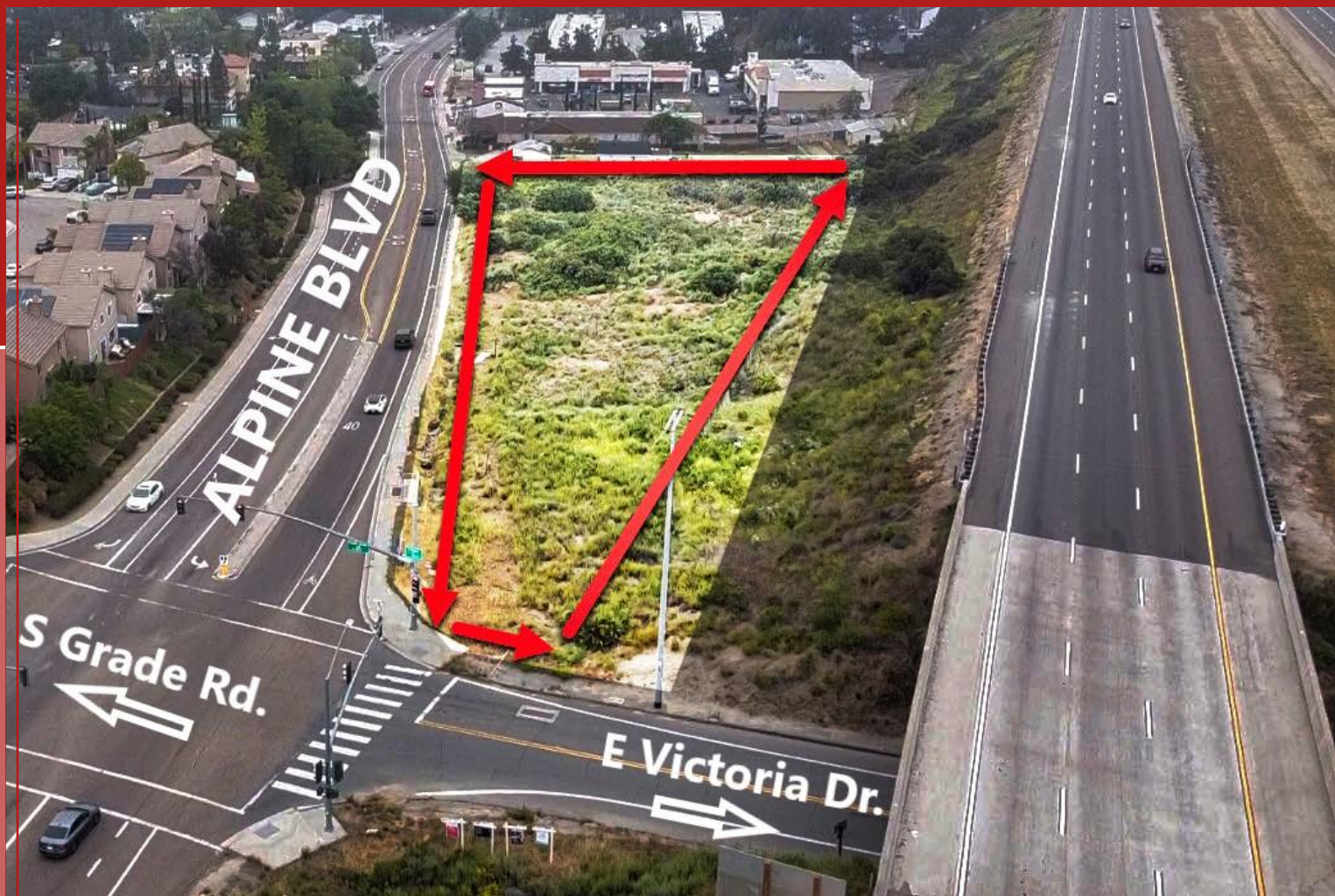


C-36 Land FOR SALE 1.79 AC

2850 Alpine Blvd Alpine CA 91901

FOR SALE



— 2850 Alpine Boulevard —

Property Highlights

- **Great Opportunity to develop this 1.79 AC Commercial lot on Alpine Blvd across from Albertsons center**
- **Zoned C-36**
- **77,972 SF**
- **29,300 Cars per day**
- **Excellent freeway visibility**



