

# COMMERCIAL LAND LEASE



**LILAC VISTA LOT**  
Valley Center, CA  
92082

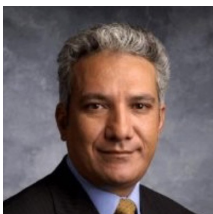
Call for pricing.  
APN: 129-030-80

**Access  
Point**

**Access Point**  
(via easement)



Large acreage. A70 zoning. Great potential for someone looking for farm land. Gentle to moderate sloping land suitable for farm animals, horses, dairy farm, nursery, tree farm, crop rotation, fruit/avocado trees, dog kennel/daycare/training, or a vineyard/winery. So many possibilities. Conveniently located close to shopping, feed stores, and freeway access. Electrical service available at the site. Well and running stream on property. Can also tap into Public Water and Sewer, if desired. Over 20 acres available for lease, the owner is willing to consider different sizes for special use with a minimum of 5 acre sites.



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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
CALIFORNIA  
PROPERTIES



# 11253 Lilac Vista Dr



Location: **Outlying SD County N Cluster**  
**Outlying SD County N Submarket**  
**San Diego County**  
**Valley Center, CA 92082**

Type: **Land**  
Proposed Use: -  
Zoning: **A70**  
Density: -

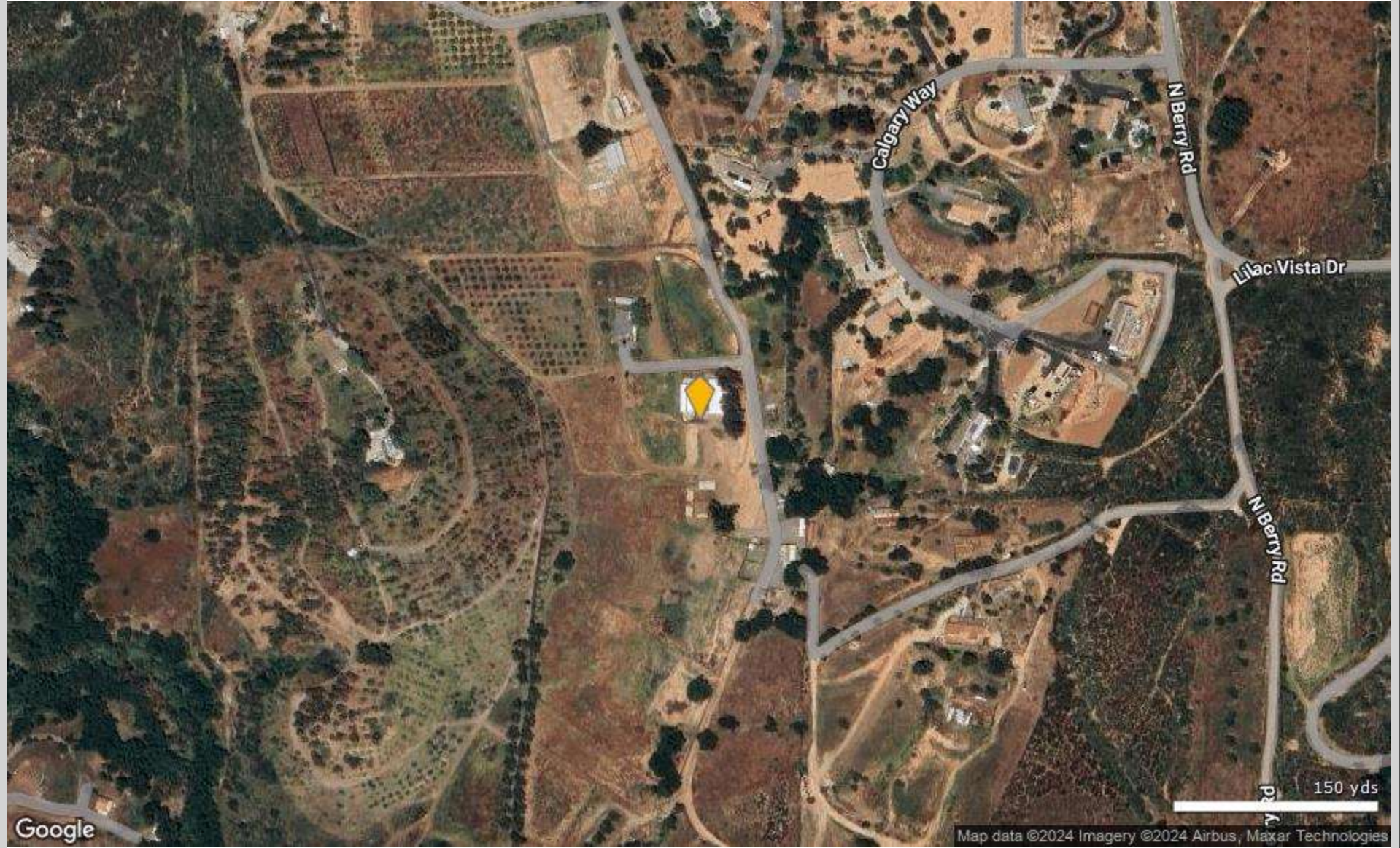
Developer: -  
Management: -  
True Owner: -  
Recorded Owner: **Neal Toma**

