



LAKE JENNINGS

LAKE JENNINGS PARK RD

LAKEVIEW RD

ADLAND

GREENHILLS RANCH II

63-Lot Approved Tentative Map
GATED COMMUNITY | EXPANSIVE VIEWS
LAKESIDE, CA



PROPERTY OVERVIEW

| | |
|---|---|
| LOCATION | ADLAI RD, LAKESIDE, CA 92040 |
| APN | SEE TABLE |
| ACREAGE | 58.03 ACRES / PROJECT AREA APX. 36.03 ACRES |
| MUNICIPALITY | COUNTY OF SAN DIEGO |
| SUBMARKET | LAKESIDE |
| PROPERTY CONDITION | UNIMPROVED LAND. MANY LOTS WITH EXPANSIVE LAKE AND MOUNTAIN VIEWS |
| ZONING | S88 |
| GENERAL PLAN | SPECIFIC PLAN AREA / SEMI-RURAL |
| MUNICIPAL INCLUSIONARY REQUIREMENT | NO INCLUSIONARY REQUIREMENT |
| FIRE ZONE | VERY HIGH FIRE SEVERITY ZONE |
| TAX RATE | 1.19% |
| SCHOOL DISTRICTS | LAKESIDE UNION & GROSSMONT UNION HIGH |
| UTILITY DISTRICTS | WATER: HELIX WATER DISTRICT SEWER: LAKESIDE SANITATION DISTRICT FIRE: LAKESIDE FIRE PROTECTION DISTRICT |

| APN | ACRES |
|-------------------|--------------|
| 395-151-16 | 2.44 |
| 395-151-60 | 6.65 |
| 395-151-61 | 15.45 |
| 395-160-15 | 8.72 |
| 395-400-08 | 1.45 |
| 395-400-09 | 1 |
| 395-400-10 | 2.78 |
| 395-400-20 | 2.07 |
| 395-400-54 | 11.2 |
| 395-400-55 | 6.27 |
| TOTAL | 58.03 |

PROJECT INFORMATION

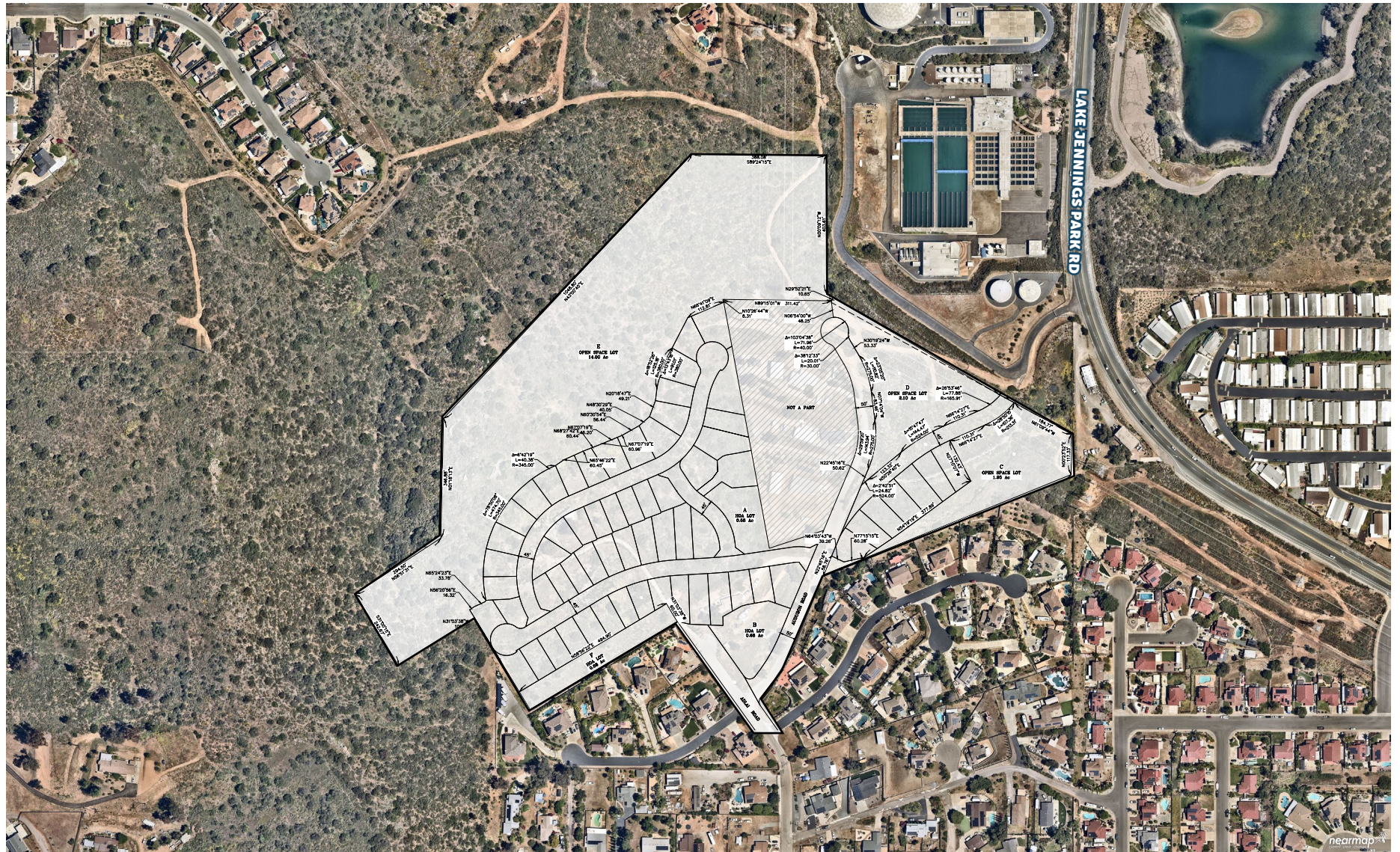
[Project Links](#)

