



OFFERING MEMORANDUM



8840 LEIGH AVE

SPRING VALLEY, CA 91977



01

INVESTMENT SUMMARY

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

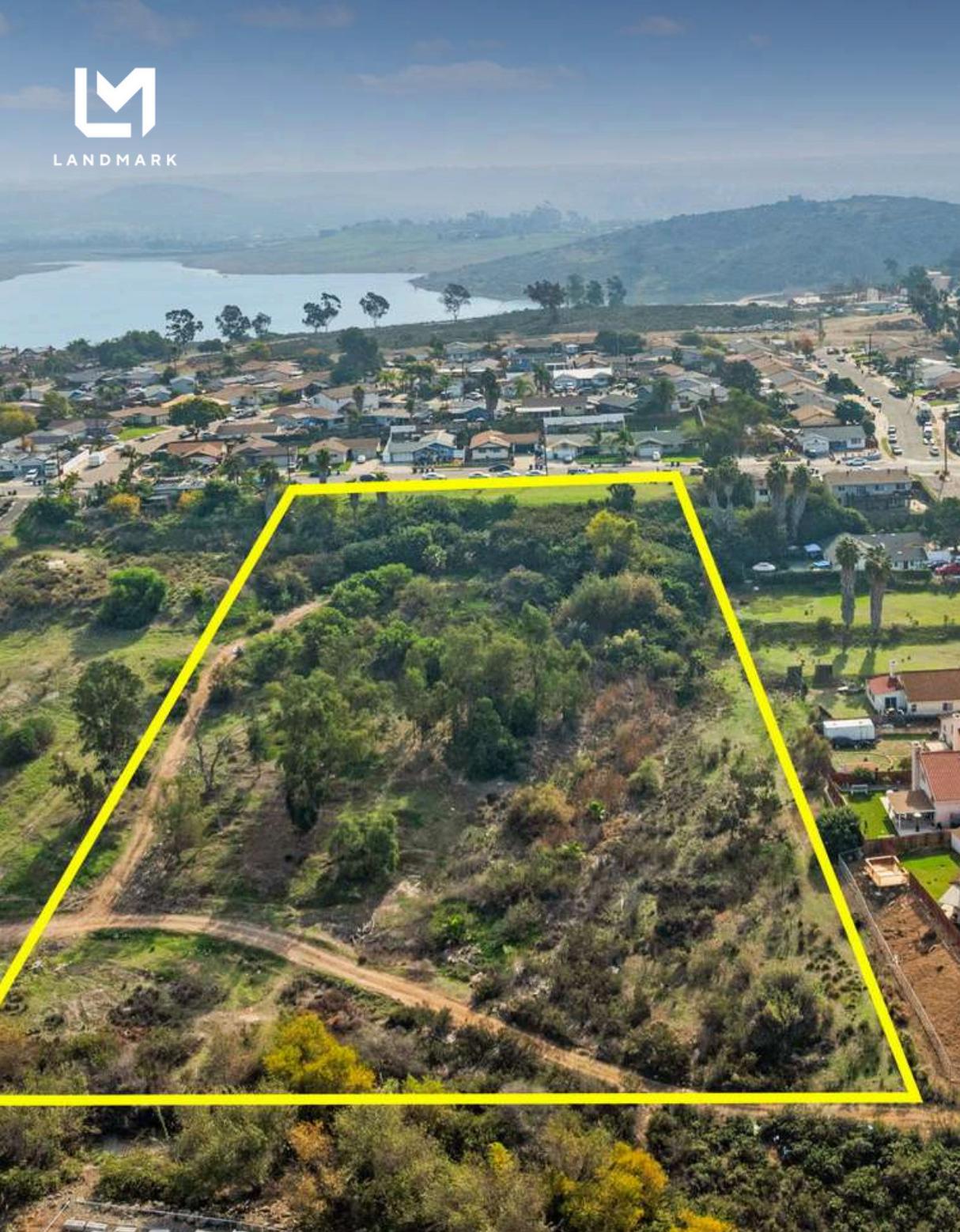


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SPRING VALLEY OVERVIEW

INVESTMENT SUMMARY

THE OFFERING

The approximately **4.67-acre ($\pm 203,425$ SF)** site presents a rare large-scale infill development opportunity in Spring Valley, San Diego. Based on preliminary analysis, the property may support subdivision into up to **~17 single-family residential lots**, subject to County review and approvals. The site is located within an established single-family residential neighborhood and is positioned to capture **elevated views toward the Sweetwater Reservoir** and surrounding hillsides, enhancing future end-buyer appeal.

