

# 152 Lots - Rancho Palo Verde

OFFERING  
MEMORANDUM

FINAL ENGINEERING PLANS AND FINAL MAP COMPLETE



Alpine, California



COLDWELL  
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COMMERCIAL  
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# 01 PROPERTY OVERVIEW



# Executive Summary

## PROPERTY OVERVIEW

Located in the hills of Alpine in the County of San Diego, this 152 large lot single family development will be ready for development in 2022.

The site is located just south of the existing Rancho Palo Verde community and is bordered by Cleveland National Forest on three sides. This community has some of the best lots left in San Diego County with views of the Pacific Ocean on a clear day.

The property contains eight lots that have water front access to Palo Verde Lake. Palo Verde Lake is an approximate 65 acre lake with Palo Verde Lake Clubhouse, beach volleyball, diving platforms, boat slips, and a sandy beach on the west end of the lake.

**Lots ranging from 2 - 33 Acres**

Entitlement Status:

- Approved Final Map
- Permit ready upon submittal of construction drawings
- Environmental Approvals: Completed

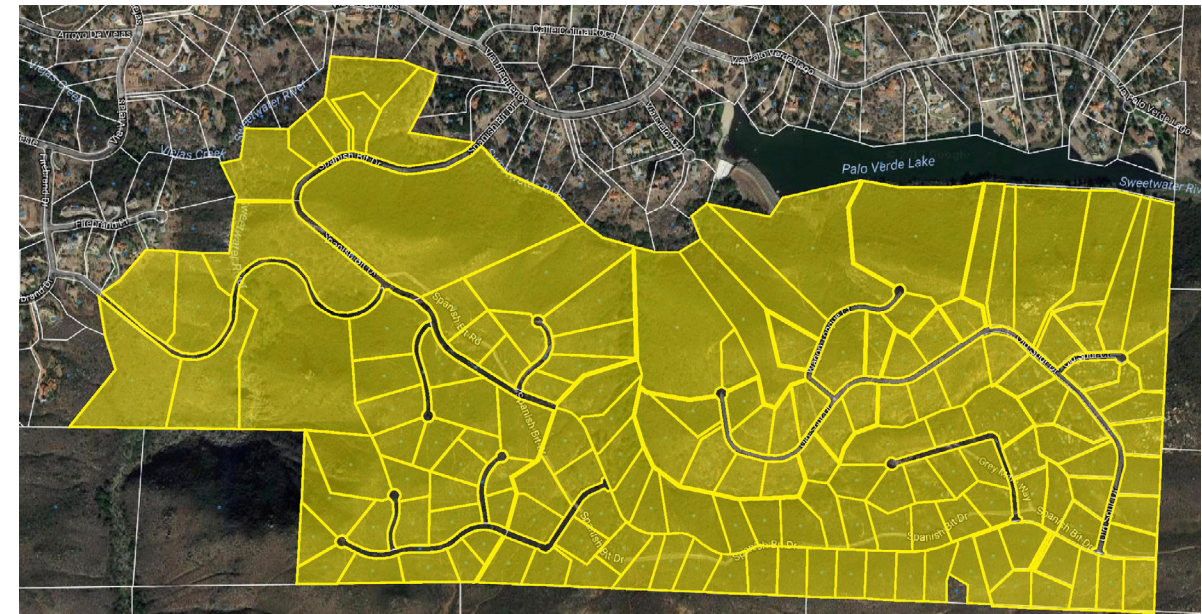
## PROPERTY FACTS

- LOCATION: Alpine, San Diego County, CA
- PRODUCT TYPE: Large Lot Estate
- TOTAL SITE AREA: ±584 Acres
- LOT COUNT: 152 lots
- PRICE: \$18,000,000
- ENTITLEMENTS: Approved final map
- ESTIMATED IMPROVEMENT COST: \$218,645/Lot
- PROPERTY CONDITION: Unimproved
- SCHOOL DISTRICT: Alpine Union School District

Upon signing NDA, qualified buyers will be provided access to the complete Due Diligence Folder.



[Click here to view property video](#)



[Click here to view property video](#)