EXECUTIVE SUMMARY

The Greenhills Ranch II Specific Plan Phase II and approved Tentative Map is a 63-lot single-family gated residential development featuring many view premiums in the community of Lakeside. The project site area is approximately 36 acres of which 17 acres will be used to develop 63 market-rate single family lots. The project also provides apx. 9 acres as biological open space. The project received unanimous approval at both the County Planning Commission and Board of Supervisors, after which a CEQA settlement was reached with the Sierra Club.

| | |
|---|---|
| ENTITLEMENTS | APPROVED TENTATIVE MAP FOR 63 SINGLE-FAMILY LOTS |
| POTENTIAL PRODUCT TYPE | DETACHED, FEE-SIMPLE, SINGLE-FAMILY |
| UNITS / LOTS | 63 LOTS |
| AVERAGE LOT SIZE | 7,077 SF (0.1625 ACRES) |
| ESTIMATED DEVELOPMENT IMPACT FEES PER UNIT | \$52,855.97 |
| GRADING | CUT 180,000 CY FILL 180,000 CY EXPORT: NONE |
| NOTABLE REQUIREMENTS | NINE (9) LOTS MUST BE SINGLE STORY |

SITE PLAN OVERLAY



THE MARKET



2025 OWNER OCCUPIED
HOUSING UNITS

85.2%

1 MILE RADIUS



POPULATION

158,665

5 MILE RADIUS



ANNUAL HOUSEHOLD INCOME
AT OR ABOVE \$150,000

38.6%

1 MILE RADIUS

LAKESIDE, CA

Lakeside, CA is a charming unincorporated community located in the foothills of eastern San Diego County, offering a unique blend of rural tranquility and suburban convenience. Known for its wide-open spaces, equestrian lifestyle, and strong sense of community, Lakeside appeals to those seeking a slower pace of life while remaining just 20 miles from downtown San Diego. The area boasts scenic beauty with rolling hills and access to several lakes, including Lindo Lake, Lake Jennings, and El Capitan Reservoir, which provide opportunities for fishing, boating, camping, and picnicking. Outdoor enthusiasts will enjoy hiking trails, rock climbing, and equestrian paths, while families can take advantage of local parks, sports fields, a BMX track, and community events like the annual Lakeside Rodeo, celebrating the town's western heritage. Golfers have access to two courses, including the championship-level Barona Creek Golf Club. Education is a strong point in Lakeside, served primarily by the Lakeside Union School District, which is recognized for its quality programs and safe learning environments. The district offers innovative programs, including language immersion and STEM-focused curricula, and feeds into well-regarded high schools in the Grossmont Union High School District. Lakeside also has a vibrant community center offering classes for all ages, a teen center, and an award-winning public library system.



