connectivity to employment centers in Carlsbad, La Jolla, and Downtown San Diego. This accessibility, combined with Encinitas' enduring reputation as one of Southern California's most desirable coastal markets, has fueled consistent housing demand and strong property values. For developers and investors, Manchester Avenue represents a rare opportunity to deliver new residential product in a market defined by limited supply and lasting lifestyle appeal.



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IMMEDIATE MAP



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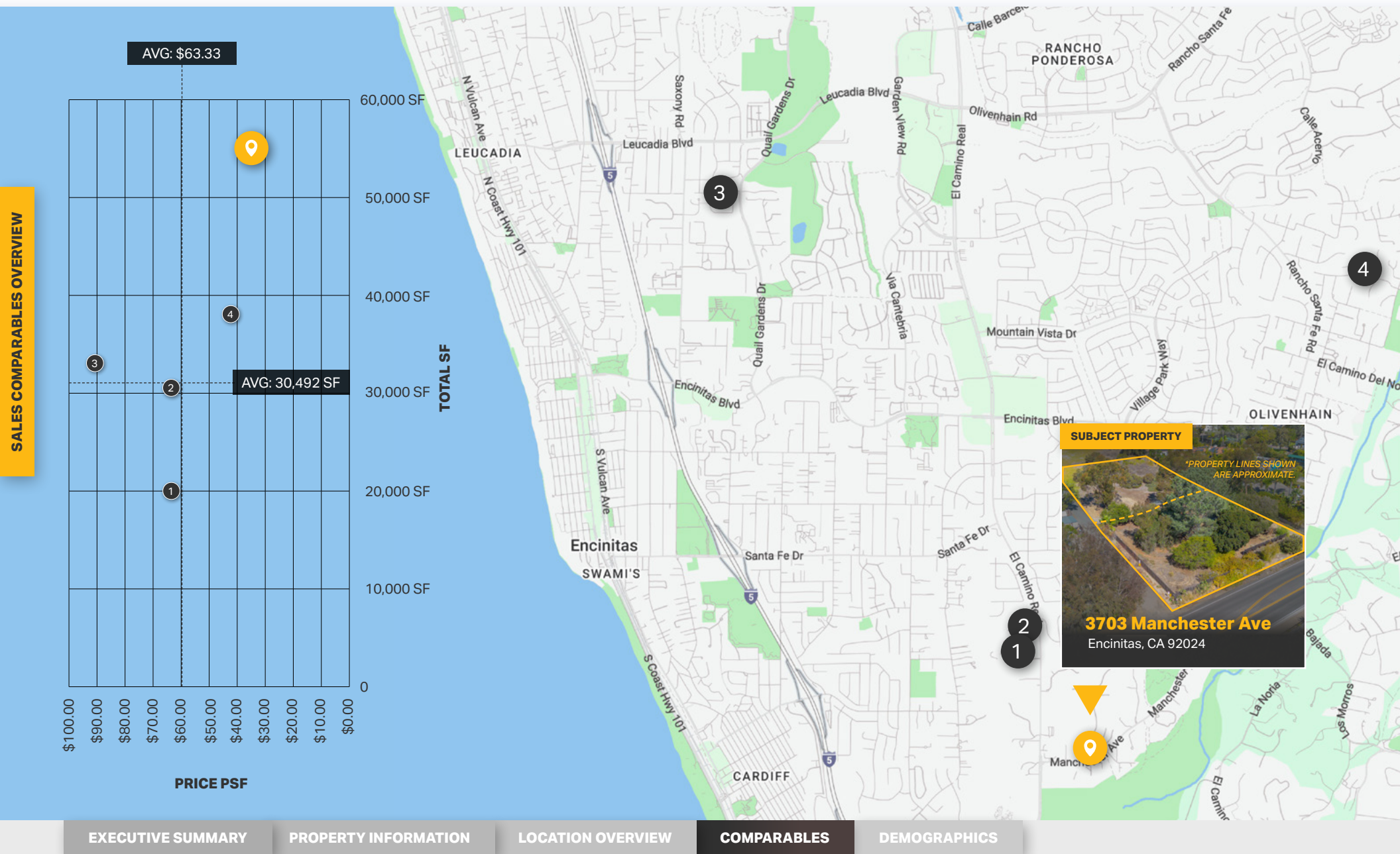
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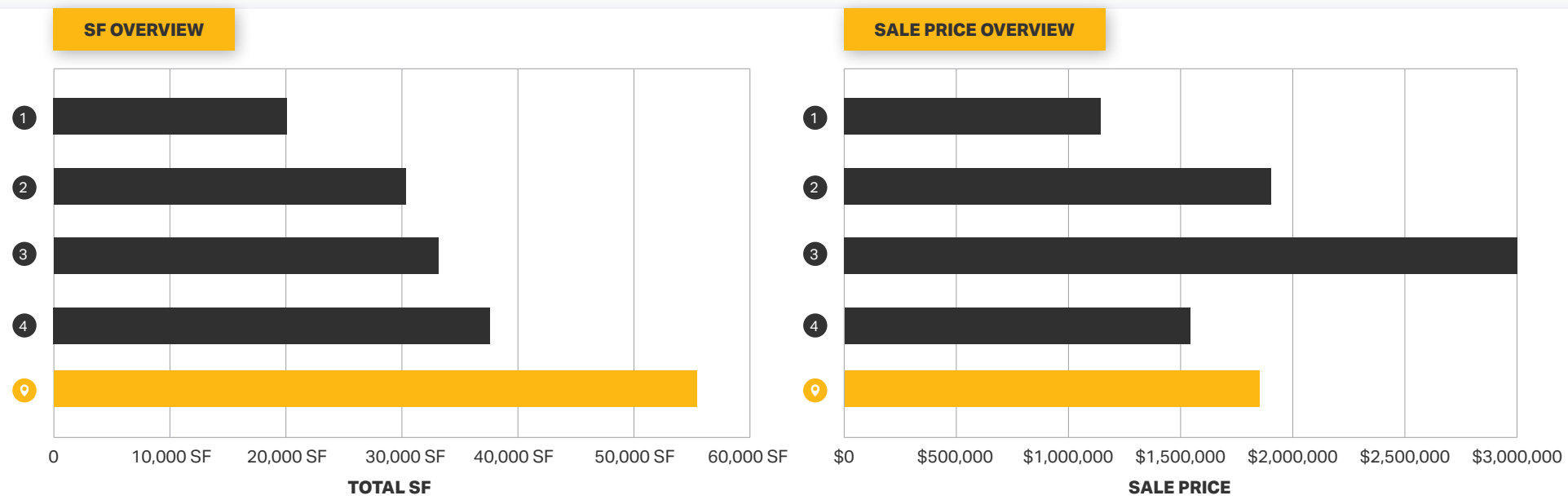
I Comparables