The property benefits from proximity to city water, sewer, and power, which may help reduce off-site infrastructure requirements and improve development feasibility. Convenient access to **Hwy 125** provides regional connectivity while maintaining a neighborhood setting. The combination of **scale, view orientation, and utility access** is uncommon for infill land of this size within the submarket.

Existing architectural plans for three single-family residence models are available and may serve as a useful starting point for future design and feasibility analysis. Overall, the property offers a compelling residential development opportunity for builders or investors seeking density potential, design flexibility, and long-term upside in a supply-constrained submarket.

[Click Here to see the Marketing Video](#)

PROPERTY OVERVIEW

Address	8840 Leigh Ave
Lot Size	203,425 sq ft 4.67 acres
Zoning	R-1
Price	\$1,200,000
Price/ SF	\$5.89
Neighborhood	Rancho De Leon
APN	586-190-12-00





02

PROPERTY PHOTOS

PHOTOS

AMENITIES

Investment Highlights

Rare Large-Scale Infill Site | ± 4.67 acres ($\approx 203,425$ SF) located within an established Spring Valley neighborhood, offering scale that is increasingly difficult to assemble in San Diego County.

Subdivision Upside Potential | Preliminary analysis indicates the site may support up to ~ 17 single-family residential lots, subject to County review and approvals, creating attractive lot yield for developers.

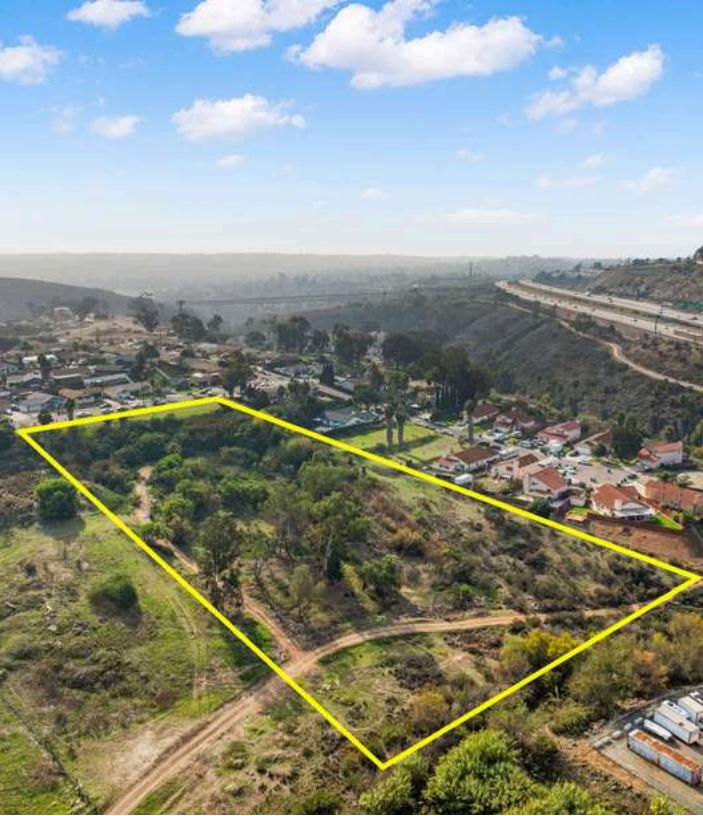
View-Oriented Residential Setting | Elevated topography with views toward the Sweetwater Reservoir and surrounding hillsides enhances end-buyer appeal and supports pricing premiums.

Infrastructure Proximity | Close access to city water, sewer, and power reduces entitlement risk, development timelines, and off-site improvement costs.