LAKESIDE VILLAGE



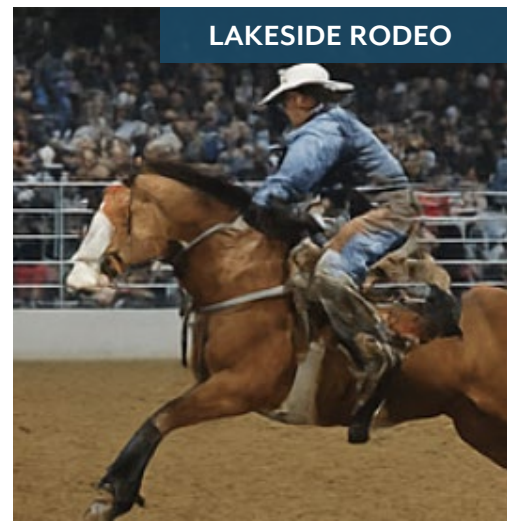
WESTERN DAY PARADE



LINDO LAKE PARK



HORSEBACK RIDING



LAKESIDE RODEO



EL CAPITAN RESERVOIR



LINDO PARK



WINTER VILLAGE HOLIDAY MARKET

AMENITIES | LAKESIDE



DRIVE TIMES

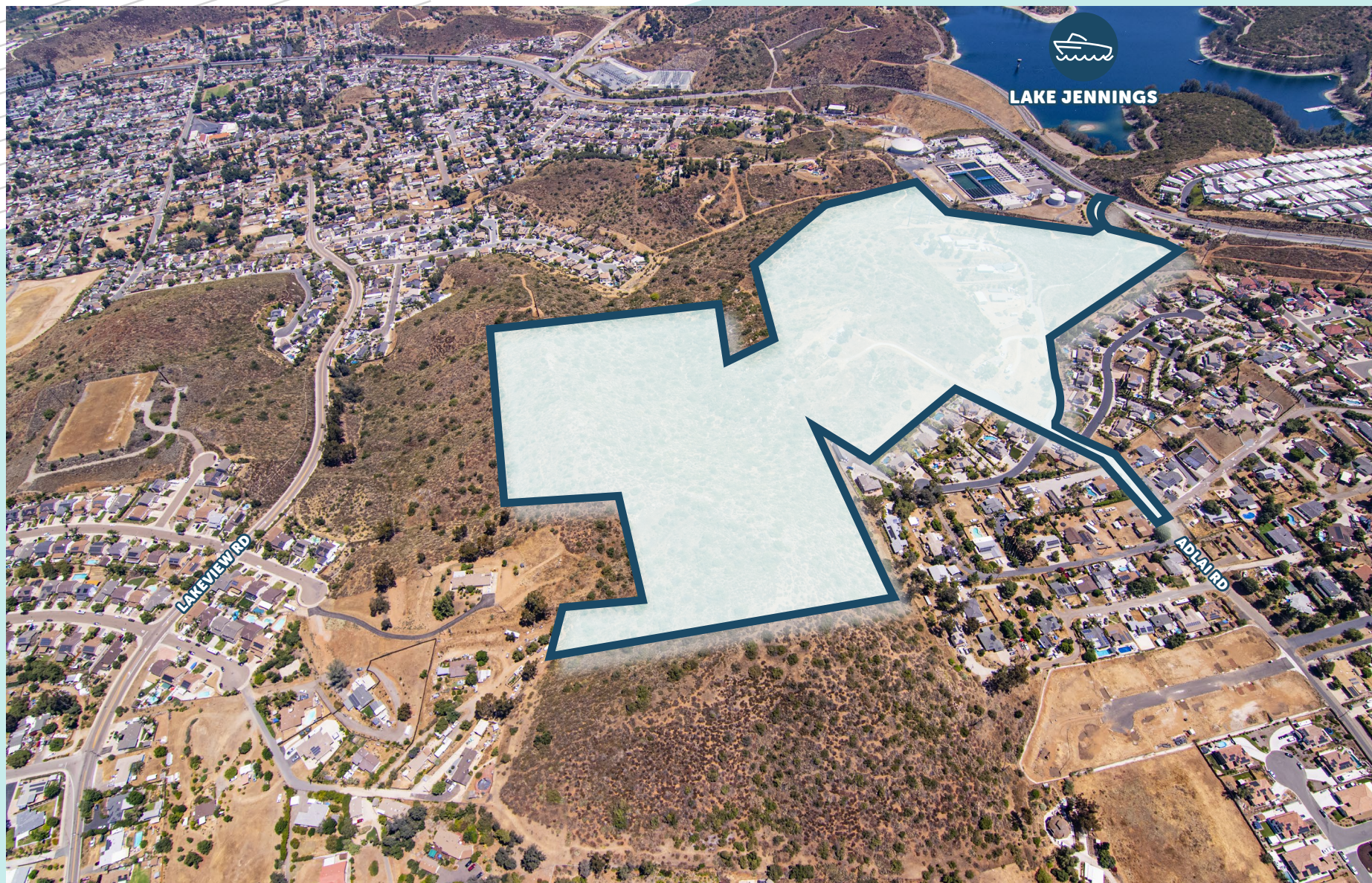


- › LAKE JENNINGS 10 MIN
- › GILLESPIE FIELD AIRPORT 17 MIN
- › DOWNTOWN SAN DIEGO 30 MIN

AERIALS | SE FACING



AERIALS | SE FACING



LOT MATRIX

| LOT # | GROSS SF | GROSS ACRES |
|-------|----------|-------------|
| 1 | 9,926 | 0.23 |
| 2 | 6,048 | 0.14 |
| 3 | 6,514 | 0.15 |
| 4 | 8,606 | 0.20 |
| 5 | 8,431 | 0.19 |
| 6 | 6,563 | 0.15 |
| 7 | 5,397 | 0.12 |
| 8 | 5,616 | 0.13 |
| 9 | 5,663 | 0.13 |
| 10 | 6,244 | 0.14 |
| 11 | 6,481 | 0.15 |
| 12 | 6,451 | 0.15 |
| 13 | 6,422 | 0.15 |
| 14 | 6,345 | 0.15 |
| 15 | 7,101 | 0.16 |
| 16 | 6,324 | 0.15 |
| 17 | 5,551 | 0.13 |
| 18 | 6,329 | 0.15 |
| 19 | 6,793 | 0.16 |
| 20 | 6,793 | 0.16 |

| LOT # | GROSS SF | GROSS ACRES |
|-------|----------|-------------|
| 21 | 6,793 | 0.16 |
| 22 | 6,793 | 0.16 |
| 23 | 6,393 | 0.15 |
| 24 | 6,243 | 0.14 |
| 25 | 6,157 | 0.14 |
| 26 | 7,431 | 0.17 |
| 27 | 7,543 | 0.17 |
| 28 | 7,493 | 0.17 |
| 29 | 7,319 | 0.17 |
| 30 | 6,833 | 0.16 |
| 31 | 8,106 | 0.19 |
| 32 | 8,106 | 0.19 |
| 33 | 9,241 | 0.21 |
| 34 | 11,328 | 0.26 |
| 35 | 7,031 | 0.16 |
| 36 | 9,922 | 0.23 |