Parcel Size: **1,299,830 SF**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: **129-030-80**

Aerial / Map Report

11253 Lilac Vista Dr - Valley Center, CA 92082

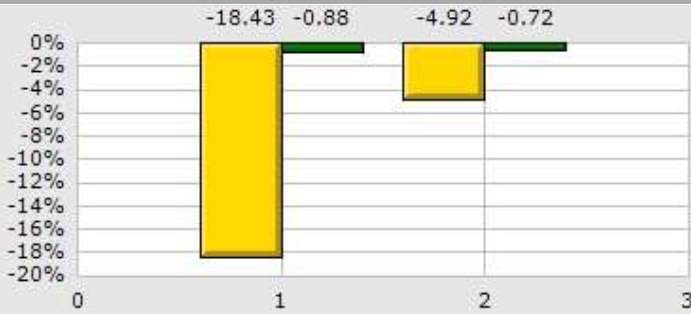


11253 Lilac Vista Dr, Valley Center, CA 92082

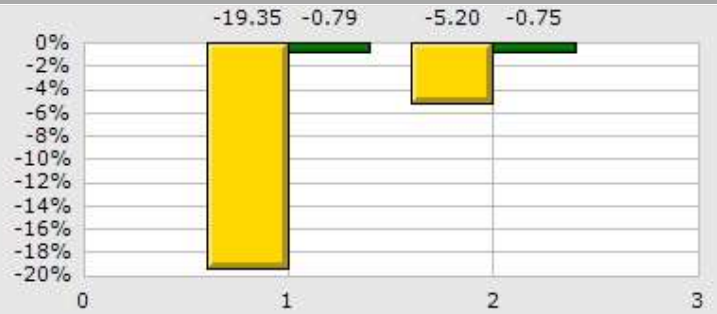
Type: Land  
County: San Diego

1 Mile  
County

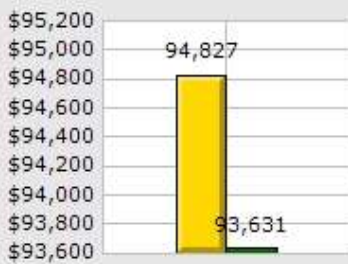
Population Growth



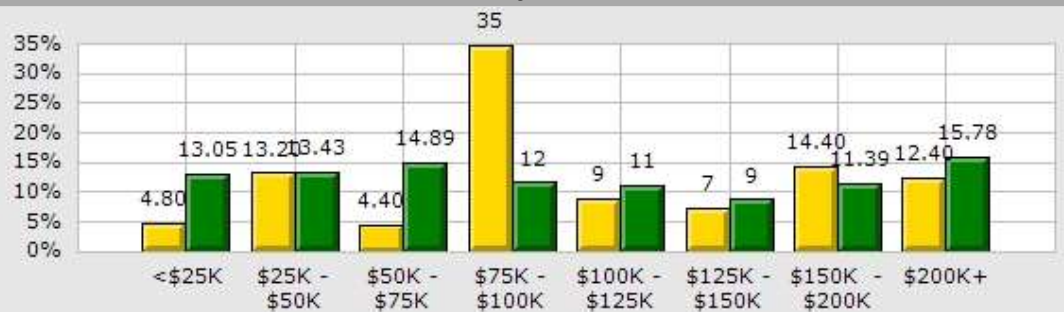
Household Growth



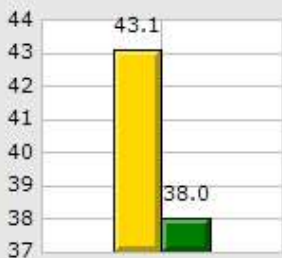
2024 Med Household Inc



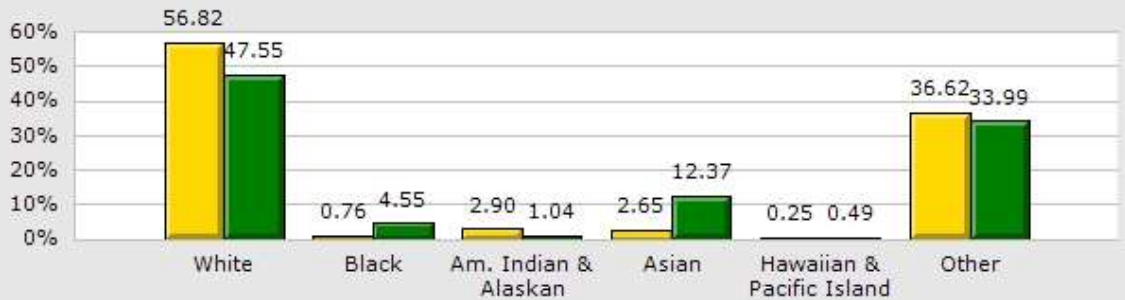
2024 Households by Household Income



2024 Median Age



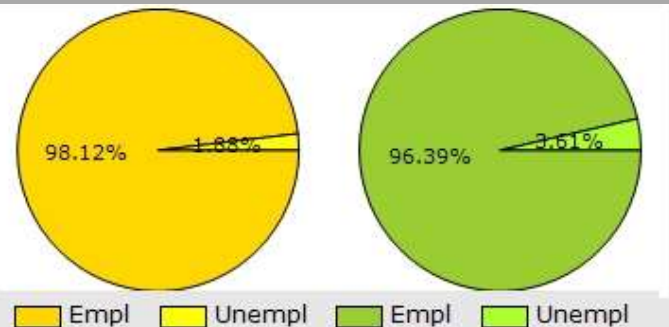
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



# Demographic Summary Report

11253 Lilac Vista Dr, Valley Center, CA 92082

Building Type: **Land** Total Available: **0 SF**  
 Class: - % Leased: **0%**  
 RBA: - Rent/SF/Mo: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	753	4,394	19,166
2024 Estimate	792	4,505	19,473
2020 Census	971	4,951	20,500
Growth 2024 - 2029	-4.92%	-2.46%	-1.58%
Growth 2020 - 2024	-18.43%	-9.01%	-5.01%
<b>2024 Population by Hispanic Origin</b>	292	1,470	5,447
<b>2024 Population</b>	792	4,505	19,473