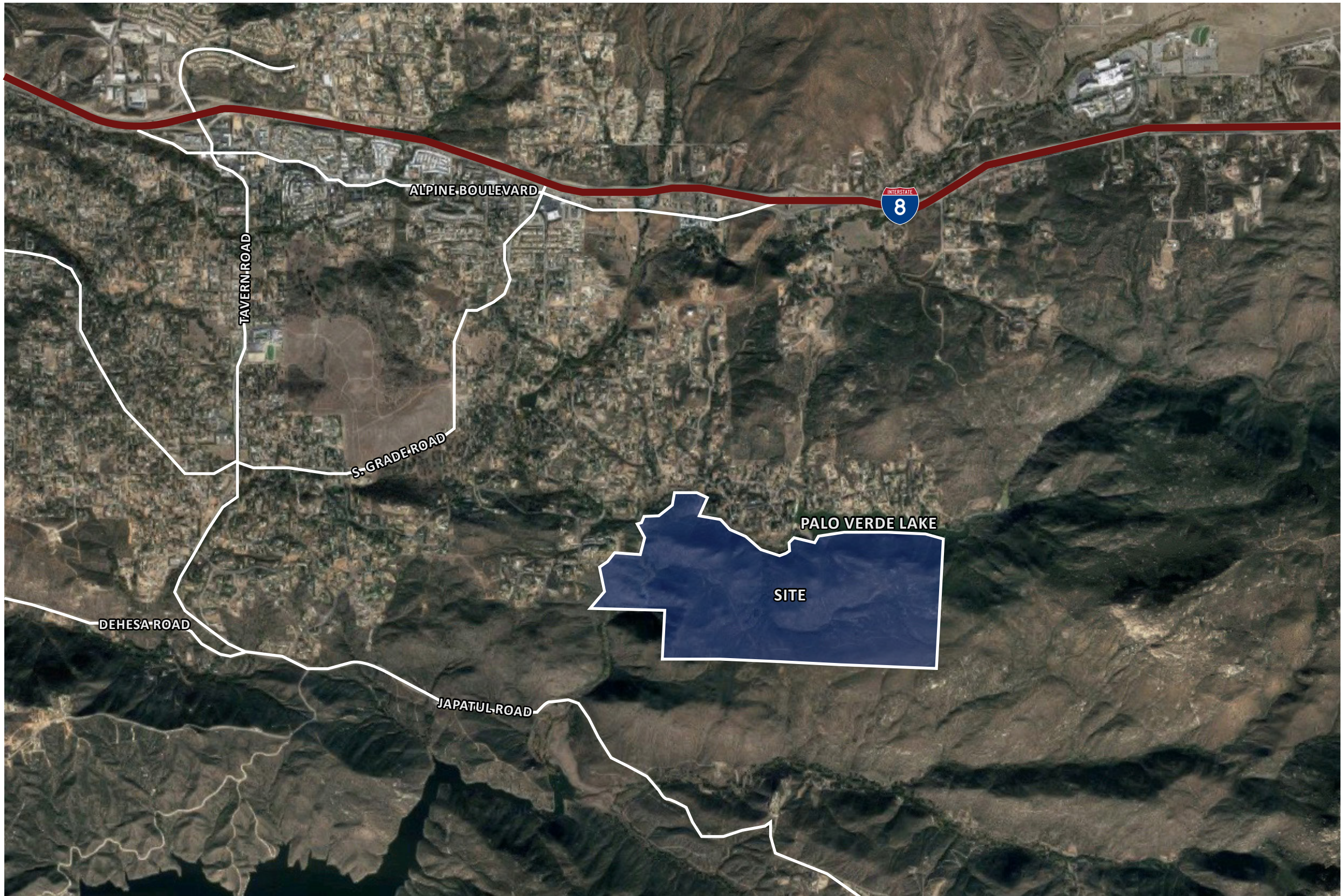


## PROPERTY OVERVIEW



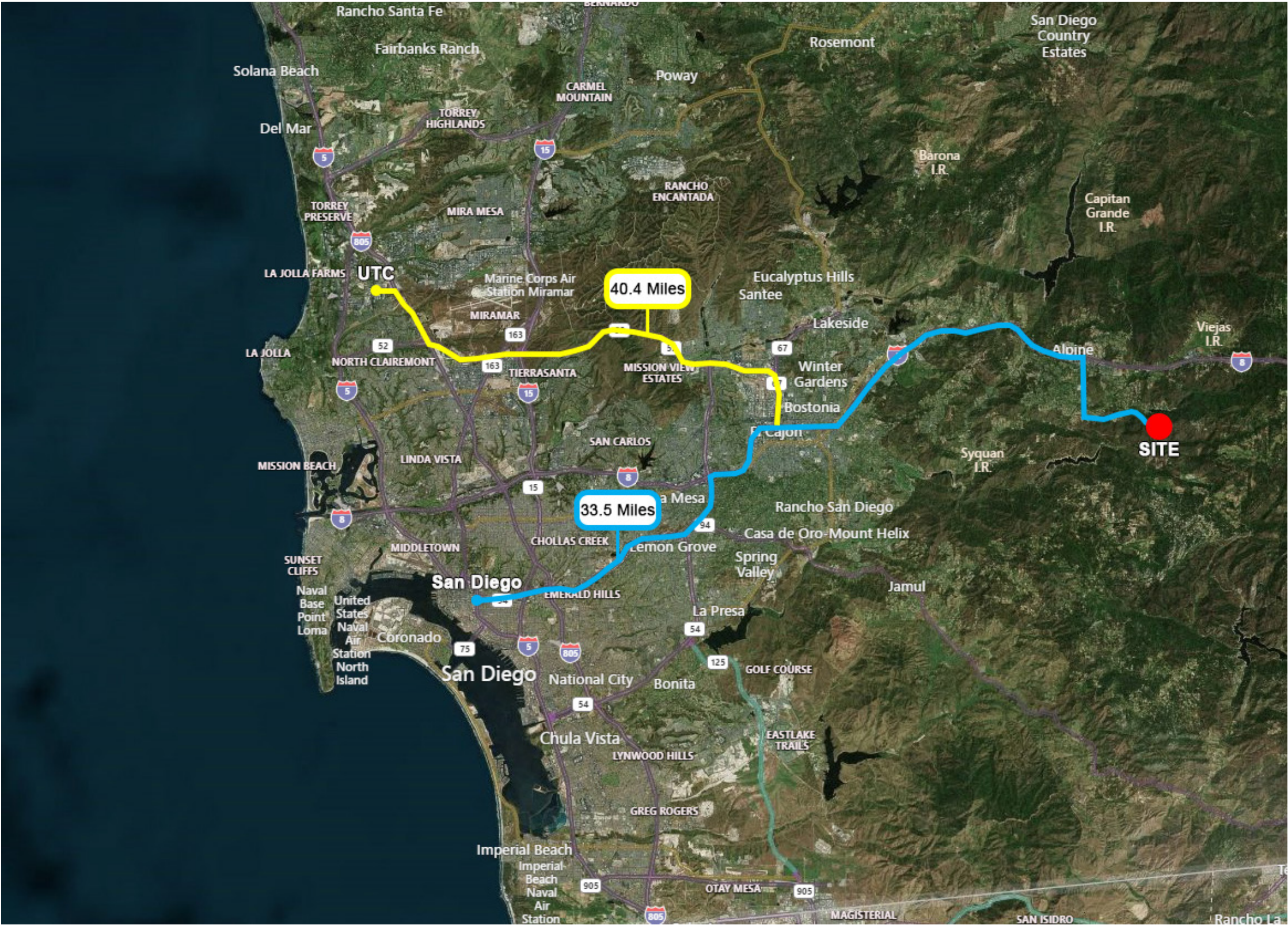


# Aerial Map





# Aerial Map







Coronado Islands

Point Loma / San Diego Harbor

Downtown San Diego

Loveland Reservoir

Wright's Field

SITE

Palo Verde Lake

PROPERTY PHOTOS



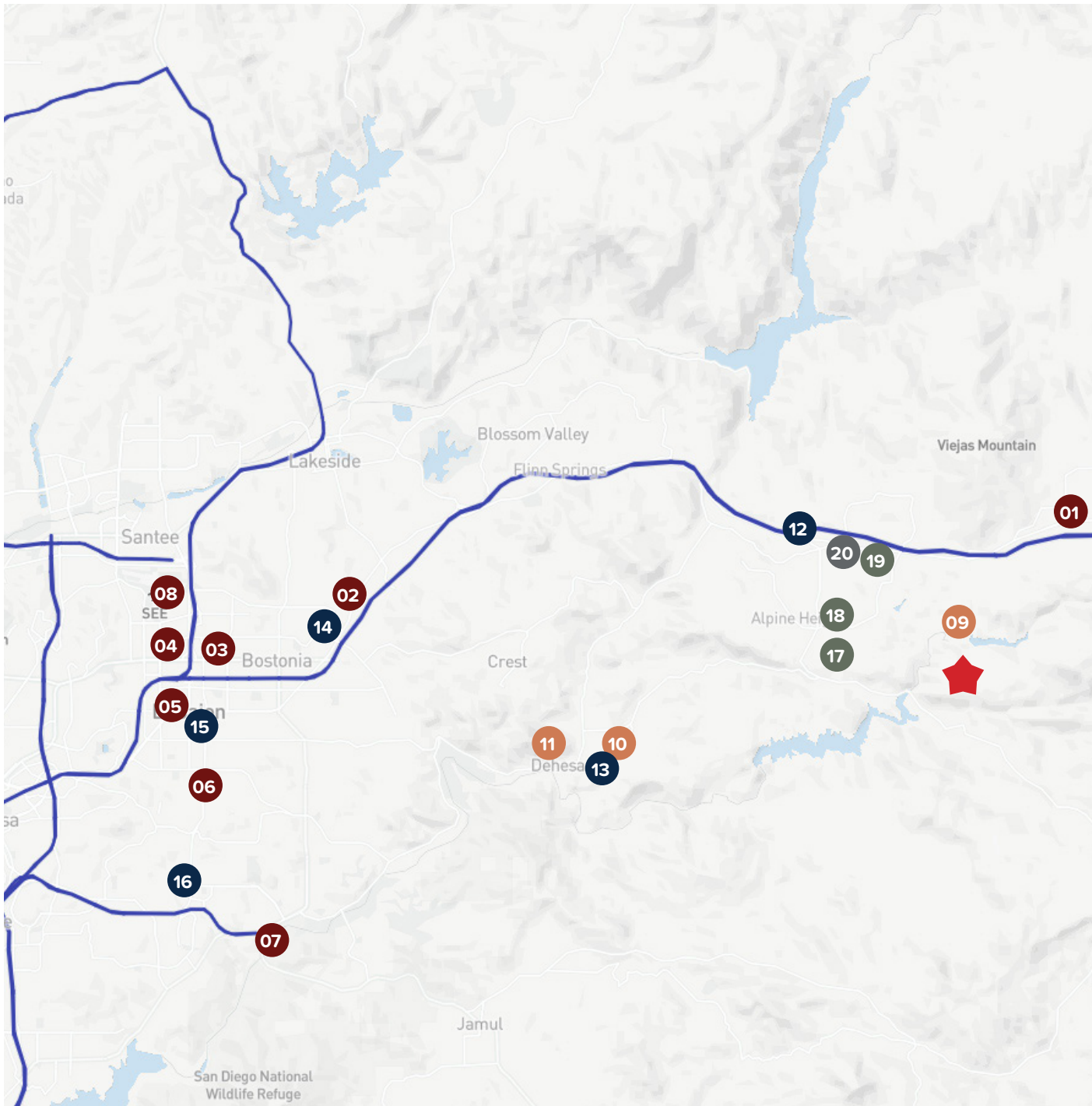
# Property Photos

[!\[\]\(c8d96c8885d3000a912c2582004aed63\_img.jpg\) Click here for more drone photos](#)





# Local Amenities



SHOPPING	
01	Viejas Outlet Center
02	La Morada Shopping Center
03	Broadway Plaza Shopping Center
04	Parkway Center
05	Main Street Plaza
06	Plaza De Las Palmas
07	Rancho San Diego Towne Center
08	Magnolia Center
ENTERTAINMENT	
09	Palo Verde Lake Clubhouse
10	Sycuan Casino Resort
11	Singing Hills Golf Resort at Sycuan
MEDICAL FACILITIES	
12	San Ysidro Health Center
13	Sycuan Medical Dental Center
14	Kaiser Permanente
15	El Cajon Family Center
16	Kaiser Permanente
EDUCATION	
17	Boulder Oaks Elementary School
18	Joan MacQueen Middle School
19	The Heights Charter School
GOVERNMENT FACILITIES	
20	Alpine Town Hall