| 37 | 8,799 | 0.20 |
| 38 | 11,578 | 0.27 |
| 39 | 8,627 | 0.20 |
| 40 | 7,879 | 0.18 |

| LOT # | GROSS SF | GROSS ACRES |
|----------------|--------------|---------------|
| 41 | 8,271 | 0.19 |
| 42 | 7,041 | 0.16 |
| 43 | 6,486 | 0.15 |
| 44 | 6,295 | 0.14 |
| 45 | 6,371 | 0.15 |
| 46 | 5,353 | 0.12 |
| 47 | 5,210 | 0.12 |
| 48 | 5,899 | 0.14 |
| 49 | 7,157 | 0.16 |
| 50 | 5,982 | 0.14 |
| 51 | 5,663 | 0.13 |
| 52 | 5,119 | 0.12 |
| 53 | 5,150 | 0.12 |
| 54 | 5,180 | 0.12 |
| 55 | 5,212 | 0.12 |
| 56 | 6,403 | 0.15 |
| 57 | 7,100 | 0.16 |
| 58 | 6,976 | 0.16 |
| 59 | 8,062 | 0.19 |
| 60 | 8,703 | 0.20 |
| 61 | 9,027 | 0.21 |
| 62 | 8,055 | 0.18 |
| 63 | 7,932 | 0.18 |
| AVERAGE | 7,077 | 0.1625 |

ESTIMATED FEES

| FEE TYPE | PER UNIT COST |
|---|--------------------|
| TIF & RTCIP <i>Single Family Semi-Rural Village</i> | \$5,430.57 |
| Drainage <i>Lakeside SDA 6 \$0.83 per SF</i> | \$2,324.00 |
| Park Fee <i>Lakeside</i> | \$9,178.00 |
| Sewer Capacity + Annual Fee <i>San Diego County Sanitation District L & I</i> | \$2,193.40 |
| Fire Mitigation Fee <i>Lakeside Residential \$1.54 per SF</i> | \$4,312.00 |
| SDCWA 3/4" meter | \$6,683.00 |
| School Fee <i>Grossmont Union High / Sweetwater Elementary \$5.17 SF</i> | \$14,476.00 |
| Water Capacity 3/4 meter <i>Helix Water District</i> | \$8,259.00 |
| PER UNIT TOTAL COST ESTIMATE | \$52,855.97 |