Efficient Regional Access | Convenient proximity to Highway 125 provides strong connectivity to major employment centers and regional amenities.

Multiple Exit Strategies | Flexible development optionality for builders and investors, including entitlement, finished lot sales, vertical construction, or long-term hold.









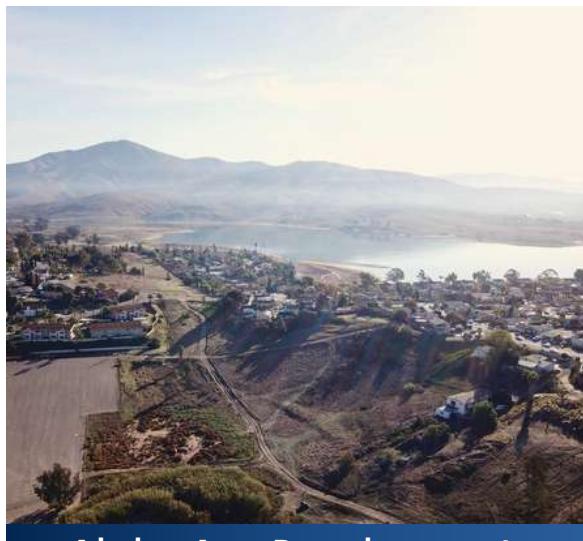
03 SALES COMPARABLES

Sale Comparables



**Briarwood Rd @ Zest St
San Diego, CA 92139**

Sale Price	\$450,000
Land Area AC	1.28
Land Area Sq Ft	55,756
Price/SF Land	\$8.07
Date Sold	6/8/2020
Zoning	RS-1-7



**Alpha Ave Development
Spring Valley, CA 91977**

Sale Price	\$345,000
Land Area AC	5.41
Land Area Sq Ft	235,660
Price/SF Land	\$1.46
Date Sold	6/18/2021
Zoning	VR-4.3



**Montemar Dr - 13 Lot
Spring Valley, CA 91977**

Sale Price	\$2,210,000
Land Area AC	7.36
Land Area Sq Ft	320,602
Price/SF Land	\$6.89
Date Sold	10/31/2018
Zoning	RR2