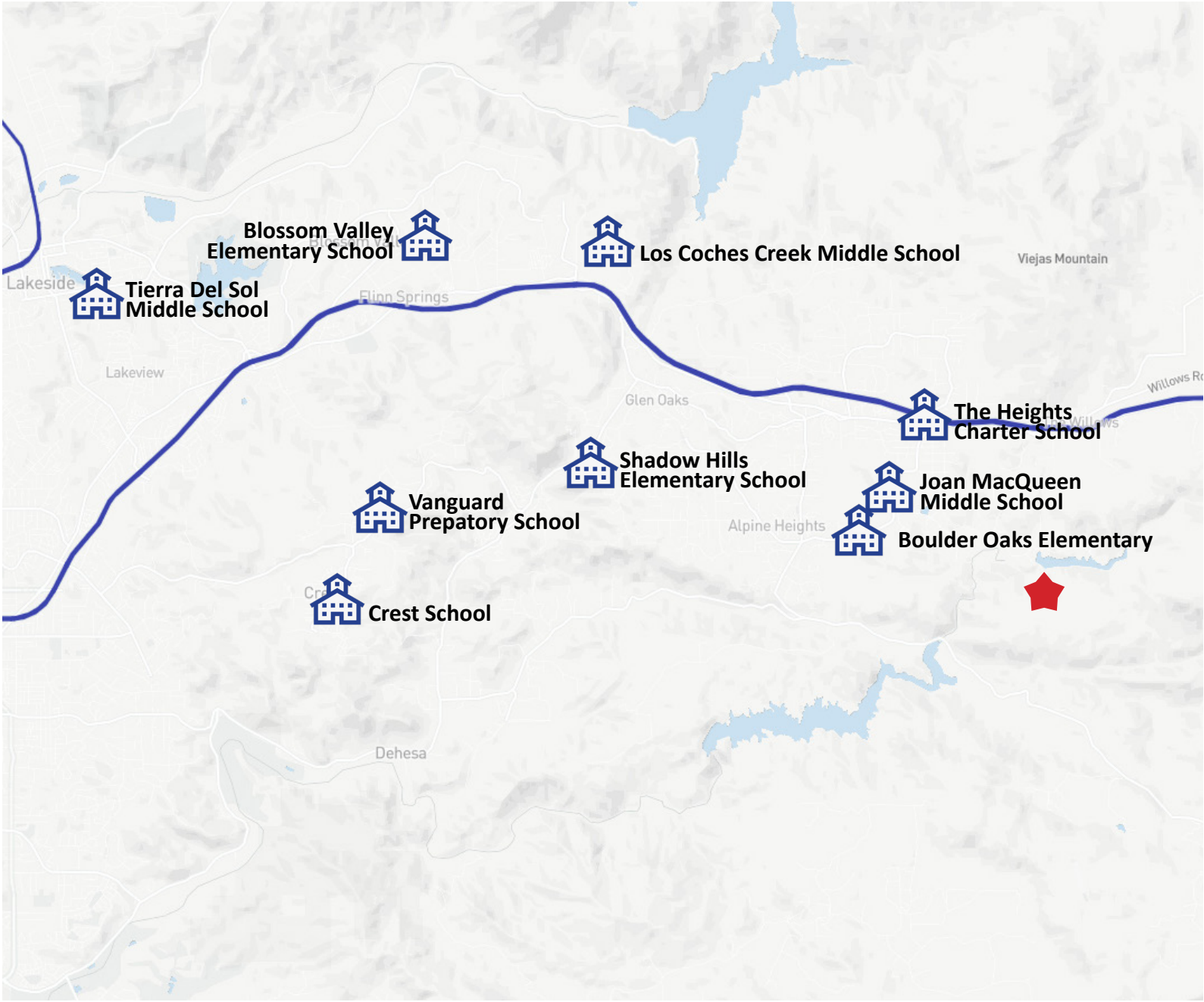


# Education

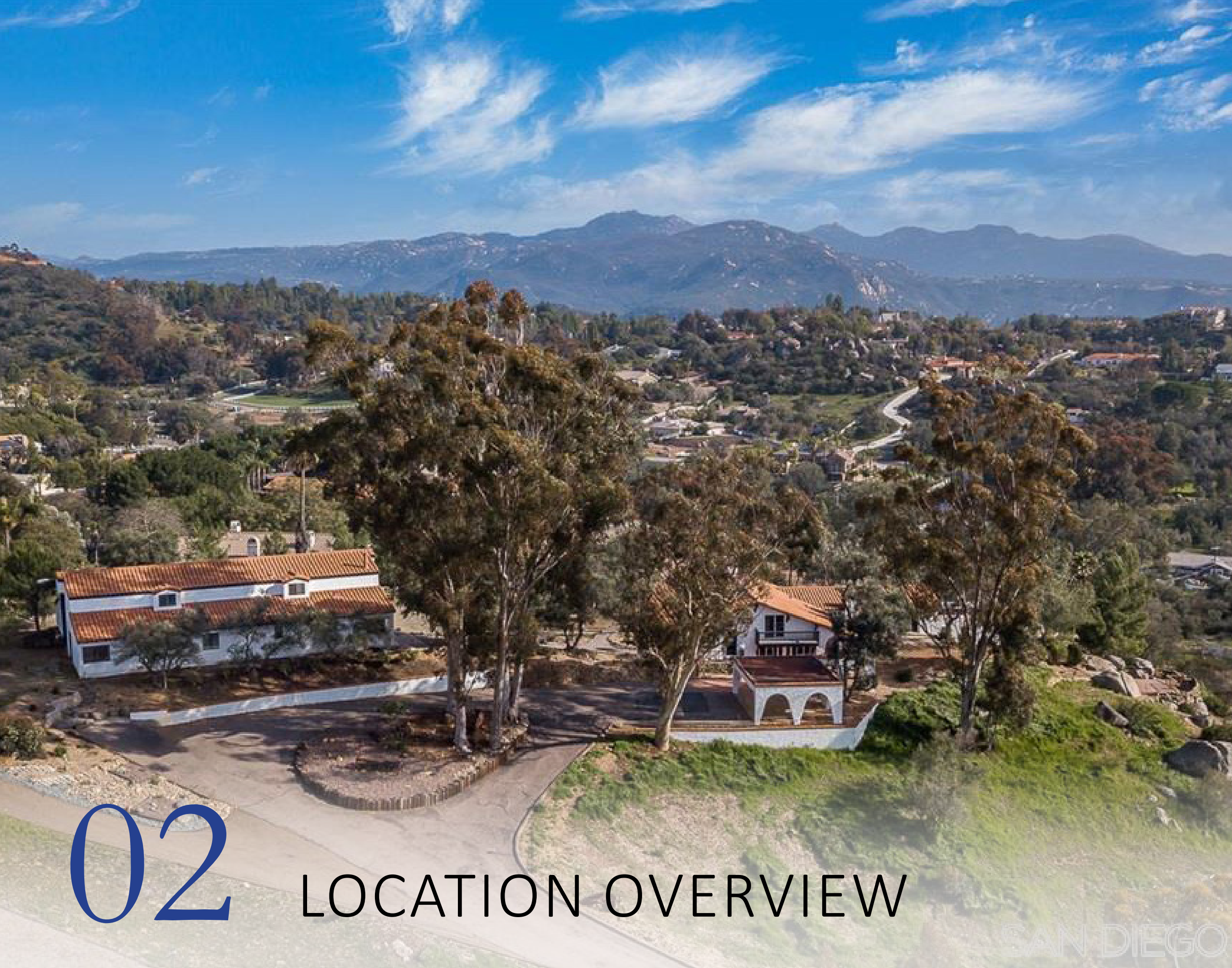
## SAN JACINTO SCHOOL DISTRICT

### LOCAL SCHOOLS

- **Boulder Oaks Elementary School**  
2320 Tavern Road, Alpine, CA 91901
- **Joan MacQueen Middle School**  
2001 Tavern Road, Alpine, CA 91901
- **The Heights Charter School**  
2710 Alpine Boulevard, Alpine, CA 91901
- **Shadow Hills Elementary School**  
8770 Harbison Canyon Rd, Alpine, CA 91901
- **Vanguard Preparatory School**  
450 Mountain View Rd, El Cajon, CA 92021
- **Crest School**  
2000 Suncrest Blvd, El Cajon, CA 92021
- **Los Coches Creek Middle School**  
9669 Dunbar Ln, El Cajon, CA 92021
- **Blossom Valley Elementary School**  
9863 Oakmont Terrace, El Cajon, CA 92021
- **Tierra Del Sol Middle School**  
9611 Petite Ln, Lakeside, CA 92040







02

## LOCATION OVERVIEW

SAN DIEGO



# Location Overview

## ALPINE, CA

Nestled in the foothills of the Cuyamaca Mountains of San Diego County, Alpine is a historic mountain community dating back to the early settlers of Southern California. Since the pioneer days, Alpine has drawn many to enjoy scenic vistas, fresh air, and pleasant climate. Visitors often remark on the preservation of Alpine's small town charm despite the proximity to a bustling metropolitan region. We agree: Alpine is a jewel of quiet country living less than half an hour from Downtown San Diego.

The Alpine plan area covers 108 square miles situated in the foothills of the Cuyamaca Mountains. The area is rugged and diverse, ranging from densely vegetated lower drainageways of 1500' elevation, to semi-arid hilly terrain, to the peaks of Viejas and El Cajon Mountains with elevations of over 4100'. Interstate 8 bisects the community. Suburbanized Lakeside is the western neighbor, with the eastern limits of the area situated as a gateway to San Diego County's wilderness areas of mountains, forests, and deserts. Most of the population of 8,200 is clustered around the small town of Alpine. The plan also encompasses the Viejas Indian Reservation and small settlements in Peutz Valley, Japatul Valley, Hidden Glen, Dunbar Lane, and Galloway Valley. Existing development has a rural character typified by light agricultural activities practiced in conjunction with residential uses.

### Location

Conveniently located adjacent to Interstate 8, Alpine is less than half an hour from the coast and Downtown San Diego by car. Visitors can access the heart of Alpine from both Exit 30 (Tavern Rd) and Exit 33 (Willows Rd/Alpine Bl) on I-8.

Public transit service is available on the MTS 838 and 888 bus routes. Area casinos offer limited shuttle service from points in Coastal San Diego.

