

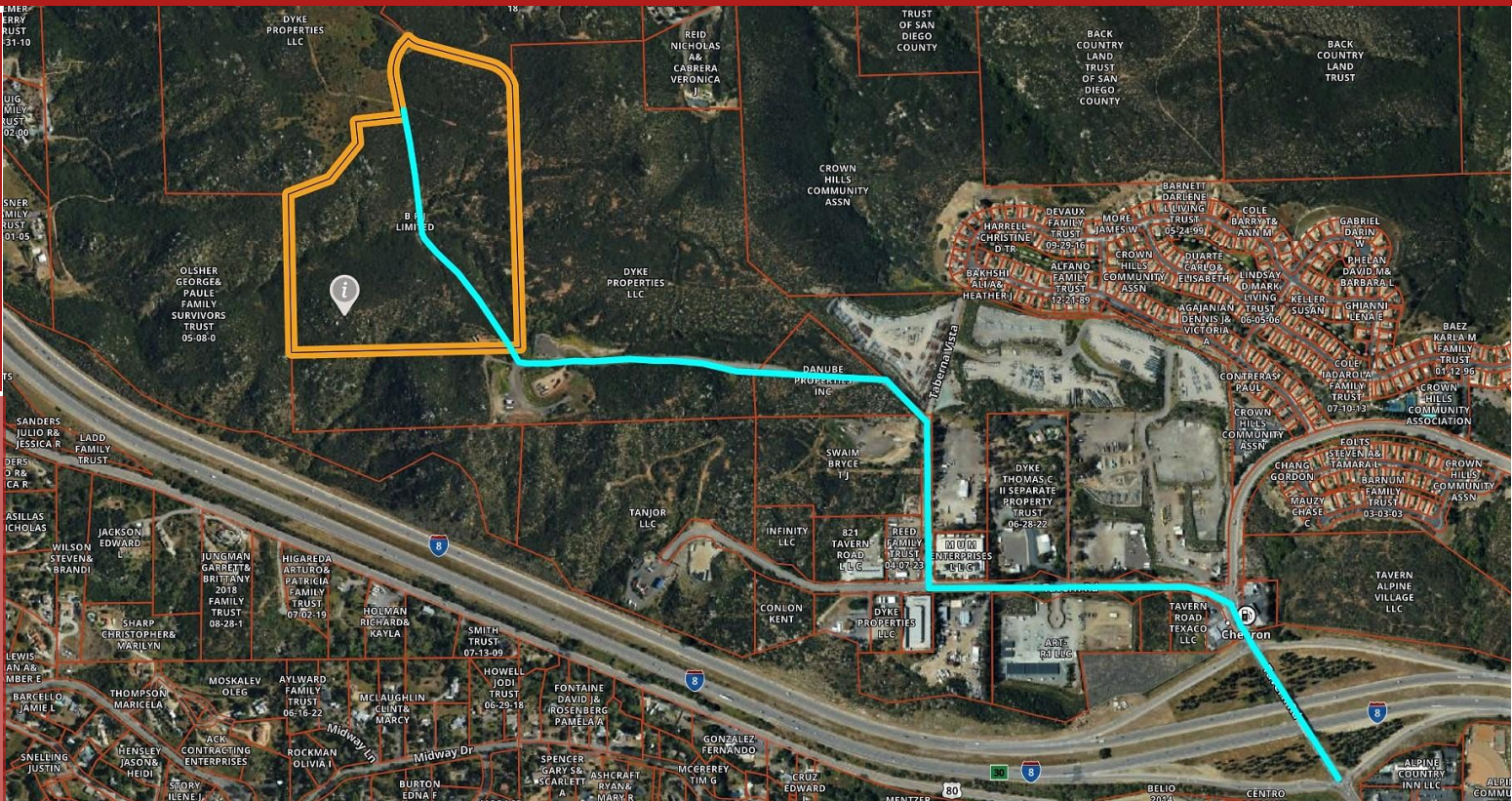
40.33 ACRES M-54 LAND FOR SALE

Tavern Rd Alpine, CA 91901

PRICE: \$10,900,000



FOR SALE



KW COMMERCIAL
810 Jamacha Rd. Suite 102
El Cajon, CA 92019

BEN AMEEN
Broker
(619) 840-6692
bensdcommercial@gmail.com
BRE# 01999481

EXECUTIVE SUMMARY

Tavern Rd Alpine, CA 91901



PROPERTY OVERVIEW

KW Commercial is pleased to exclusively offer For Sale approximately 40.33 Acres of Industrial Land in Alpine, CA. Strategically positioned off of Tavern Rd. with easy access to the interstate 8 corridor.