Sale Comparables



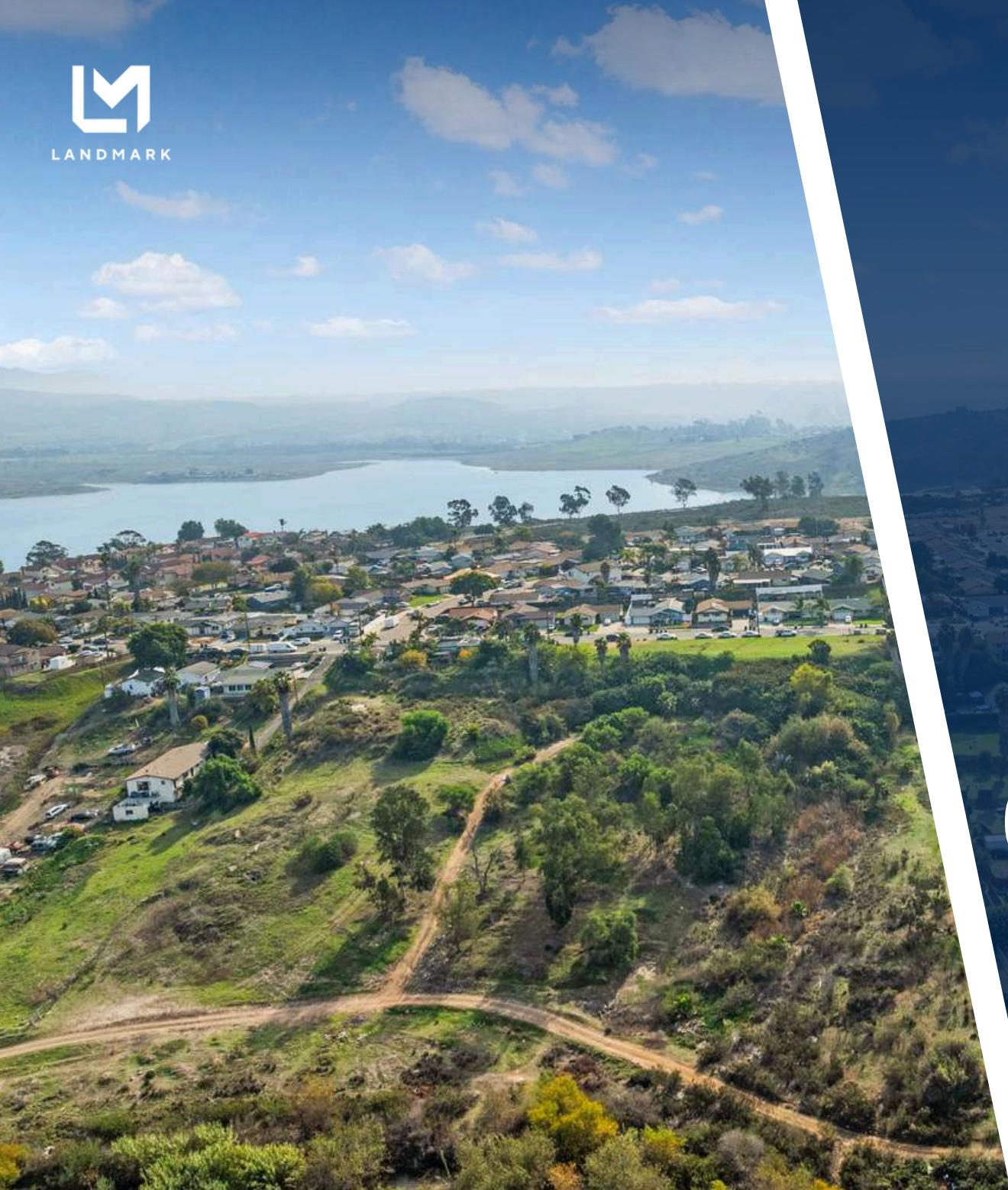
**Troy & Palm St (Vista Azul)
Lemon Grove, CA 91945**

Sale Price	\$850,000
Land Area AC	2.06
Land Area Sq Ft	89,734
Price/SF Land	\$9.47
Date Sold	9/18/2020
Zoning	RM



**5870-90 Quarry Rd
Bonita, CA 91902**

Sale Price	\$4,000,000
Land Area AC	9.45
Land Area Sq Ft	411,642
Price/SF Land	\$9.72
Date Sold	12/16/2021
Zoning	RR



04 MARKET OVERVIEW



SPRING VALLEY MARKET OVERVIEW

Spring Valley is an established residential community located in eastern San Diego County, offering proximity to major employment centers while maintaining a suburban, single-family character. The area benefits from convenient access to regional transportation corridors, including Highway 125, providing connectivity to Downtown San Diego, La Mesa, and the broader East County region. Its location and accessibility support consistent housing demand from both owner-occupants and renters.

The local housing market is characterized by predominantly single-family homes with values that generally remain below coastal San Diego pricing, making Spring Valley a relatively attainable submarket within the county. Home prices have shown resilience despite broader market fluctuations, supported by limited new housing supply and steady buyer demand. Days on market reflect balanced conditions, indicating continued absorption without excessive volatility.

Spring Valley's demographics and housing fundamentals support long-term residential development. The area has a stable population base and a strong proportion of households seeking ownership opportunities, while rental demand remains solid. This dynamic creates flexibility for developers to pursue for-sale housing strategies while maintaining optionality for rental or build-to-rent execution if market conditions warrant.

From a development perspective, Spring Valley offers a compelling combination of infill opportunity, infrastructure availability, and pricing support. Large, developable parcels are increasingly scarce in the submarket, and entitled or partially entitled land can benefit from constrained supply and long-term appreciation trends. These fundamentals position Spring Valley as an attractive location for residential subdivision and homebuilding projects within San Diego County.

8840 LEIGH AVE SPRING VALLEY, CA 91977



Dan Sipher

Lead Broker

408.368.5225

dan@sdlandmark.com

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