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SALES COMPARABLES MAP




SALES COMPARABLES SUMMARY



Property Address			Distance	Total SF	COE Date	Sale Price	Price PSF
1	1376 Tennis Club Dr, Encinitas, CA 92024	SOLD	0.6 mi	20,037 SF	06/23/2025	\$1,275,000	\$63.63
2	1341 Berryman Canyon Rd, Encinitas, CA 92024	SOLD	0.6 mi	30,927 SF	06/23/2025	\$1,850,000	\$59.82
3	707 Passiflora Ave, Encinitas, CA 92024	SOLD	3.3 mi	33,105 SF	02/07/2025	\$3,000,000	\$90.62
4	0 Calle Rancho Vista 18, Encinitas, CA 92024	ON MARKET	2.8 mi	37,897 SF	Listed	\$1,599,000	\$42.19
Average of Comps			1.8 mi	30,492 SF	05/08/2025	\$1,931,000	\$63.33
📍	3703 Manchester Ave, Encinitas, CA 92024	ON MARKET	0.0 mi	55,160 SF	TBD	\$1,895,000	\$34.35

SALES COMPARABLES

ON MARKET




3703 Manchester Ave
Encinitas, CA 92024

\$1,895,000
PRICE

55,160 SF
PRICE/SF

\$34.35
PRICE/SF

SOLD 6/23/2025



1


1376 Tennis Club Dr
Encinitas, CA 92024

\$1,275,000
PRICE

20,037 SF
LOT SIZE

\$63.63
PRICE/SF

SOLD 6/23/2025



2

1341 Berryman Canyon Rd
Encinitas, CA 92024

\$1,850,000
PRICE

30,927 SF
LOT SIZE

\$59.82
PRICE/SF

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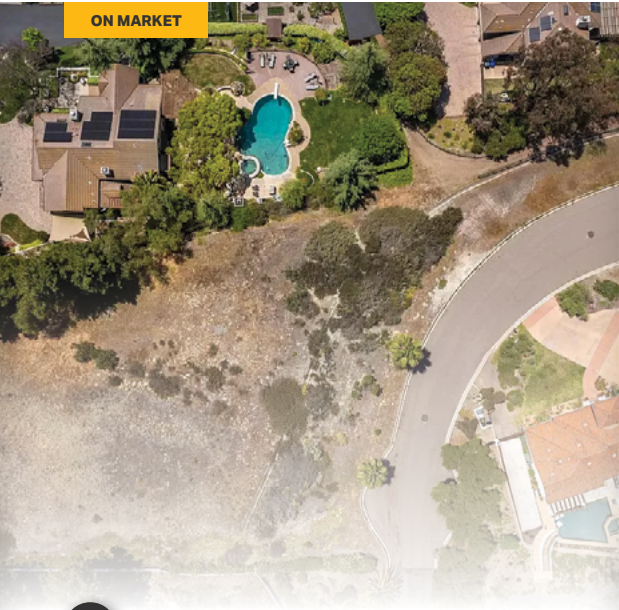
3