INVESTMENT OVERVIEW

This is the First offering to sell since ownership purchased the land over 30 years ago.

PROPERTY HIGHLIGHTS

- Desirable Zoning : The property is zoned M-54. This industrial zone allows outdoor or self storage, Manufacturing.
- Automotive & Equipment wholesale, warehouse, fleet storage, RV vehicles, boats, recycling processing, along with business equipment, sales, and more.
- Grading will be required to increase visible land area.
- Unique opportunity for an owner-user, investor, or developer.
- Seller carryback is possible
- Strong demographics

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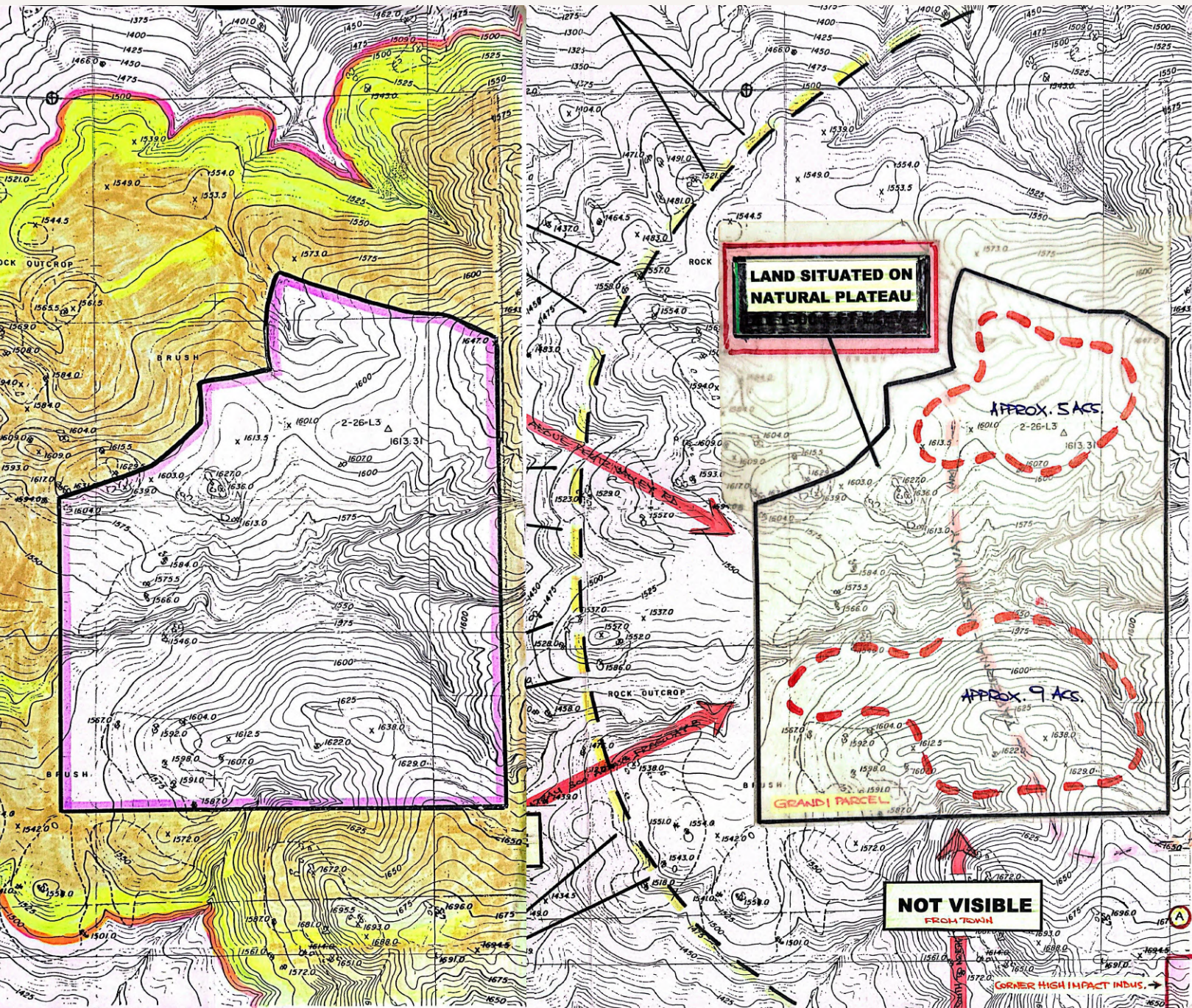
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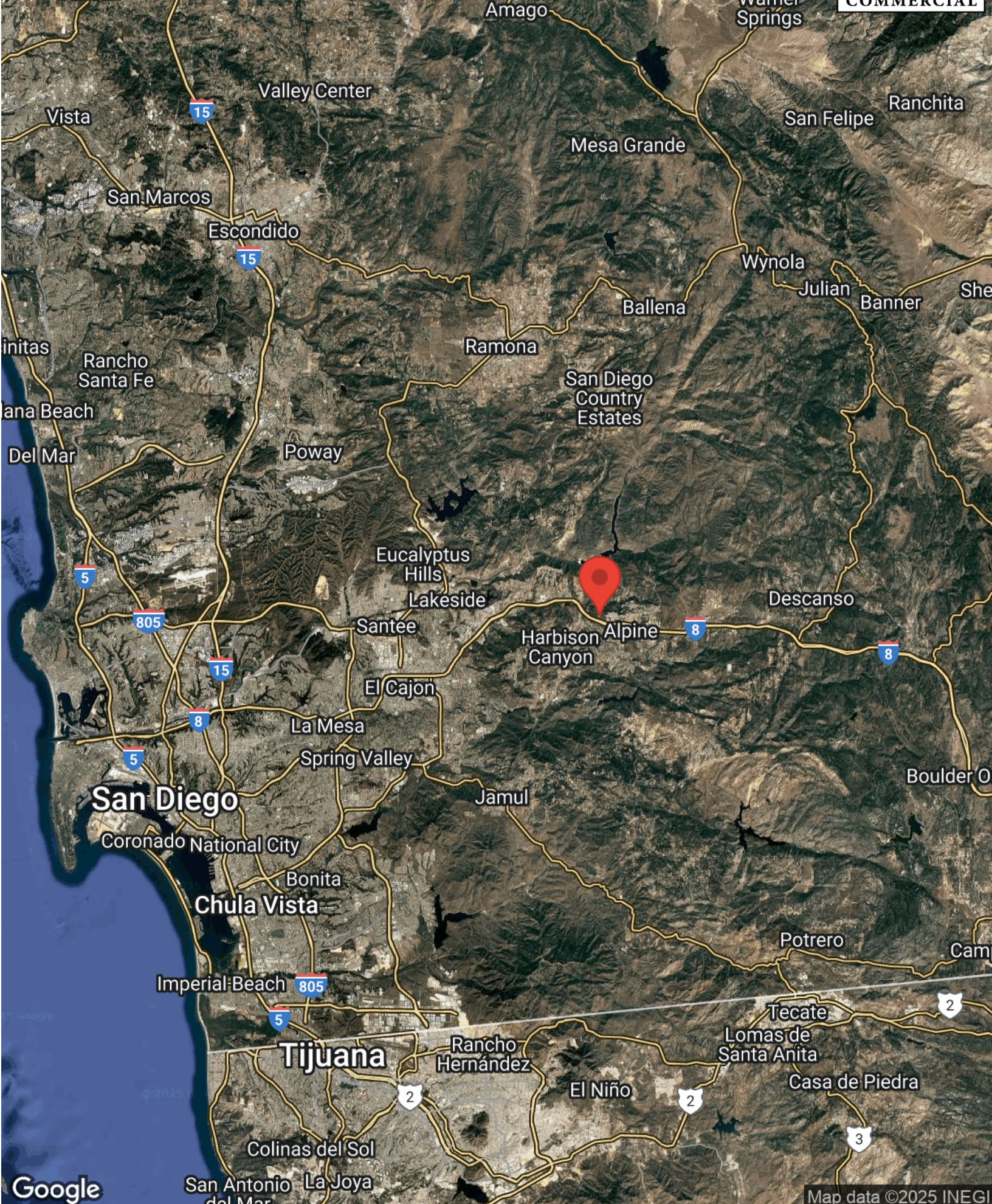
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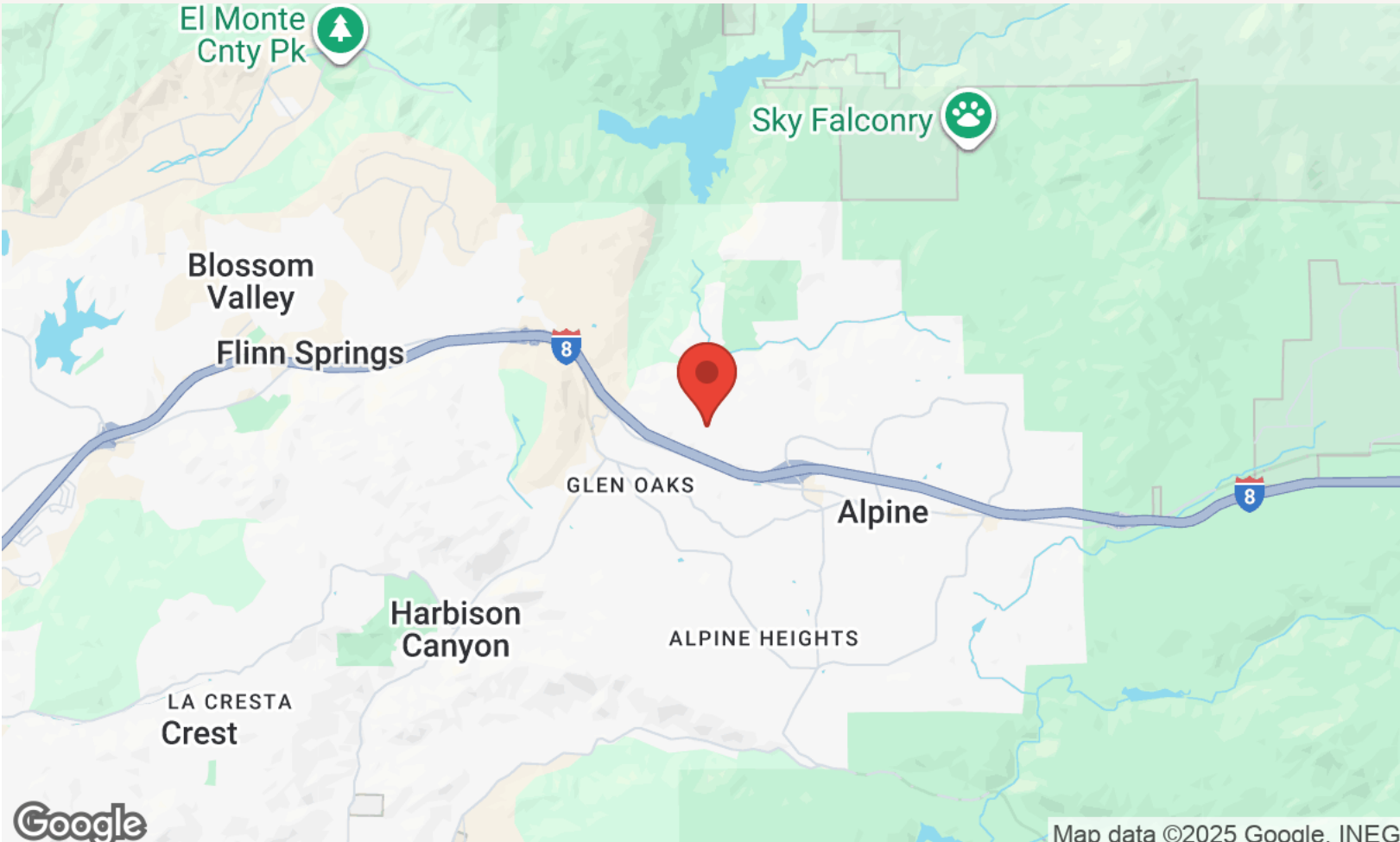
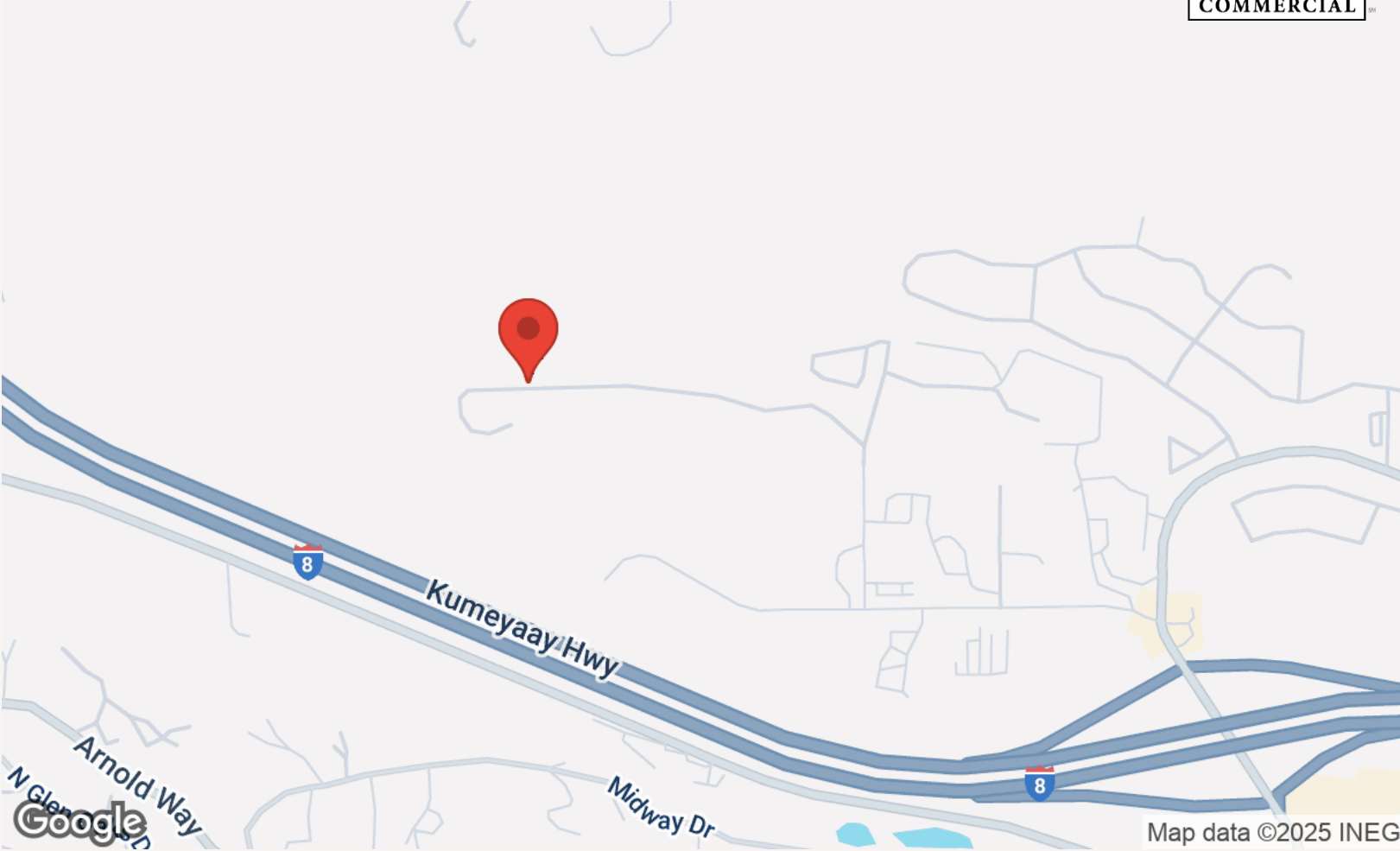
Regional Map