810 Jamacha Road, Suite 102
El Cajon, CA 92019



Each Office Independently Owned and Operated

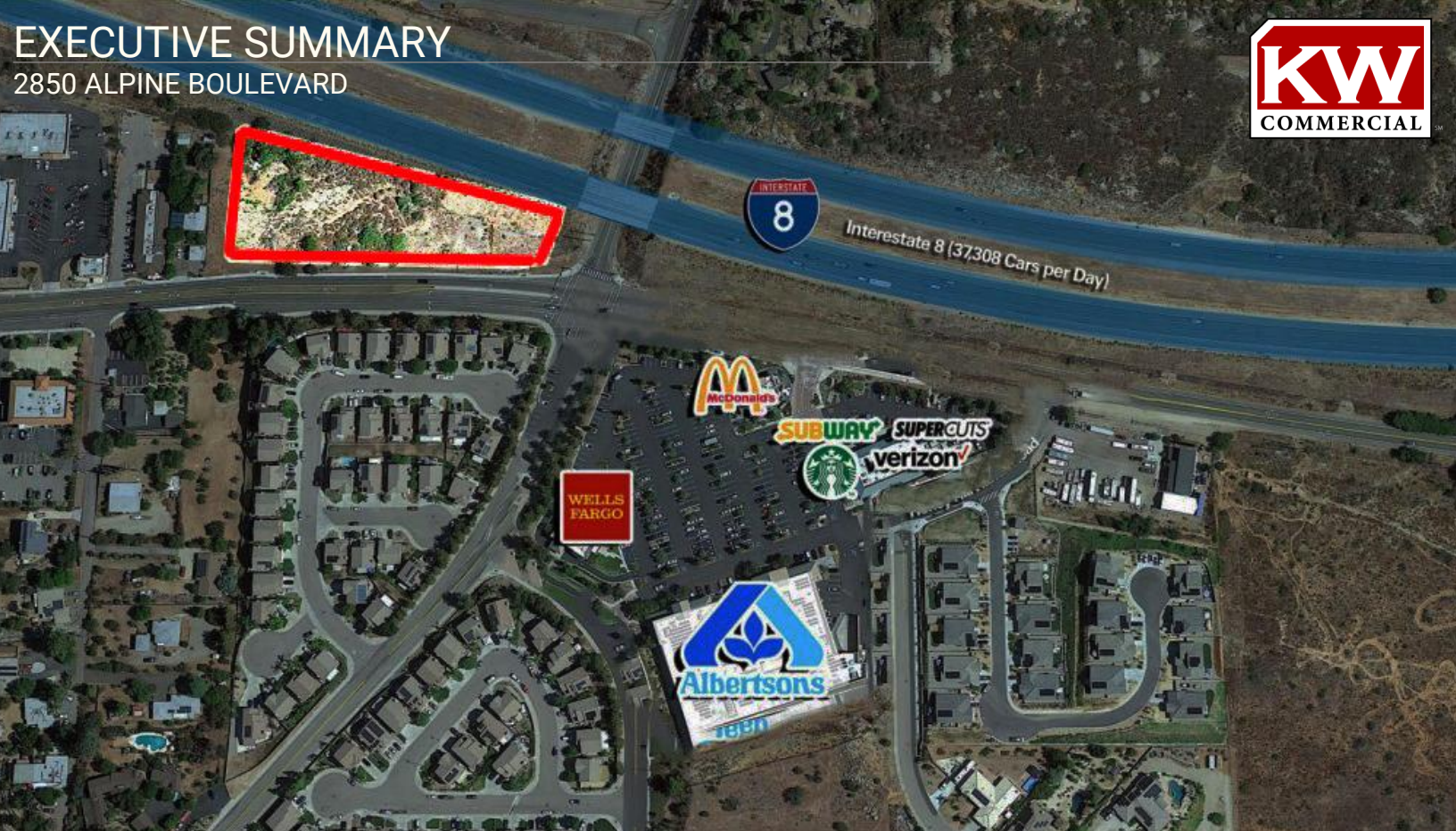
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bensdcommercial@gmail.com
CADRE #01999481

