

FOR SALE | RESIDENTIAL DEVELOPMENT OPPORTUNITY

± 2.56 ACRES ACROSS 3 PARCELS

9148 - 9160 IVY LANE | SPRING VALLEY, CA 91777

**VIEWS TO
POINT LOMA /
DOWNTOWN!**

POINT LOMA!



Property boundary not to scale, for illustrative purpose only.

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HIGHLIGHTS



LOT SIZE: 111,513 SQ. FT. / 2.56 ACRES
Quiet, Private Land with Views of Point Loma/Downtown



3 LOTS! - APN #:
578-050-38-00 / 578-050-37-00 / 578-050-36-00



SDGE: 2 Meters Existing Overhead
WATER: Municipal on Site (Helix)
SEPTIC: Existing



ZONING: R-1 - Potential Opportunity for SB9, ADU, JADU or other Density Bonus



IMPROVEMENTS: Two (2) single family homes in place (SFR)



DRIVEWAY: Private Access, Quiet Neighborhood



ACCESS: Quick Access to CA-125



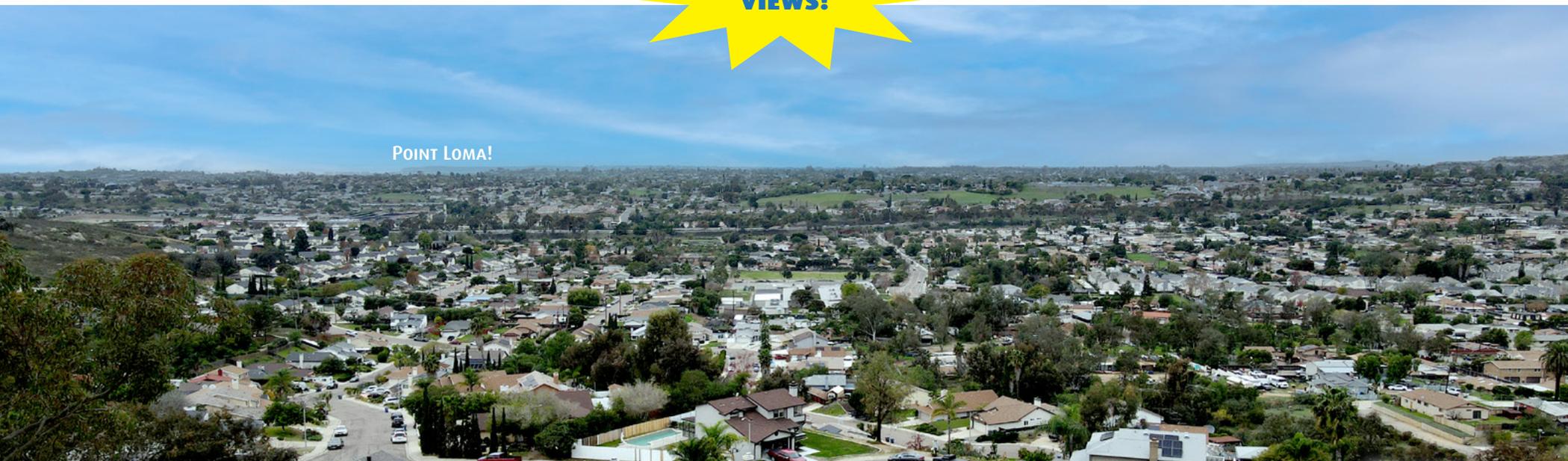
ASKING PRICE: \$1,493,000
(Seller may consider splitting the lots)

PATIO VIEW



**BEAUTIFUL
VIEWS!**

POINT LOMA!



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SPRING VALLEY, CA



Nestled in the heart of East San Diego County, Spring Valley offers a compelling mix of neighborhood character, everyday convenience, and strong connectivity to the region's major job centers. Just minutes from Downtown San Diego and Mission Valley, and bordered by La Mesa, Lemon Grove, and Rancho San Diego, Spring Valley provides a central location with quick access to I-8, SR-94, and I-125, making it an ideal home base for commuters and families alike.

Spring Valley is known for its established residential streets, scenic hillside views, and community parks, while remaining close to shopping, dining, and essential services. Residents also enjoy proximity to outdoor destinations like Sweetwater Reservoir and nearby regional trails, offering an active lifestyle without sacrificing urban accessibility.

With limited housing supply, ongoing demand for attainable homes, and continued investment across East County, Spring Valley presents a strong opportunity for thoughtful residential development. Compared to many coastal submarkets, the area can offer more favorable entry points for land acquisition and value-driven projects, while still benefiting from San Diego's long-term growth fundamentals.

For builders and investors, Spring Valley stands out as a practical, high-demand market where location and livability continue to drive interest, positioning it well for the next wave of East County housing demand.

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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2024 Population	3,290	17,792	27,749
2024 Households	1,075	5,874	9,327
Median Age	39.50	38.90	40.90
Household Income			
Avg Household Income	\$110,308	\$114,942	\$125,585
Median Household Income	\$87,500	\$89,453	\$104,504
Education			
Associate Degree	258	1,335	1,676
Bachelor's Degree	289	1,746	3,200
Advanced Degree	102	878	1,653
Employment			
Civilian Employed	1,676	9,428	14,503
Civilian Non-Labor Force	852	4,431	7,338
U.S. Armed Forces	10	130	238



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