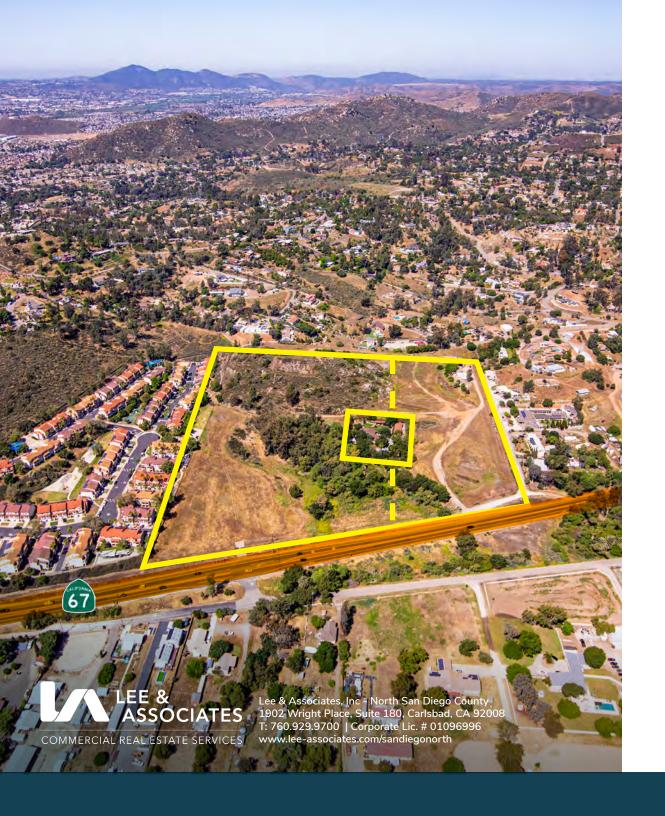
24.9 ACRES - POTENTIAL 50 LOT OR MORE SFR DEVELOPMENT





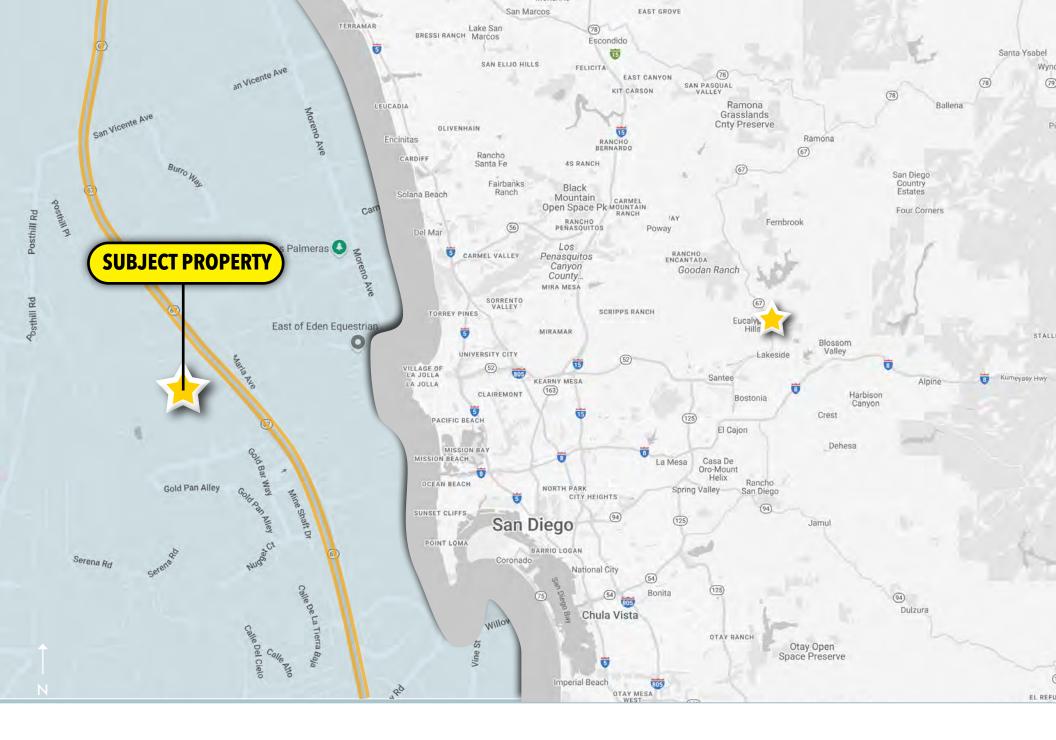
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property information