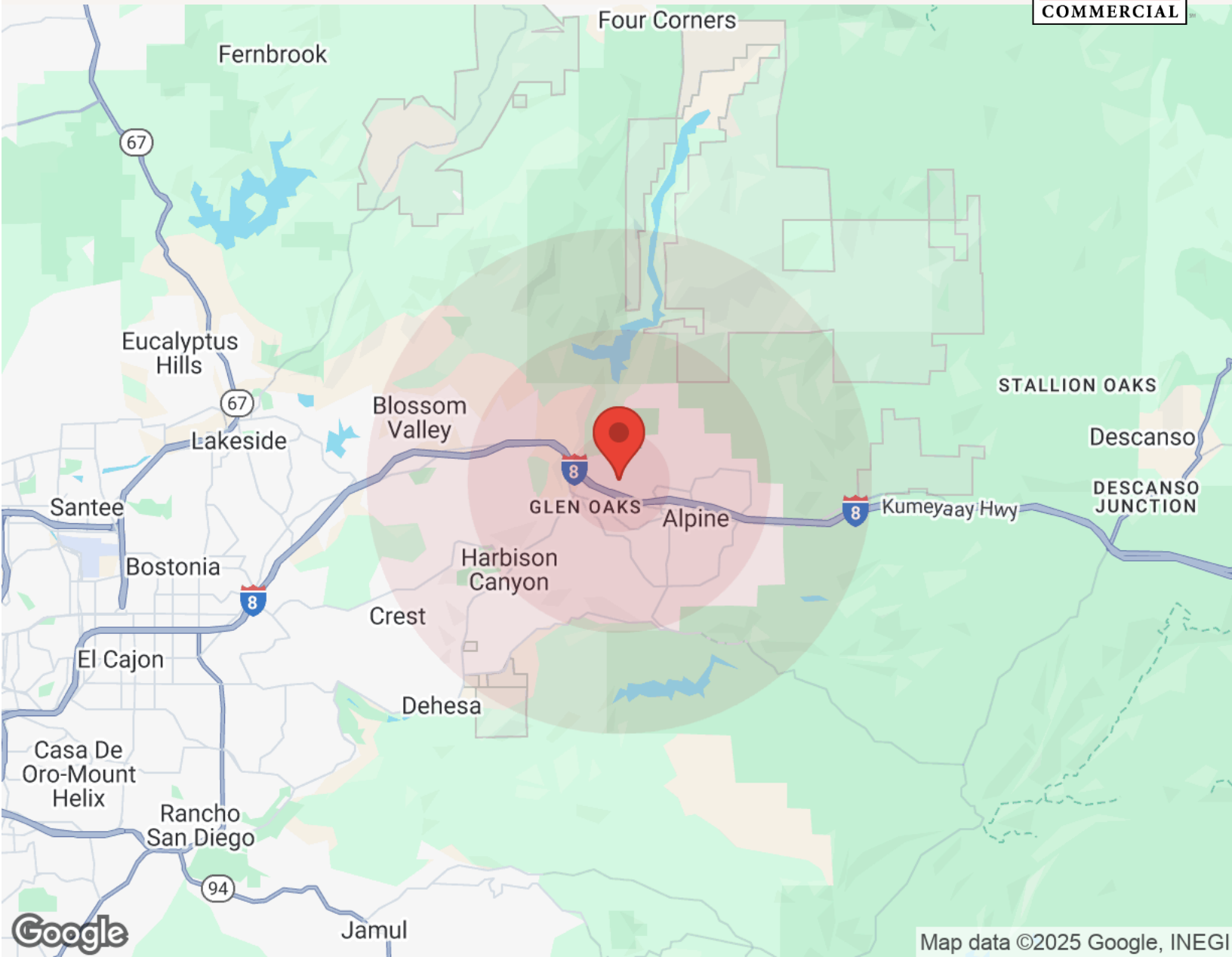
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Location Maps