707 Passiflora Ave
Encinitas, CA 92024

\$3,000,000
PRICE

33,105 SF
LOT SIZE

\$90.62
PRICE/SF



4

0 Calle Rancho Vista 18
Encinitas, CA 92024

\$1,599,000
PRICE

37,897 SF
LOT SIZE

\$42.19
PRICE/SF



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I Demographics

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DEMOGRAPHICS

124,000

2024 POPULATION

\$148,884

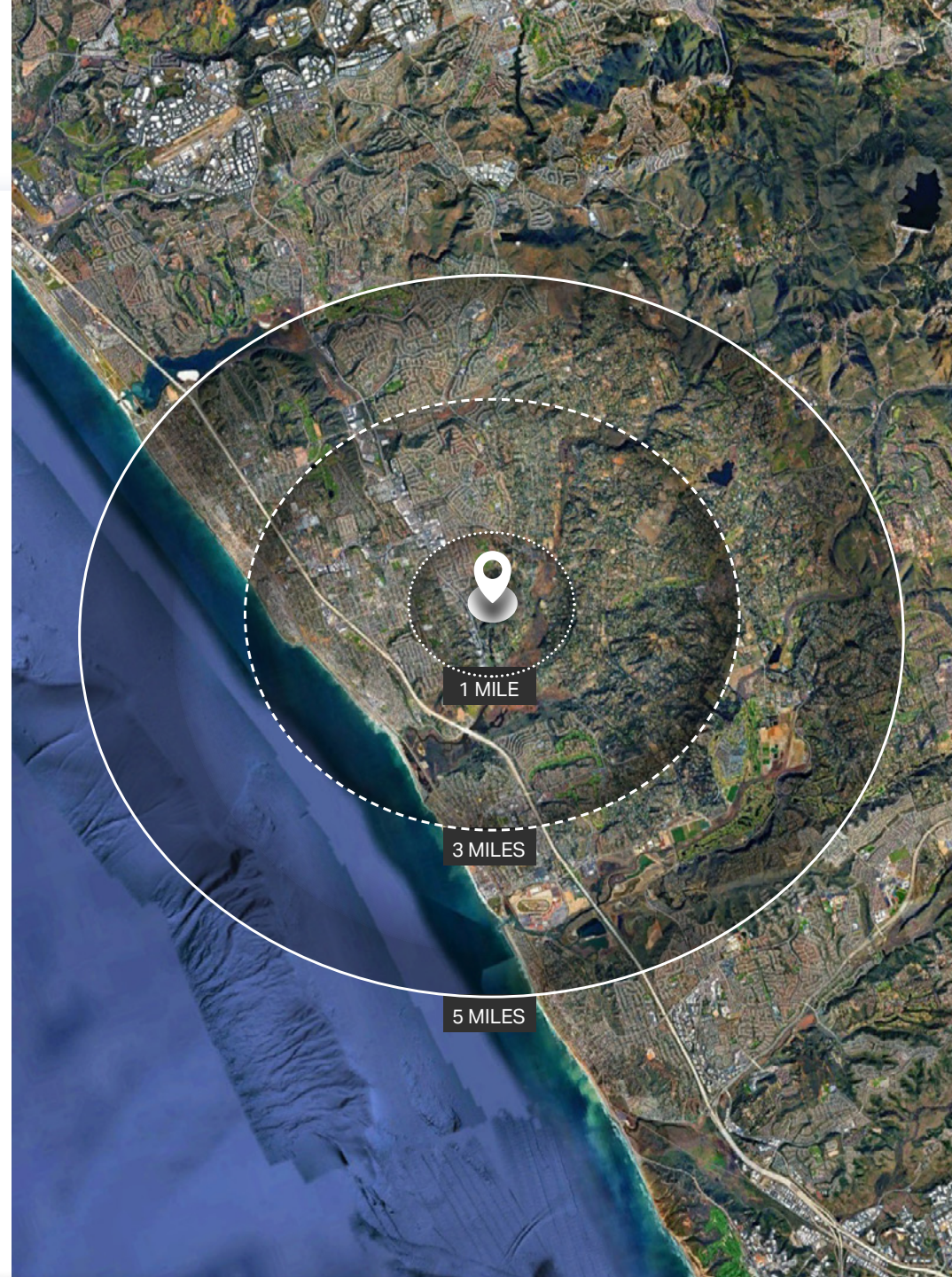
MEDIAN HH INCOME

\$1,101,775

MEDIAN HOME VALUE

	1-Mile	3-Miles	5-Miles
POPULATION			
2024 Population	4,909	63,364	124,000
2029 Population Projection	4,794	63,134	123,180
Median Age	48.4	45.3	45.6
HOUSEHOLDS			
2024 Households	1,847	25,267	48,705
2029 Household Projection	1,797	25,180	48,365
Owner Occupied Households	1,389	16,362	32,372
Renter Occupied Households	407	8,818	15,993
Avg Household Size	2.5	2.4	2.5
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$184,776	\$165,683	\$174,732
Median Household Income	\$164,149	\$136,257	\$148,884
HOUSING			
Median Home Value	\$1,120,578	\$1,096,399	\$1,101,775
Median Year Built	1979	1977	1980

Source: CoStar



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I Advisor Bio

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ADVISOR BIOS



BRENDAN FLYNN

VICE PRESIDENT

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Brendan Flynn (DRE# 01933302) is an experienced San Diego multifamily sales advisor specializing in the acquisition and disposition of commercial and residential property. He identifies opportunities within the market to help clients accomplish their objectives and maximize their opportunities. He researches and focuses particularly on updated market trends, fluctuations in inventory, interest rates, rental rates and transactional data.

Attention to detail and client-specific communication are especially important to him. Brendan focuses on understanding the client's long term investment goals as a way to preserve and grow their capital. Some of his more recent sales have varied from 1031 exchanges to IRS tax liens. He has a degree in Management & Business from Skidmore College where he was a 4 year member of the nationally ranked men's lacrosse team. He holds dual Irish/United States citizenship.



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