White	450 56.82%	2,720 60.38%	12,239 62.85%
Black	6 0.76%	40 0.89%	251 1.29%
Am. Indian & Alaskan	23 2.90%	97 2.15%	314 1.61%
Asian	20 2.53%	156 3.46%	900 4.62%
Hawaiian & Pacific Island	2 0.25%	9 0.20%	80 0.41%
Other	290 36.62%	1,484 32.94%	5,691 29.23%
U.S. Armed Forces	1	17	118
<b>Households</b>			
2029 Projection	237	1,446	6,632
2024 Estimate	250	1,484	6,751
2020 Census	310	1,634	7,155
Growth 2024 - 2029	-5.20%	-2.56%	-1.76%
Growth 2020 - 2024	-19.35%	-9.18%	-5.65%
Owner Occupied	194 77.60%	1,183 79.72%	5,639 83.53%
Renter Occupied	56 22.40%	301 20.28%	1,112 16.47%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	12 4.80%	113 7.62%	629 9.32%
Income: \$25,000 - \$50,000	33 13.20%	143 9.64%	596 8.83%
Income: \$50,000 - \$75,000	11 4.40%	106 7.15%	644 9.54%
Income: \$75,000 - \$100,000	87 34.80%	350 23.60%	863 12.78%
Income: \$100,000 - \$125,000	22 8.80%	234 15.78%	976 14.46%
Income: \$125,000 - \$150,000	18 7.20%	103 6.95%	725 10.74%
Income: \$150,000 - \$200,000	36 14.40%	267 18.00%	1,409 20.87%
Income: \$200,000+	31 12.40%	167 11.26%	909 13.46%
<b>2024 Avg Household Income</b>	\$122,590	\$123,686	\$131,040
<b>2024 Med Household Income</b>	\$94,827	\$103,152	\$116,482