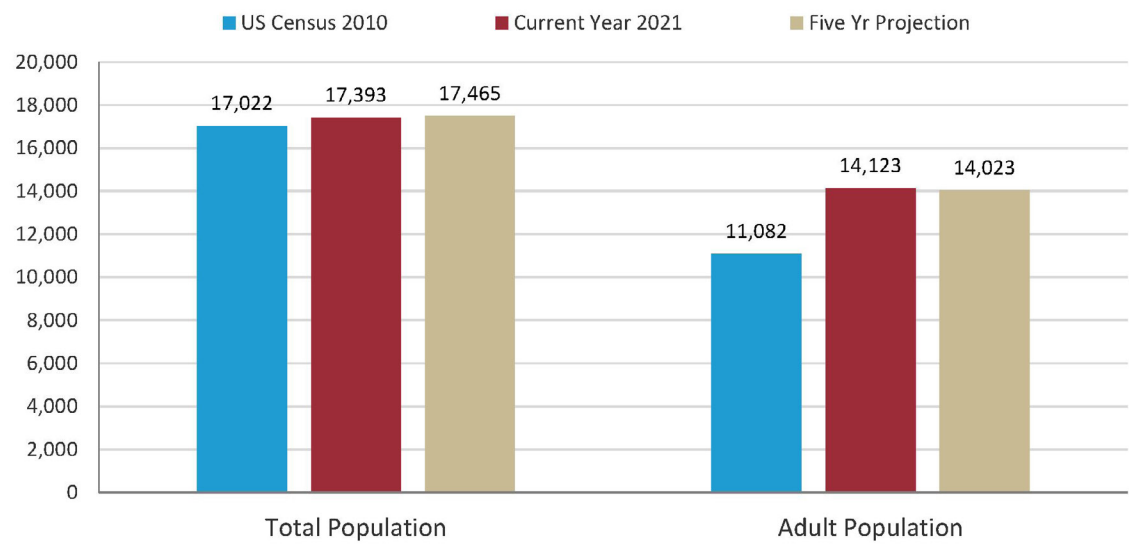




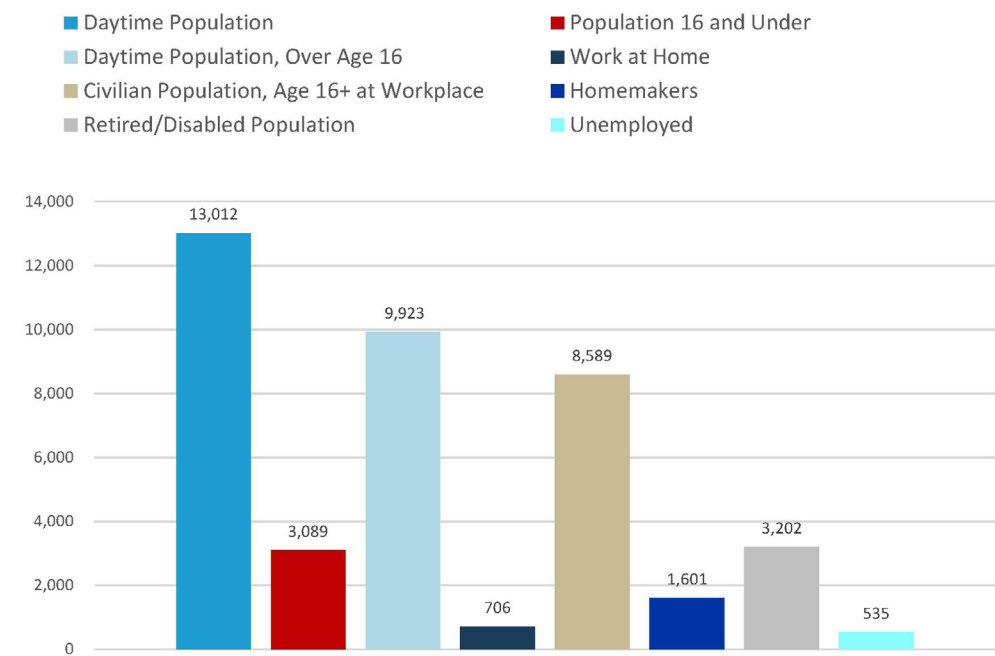
# Location Overview

## ALPINE DEMOGRAPHICS

### Population

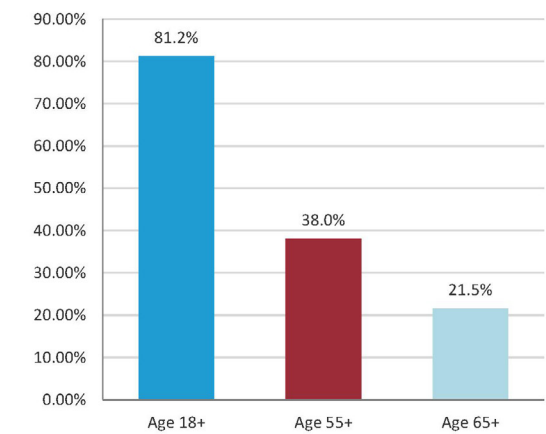


### Daytime Population



Source: cbcblueprint.com

### Age



Median Age, Total  
**45.0**

#### Age Demographics

- 81.20% Age 18+
- 37.98% Age 55+
- 21.54% Age 65+



# Location Overview

## SAN DIEGO COUNTY

San Diego County's nearly perfect year-round weather combined with a dynamic economy make the region one of the most desirable places to live and work in the United States. San Diego's quality of life and expanding economy attract residents, businesses and visitors from around the world. Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy wireless and telecommunications technologies, and electronics manufacturing.