location:

The subject property is located alongside Highway 67, Lakeside, CA 92040. It borders Highway 67.

property profile:

The subject property is approximately 24.9 acres of vacant land. Zoning allows for 1 acre zoning and agricultural uses. Density Bonus allows for 50 potential lots. The property is in an excellent location with visibility along Highway 67.

jurisdiction:

County of San Diego

apns & acreage

377-261-14-00 | 11.79 Acres 377-261-15-00 | 13.11 Acres Total Acreage | 24.90 acres

existing zoning:

A70 (Agriculture)

existing general plan

SR-1

permitted uses:

Residential Use Types. Family Residential Civic Use Types. Essential Services Fire Protection Services (see Section 6905) Agricultural Use Types. Horticulture (all types) Tree Crops Row and Field Crops Packing and Processing: Limited (Link to Permitted Uses)

school district:

Lakeside Union – Grossmont Union

services:

Gas/Electric San Diego Gas & Electric (SDG&E)

Water/Sewer Lakeside Water District Land/ San Diego County

Sanitation District L&I

Fire Lakeside Fire Protection District

Police San Diego County Sheriff's Department Lakeside

Substation

ASKING PRICE: \$4,500,000 \$3,950,000



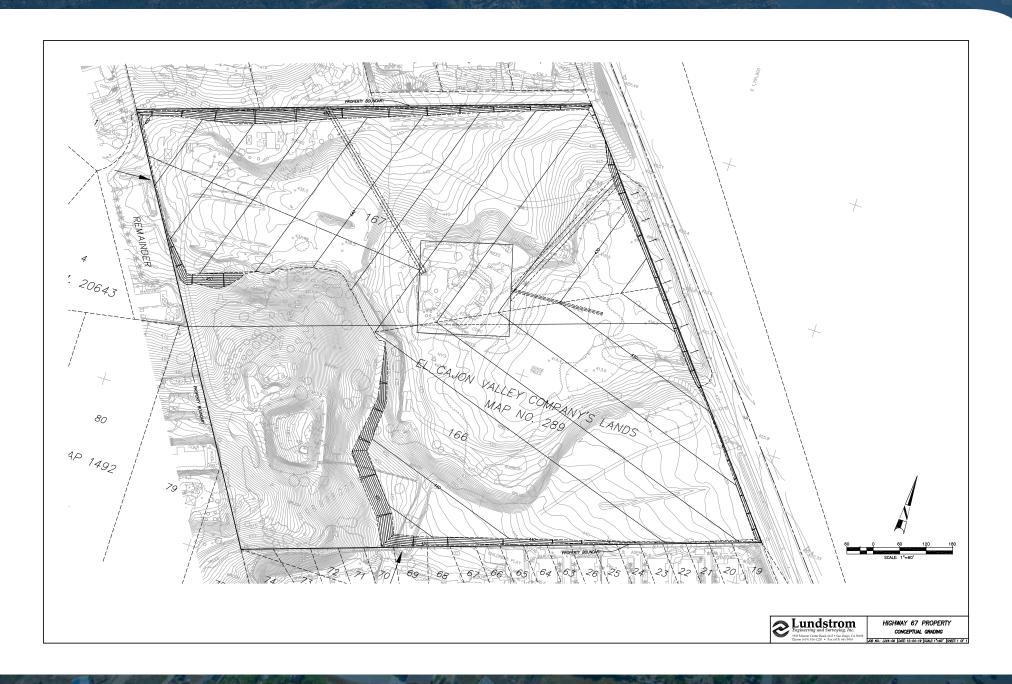
conceptual site plan with gpa (417 units)



