

\$4,995,000 - 534 Ocean View Avenue, Encinitas

MLS® #NDP2607186

\$4,995,000

3 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.74 Acres

Leucadia, Encinitas, CA

Situated on the highly sought-after west side of Ocean View Avenue in the heart of coastal Leucadia, 534 Ocean View Avenue presents a rare opportunity to own one of the area's last large infill properties. Set on approximately 0.74 acres, the property features an existing 3-bedroom, 2-bath home with ocean views, offering immediate enjoyment, rental income, or renovation potential while preserving significant future upside. The site is approved for a 2-lot subdivision with the Final Map in process and grading approval anticipated in Q4 2026, creating a unique opportunity for a luxury estate, family compound, or future development. Just minutes from beaches, Highway 101, restaurants, shopping, and top-rated schools, properties of this size, location, and entitlement status are rarely available in Leucadia.

Built in 1958

Essential Information

MLS® #	NDP2607186
Price	\$4,995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,352
Acres	0.74
Year Built	1958



Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	534 Ocean View Avenue
Area	ENCINITAS (92024)
Subdivision	Leucadia
City	Encinitas
County	San Diego
State	CA
Zip Code	92024

Amenities

Parking Spaces	2
# of Garages	2
View	Bay,Ocean,Water,Coastline
Pool	N/K

Interior

Appliances	Dryer,Washer
Cooling	N/K
Fireplaces	N/K
# of Stories	2
Stories	Split Level

Exterior

Lot Description	Curbs,Sidewalks
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School Information

District	San Dieguito High School Distric
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Additional Information

Date Listed	July 31st, 2026
Days on Market	29
Zoning	R3
Listing Office	Lee & Associates

Listing Details

Listing Office	Lee & Associates
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on September 13th, 2026 at 3:25am PDT