63

Number of
Units

2,800

Product
Square Feet

* FEES CALCULATED BASED ON A 2,800 SF HOUSE

RESALE COMPS

| # | Address | Zip | Bed | Bath | Year Built | Sale Date | Sale Price | SF | Price Per SF | Lot Size |
|-----------------|------------------------------|-------|-----|------|------------|-----------|-------------|-------|--------------|----------|
| 1 | 8739 Via Diego Court | 92040 | 3 | 2 | 1979 | 3/10/2025 | \$972,500 | 1,660 | \$585.84 | 11562 |
| 2 | 13841 Dearly Wy | 92040 | 4 | 2 | 1989 | 3/7/2025 | \$915,000 | 1,684 | \$543.35 | 10,739 |
| 3 | 13649 Cunning Ln | 92040 | 3 | 2 | 1978 | 6/3/2025 | \$971,500 | 1,862 | \$521.75 | 9,071 |
| 4 | 13233 Beechtree St | 92040 | 3 | 2 | 2025 | 10/8/2025 | \$930,000 | 1,825 | \$509.59 | 19,166 |
| 5 | 12466 Keemo Ter | 92040 | 4 | 2 | 1979 | 7/1/2025 | \$935,000 | 1,920 | \$486.98 | 11,078 |
| 6 | 9374 Spencer Ct | 92040 | 3 | 3 | 1996 | 4/11/2025 | \$929,500 | 1,925 | \$482.86 | 10,276 |
| 7 | 9263 Lakeview | 92040 | 3 | 3 | 1987 | 3/11/2025 | \$1,049,000 | 2,244 | \$467.47 | 18,730 |
| 8 | 13499 Khuram St | 92040 | 4 | 2 | 1989 | 6/6/2025 | \$935,000 | 2,009 | \$465.41 | 9,610 |
| 9 | 13229-31 Lakeview Granada Dr | 92040 | 4 | 4 | 1970 | 5/6/2025 | \$1,100,000 | 2,366 | \$464.92 | 10,400 |
| 10 | 13297 Mapleview St | 92040 | 4 | 3 | 1995 | 2/28/2025 | \$1,035,000 | 2,233 | \$463.50 | 6,263 |
| Averages | | | | | | | \$977,250 | 1,973 | \$499.17 | 11,690 |

COMPARABLE HIGHLIGHTS



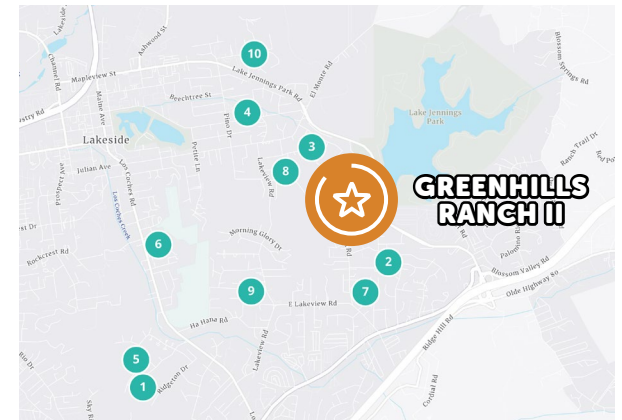
13649 CUNNING LN.