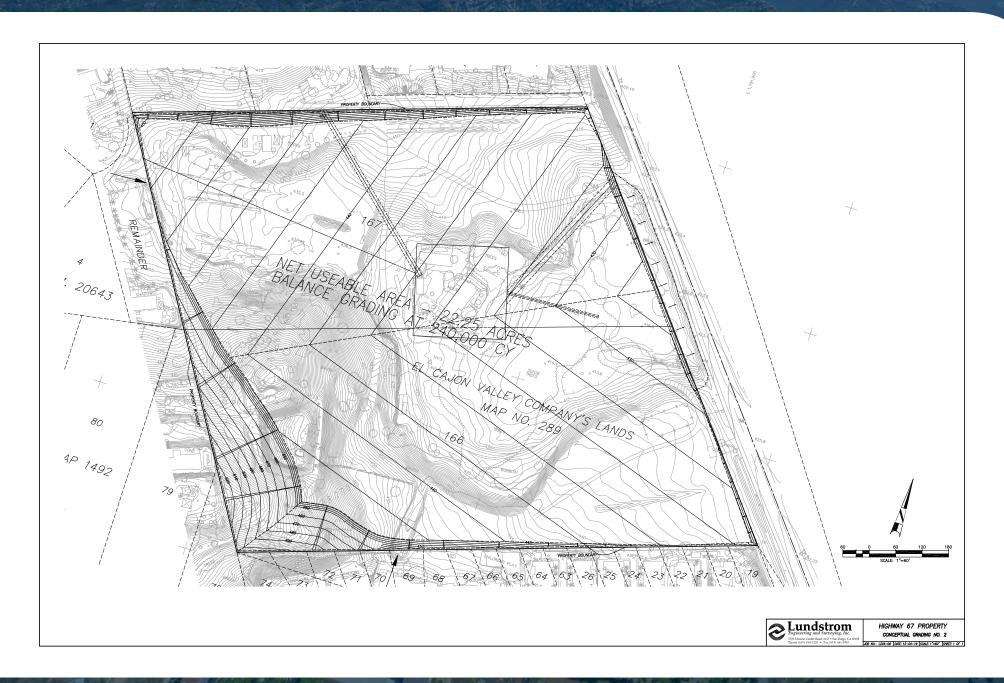
conceptual site plan with gpa (366 units)