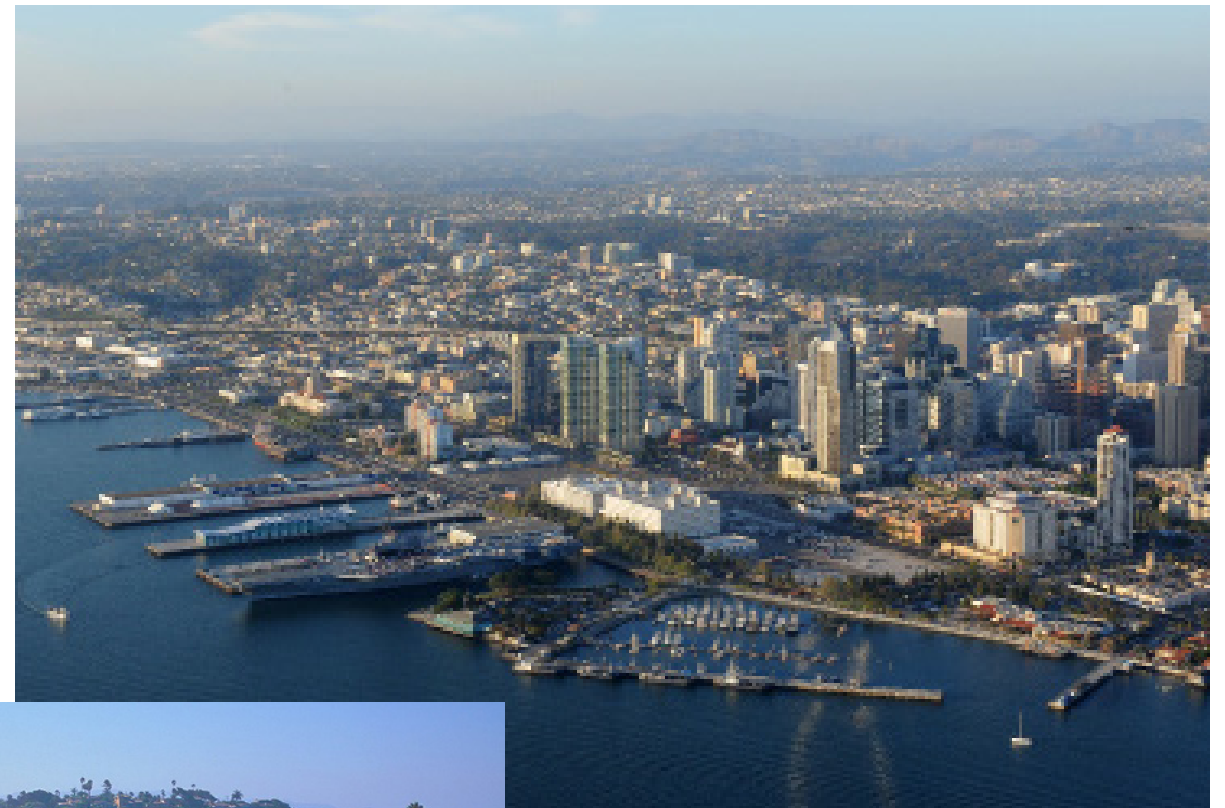
With a population close to 1.4 million, San Diego is the second largest city in California behind Los Angeles and the eighth largest city in the United States. At approximately 3.2 million people, San Diego County is the second largest county in the state and the fifth largest county in the country.

North County San Diego is one of the most affluent regions in California and hosts the world's largest gold manufacturing industry. South County boasts a flourishing industrial and manufacturing base fueled by large defense contractors, medium-sized, family-owned companies, and international Maquiladoras. The city of San Diego encompasses 372 square miles in Central San Diego County and includes densely populated coastal and inland communities. San Diego East County is a mix of established older neighborhoods, rural communities and expansive open space.

Framed by the Pacific Ocean to the west, mountains and desert to the east, Camp Pendleton and Riverside County to the north, and the U.S./Mexico border to the south, San Diego County encompasses 4,526 square miles. Unlike markets such as Las Vegas and Phoenix, San Diego is land-constrained, resulting in a limited availability of development land. This land shortage raises high entry barriers for new real estate development but also creates a premium for land values.