13841 DEANLY WAY



8739 VIA DIEGO CT.



NEW HOME COMPS

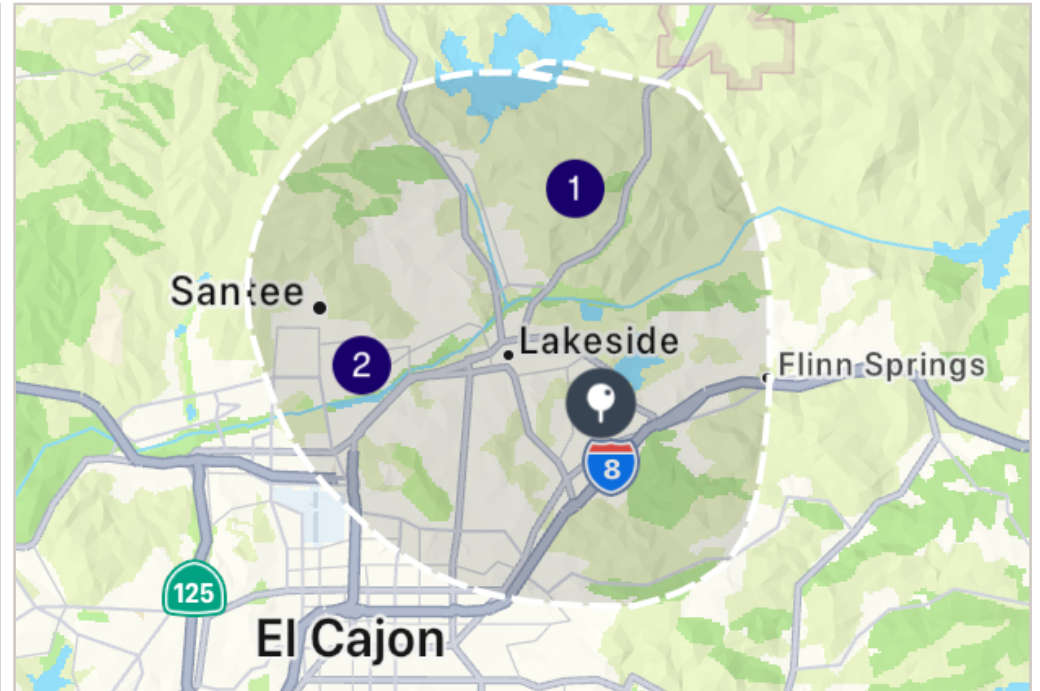
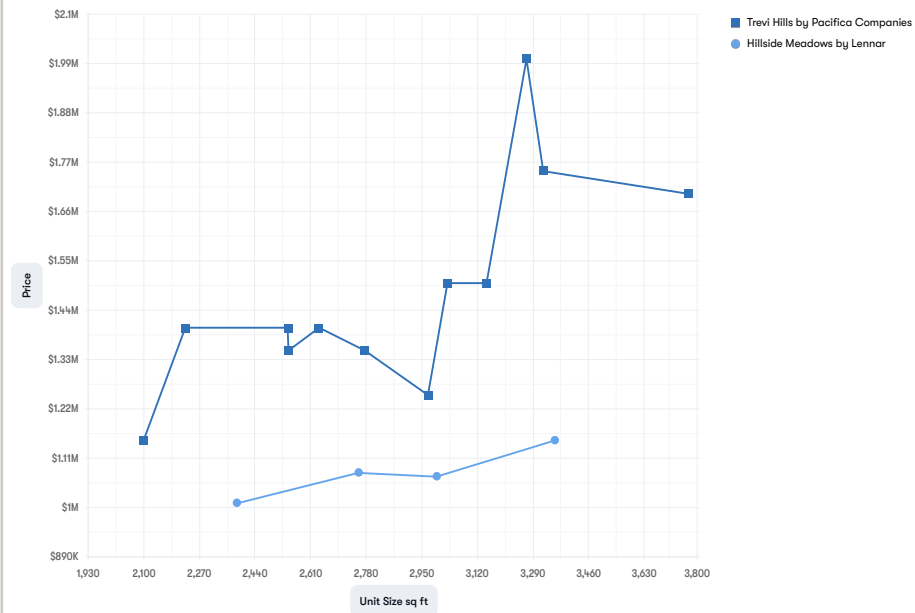
Competitive Projects

Active

| CHART KEY | MAP KEY | PROJECT NAME | BUILDER | CITY | UNIT SIZE SQFT | PRICE RANGE | AVG SALES RATE % | LOT SIZE/TYPE |
|-----------------|---------|---------------------------------------|--------------------|----------|----------------|-------------------|------------------|---------------|
| Averages | | | | | 2,243 - 3,562 | \$1.08M - \$1.57M | 2.25 | 8,500 |
| ■ | 1 | Trevi Hills VIEW | Pacifica Companies | Lakeside | 2,100 - 3,767 | \$1.15M - \$2.3M | 0.33 | 11,000 |
| ● | 2 | Hillside Meadows VIEW | Lennar | Lakeside | 2,386 - 3,356 | \$1.01M - \$1.15M | 4.18 | 6,000 |

Price Graphs | Projects

Detached Single Family



GREENHILLS RANCH II

LAKESIDE, CA

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