Tavern Rd Alpine, CA 91901





Map data ©2025 Google, INEGI

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	971	8,549	12,946	Median	\$129,814	\$115,949	\$118,930
Female	1,007	8,534	12,902	< \$15,000	39	330	449
Total Population	1,978	17,083	25,848	\$15,000-\$24,999	3	167	226
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	26	222	371
Ages 0-14	336	2,999	4,507	\$35,000-\$49,999	23	425	625
Ages 15-24	183	1,669	2,543	\$50,000-\$74,999	66	777	1,208
Ages 25-54	686	6,120	9,135	\$75,000-\$99,999	60	741	1,012
Ages 55-64	293	2,548	3,969	\$100,000-\$149,999	213	1,372	2,029
Ages 65+	480	3,748	5,693	\$150,000-\$199,999	160	972	1,359
Race	1 Mile	3 Miles	5 Miles	> \$200,000	141	1,318	2,167
White	1,293	11,177	16,943	Housing	1 Mile	3 Miles	5 Miles
Black	44	366	522	Total Units	786	6,744	10,058
Am In/AK Nat	8	92	140	Occupied	732	6,323	9,446
Hawaiian	2	41	57	Owner Occupied	526	4,532	7,213
Hispanic	469	3,933	6,010	Renter Occupied	206	1,791	2,233
Asian	71	735	1,101	Vacant	53	420	612
Multi-Racial	83	680	993				
Other	8	58	85				