conceptual grading plans

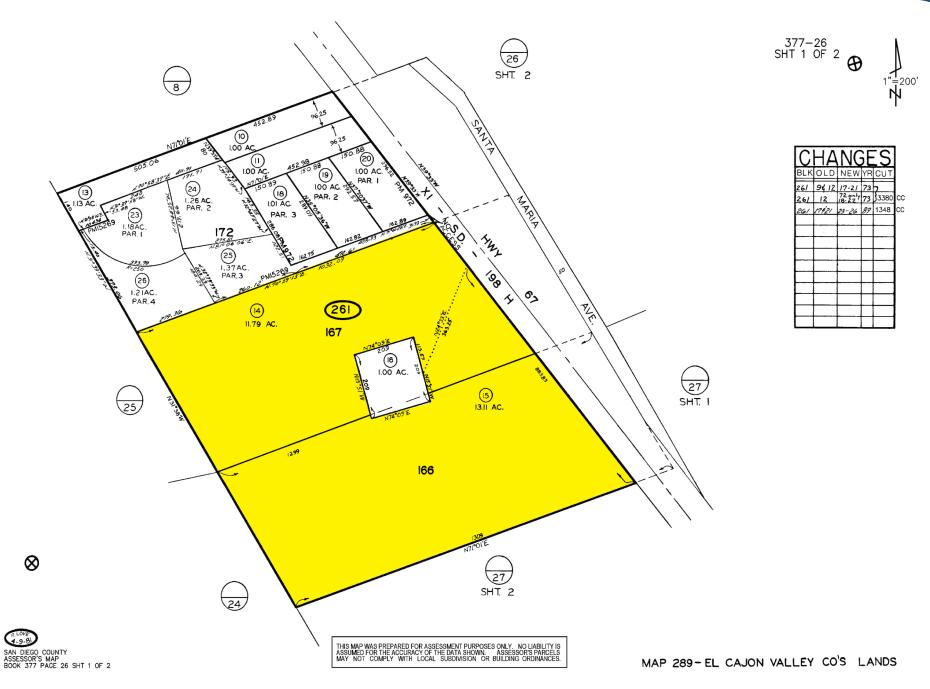


conceptual grading plans

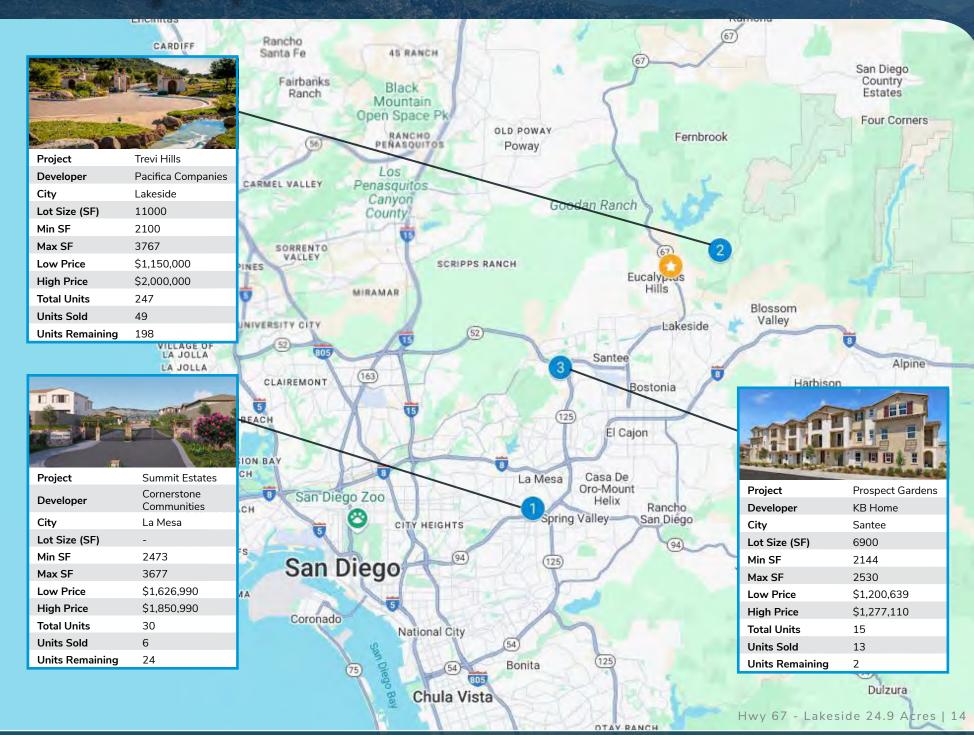


constraints overlay





new housing comparables



resale housing comparables

MLS#	Address	City	Beds Total	Baths Total	LivingArea	\$/SF	Year Built	DOM	С	lose Price	Close Date
PTP2500508	11564 Manzanita Road	Lakeside	2	2	798	\$939.72	1930		5	\$749,900	2/26/2025
240019883SD	11802 Hi Ridge Rd	Lakeside	3	2	1278	\$610.33	1972		31	\$780,000	11/7/2024
PTP2406766	13429 Sunny Lane	Lakeside	3	2	1816	\$462.56	1953		30	\$840,000	1/21/2025
SDC0000976SD	13226 Mapleview ST	Lakeside	4	2	1792	\$491.07	1969		12	\$880,000	2/27/2025
PTP2501646	9324 EMERALD GROVE AVE	Lakeside	3	2	1983	\$448.81	1959		12	\$890,000	4/9/2025
NDP2409416	11934 Lakeside Avenue	Lakeside	3	2	1995	\$450.63	1952		16	\$899,000	11/25/2024
240020420SD	11441 Pinehurst Dr	Lakeside	4	2	1935	\$472.87	1945		49	\$915,000	11/8/2024
NDP2501284	9302 marilla Drive	Lakeside	4	3	1986	\$468.28	1974		13	\$930,000	3/28/2025
240026304SD	11116 Morning Dove	Lakeside	3	3	2804	\$369.12	1972		32	\$1,035,000	1/10/2025
240026298SD	9116 Paradise Park Drive	Lakeside	3	3	2576	\$421.20	2004		6	\$1,085,000	12/11/2024
250017270SD	11421 Pinehurst	Lakeside	4	3	2074	\$554.48	1977		6	\$1,150,000	3/10/2025
PTP2406692	11637 Legendale Dr	Lakeside	4	4	3308	\$370.31	1981		14	\$1,225,000	1/29/2025
250019679SD	11869 Hi Ridge Road	Lakeside	4	3	3356	\$373.96	1985		5	\$1,255,000	3/25/2025
PTP2501104	11037 VALLE VISTA RD	Lakeside	3	2	2523	\$499.41	1988		5	\$1,260,000	3/19/2025
240021154SD	11103 Oak Creek Dr.	Lakeside	3	3	2778	\$453.56	1967		7	\$1,260,000	10/24/2024
PTP2407680	12790 Vineyard Crest Place Lot 34	Lakeside	3	3	3648	\$453.67	2024		83	\$1,655,000	4/10/2025
OC24242105	11879 Rocoso Road	Lakeside	3	3	1700	\$529.41	1979		8	\$900,000	12/23/2024