## Transportation

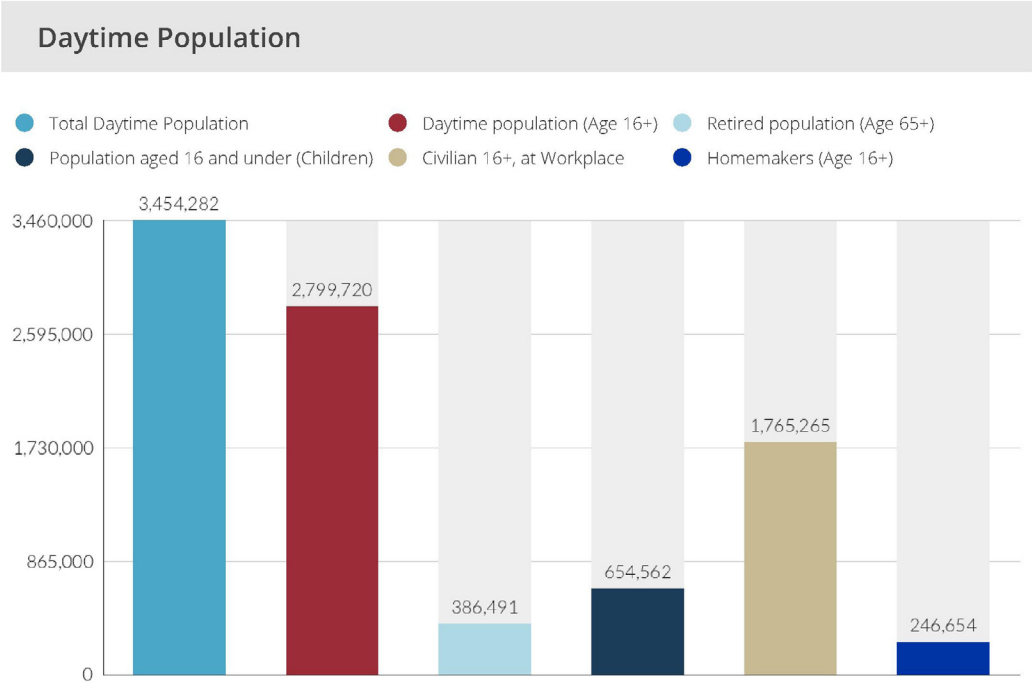
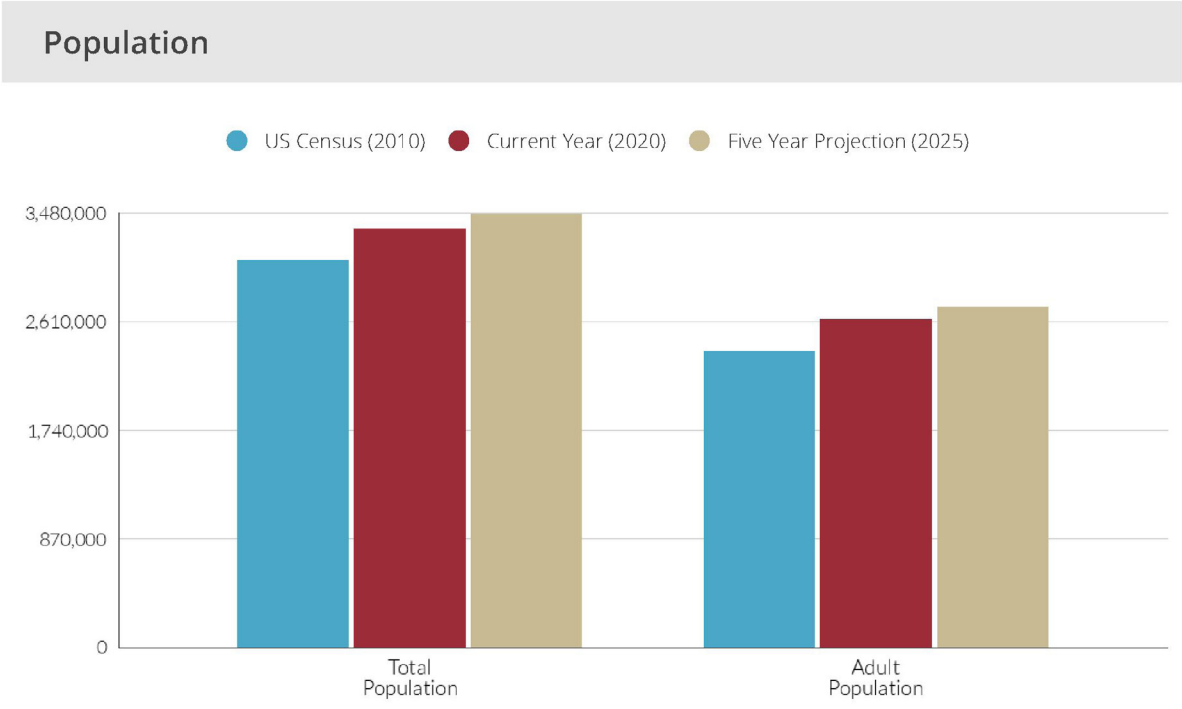
San Diego is well-served by a large network of interstate freeways and state highways. The four major interstates serving San Diego are I-5, I-15, I-8 and I-805. Over the past five years, regional access has increased dramatically with several improvements including the creation of the I-15 Reversible Lane Control System, a system that switches the direction of traffic in several lanes from the morning commute to the afternoon rush hour to accommodate the daily changes in the north/south flow of traffic on I-15.



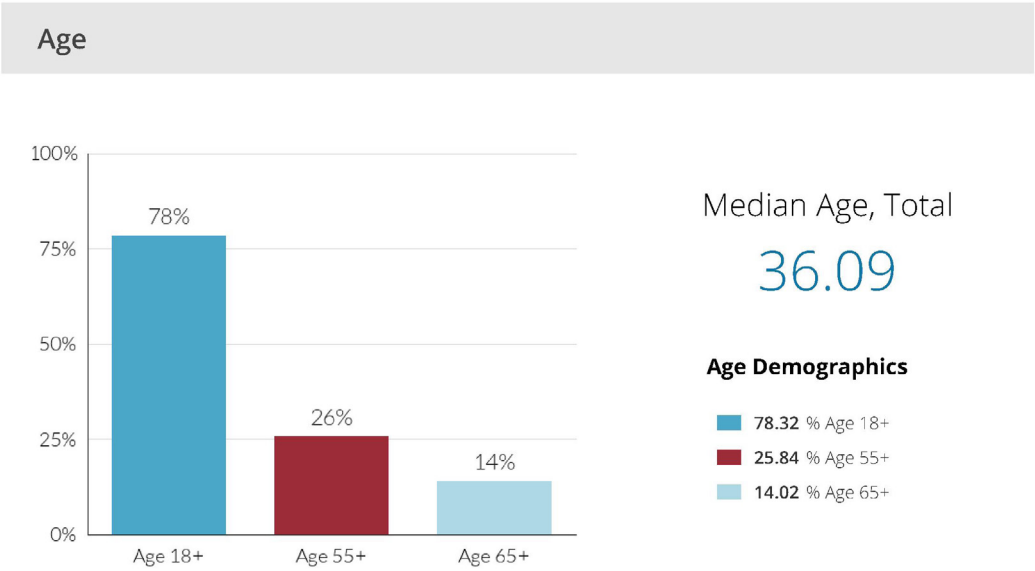


# Location Overview

## SAN DIEGO COUNTY DEMOGRAPHICS



Source: cbcblueprint.com





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