				Weighted Average:		\$461.77	\$1,041,700.00				

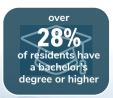
demographics

Population	1 mi	3 mi	5 mi		
Estimated Population	4,549	43,817	122,182		
Estimated Households	4,466	41,958	118,116		
Median Age	39.8	38.5	39.1		
Income					
Average HH Income	\$171,253	\$142,712	\$136,810		
Median HH Income	\$127,439	\$117,754	\$110,725		
Per Capita Income	\$58,978	\$50,559	\$47,879		
Education					
Associates Degree	12.3%	11.2%	10.5%		
Bachelors Degree	15.7%	18.2%	20.3%		
Graduate Degree	7.8%	8.6%	8.7%		
Business					
Total Businesses	129	1,229	4,492		
Total Employees	747	9,393	34,374		









ABOUT THE AREA

Lakeside

Nestled in the foothills of eastern San Diego County, Lakeside offers the perfect balance of rural charm and suburban convenience. Known for its strong sense of community, equestrian heritage, and access to natural beauty, Lakeside is home to scenic landmarks such as Lake Jennings, San Vicente Reservoir, and El Capitan Preserve.

With its proximity to major highways like Hwy 67 and I-8, Lakeside provides seamless access to downtown San Diego while maintaining a quiet, spacious lifestyle. The area features a mix of residential neighborhoods, agricultural land, and commercial centers, making it attractive to families, outdoor enthusiasts, and real estate developers alike.

Lakeside is also celebrated for its recreational offerings, including fishing, hiking, horseback riding, and boating. Community events, local dining, and family-friendly parks make it a vibrant, growing community with enduring appeal and development potential.



LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



for more information, contact:

MATT WEAVER 760.448.2458 mweaver@lee-associates.com CalDRE Lic# 01367183

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
CalDRE Lic# 01323215

760.448.2443 hman@lee-associates.com