TAMARA CELIMA
Agent
619-729-7343
tcelimacre@gmail.com
CADRE #02071691

EXECUTIVE SUMMARY

2850 ALPINE BOULEVARD



OFFERING SUMMARY

PRICE:	\$1,950,000
LOT SIZE:	77,972 SF
ZONING:	C-36
TRAFFIC COUNT:	29,306
PRICE / SF:	\$25
SIGNAL INTERSECTION:	S Grade Rd.
APN:	404-031-67-00

PROPERTY OVERVIEW

One of the last remaining parcels on Alpine Blvd to be developed. Possible drive-through for fast food or Starbucks type operation. Potential for 8,000 SF of retail use.

Across from Alpine's regional shopping center.



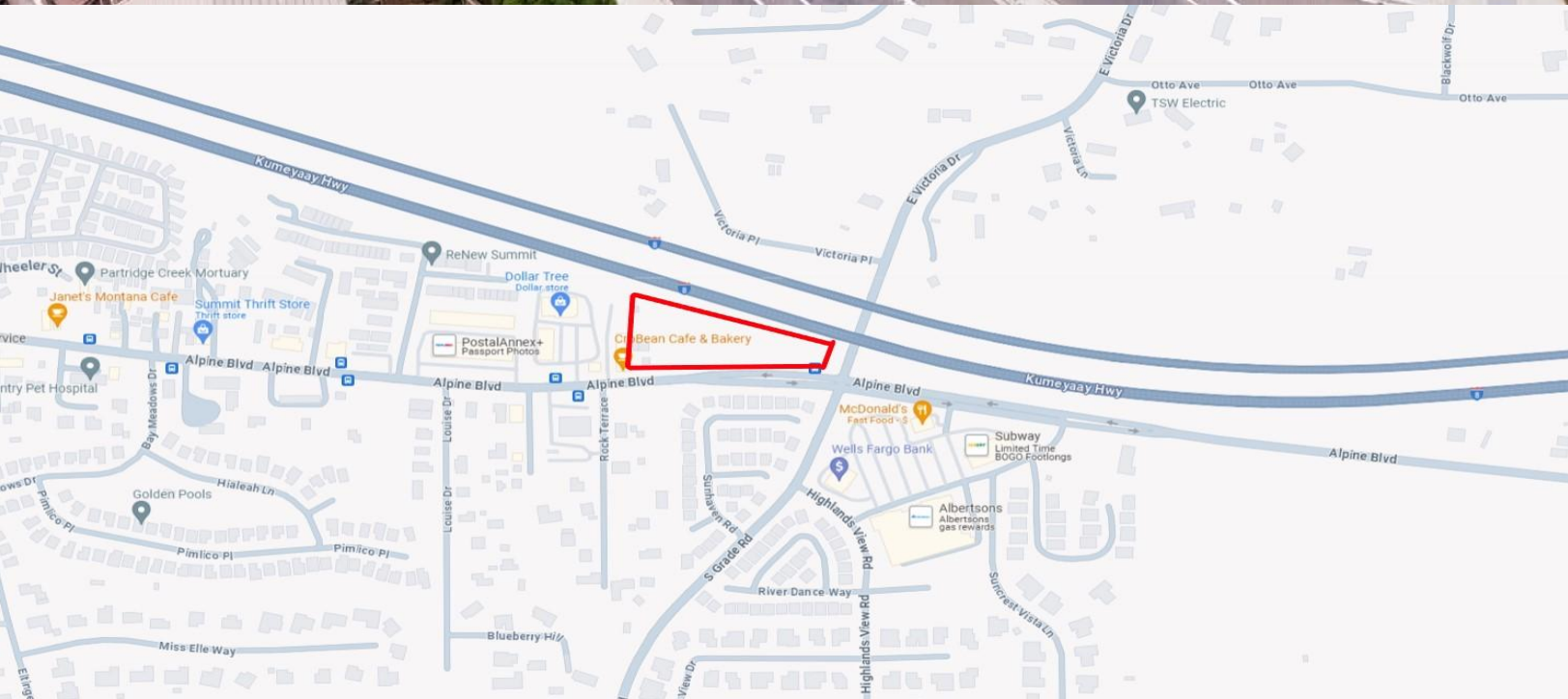
PROPERTY PHOTOS

2850 ALPINE BOULEVARD



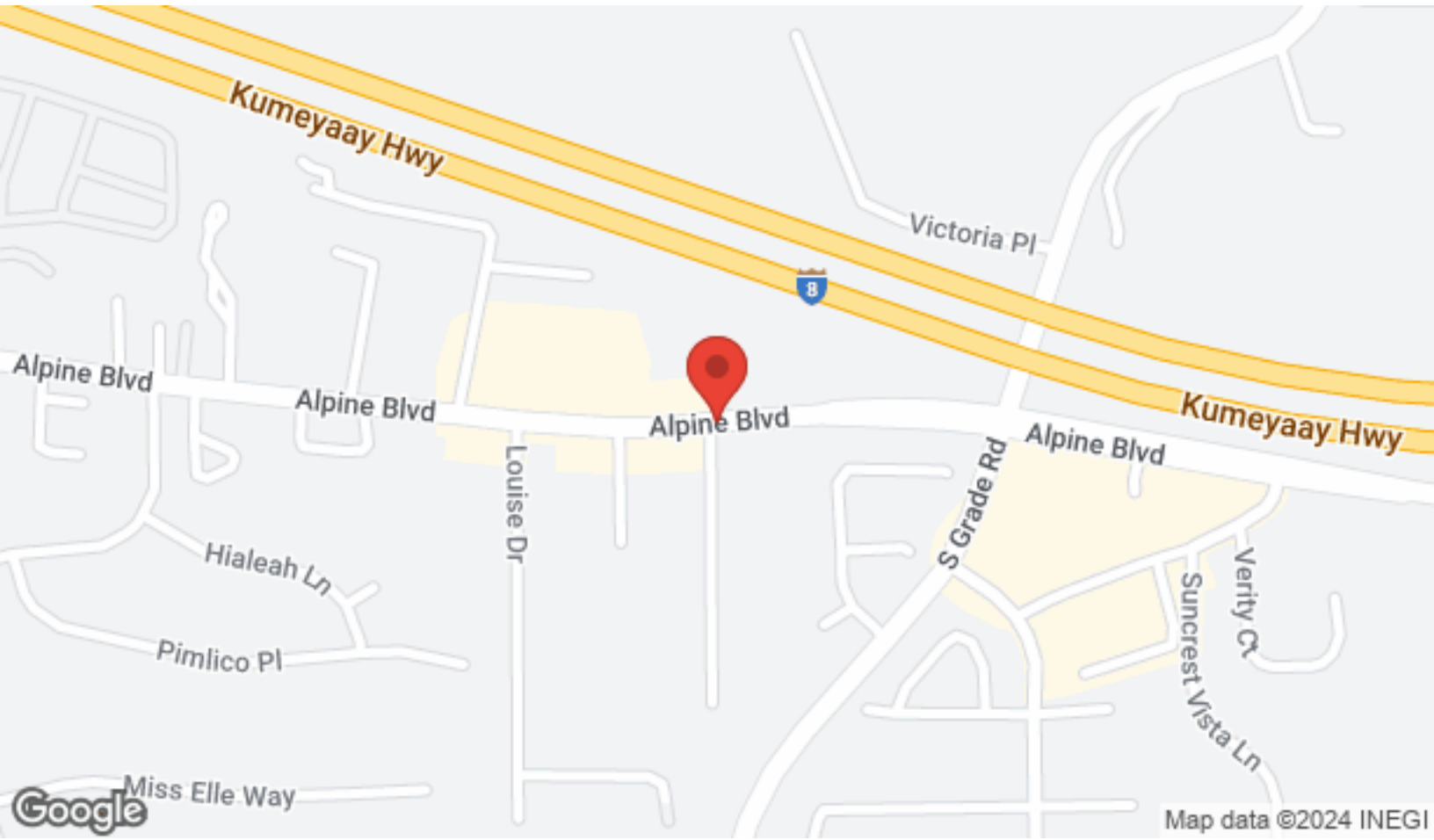
PROPERTY PHOTOS

2850 ALPINE BOULEVARD



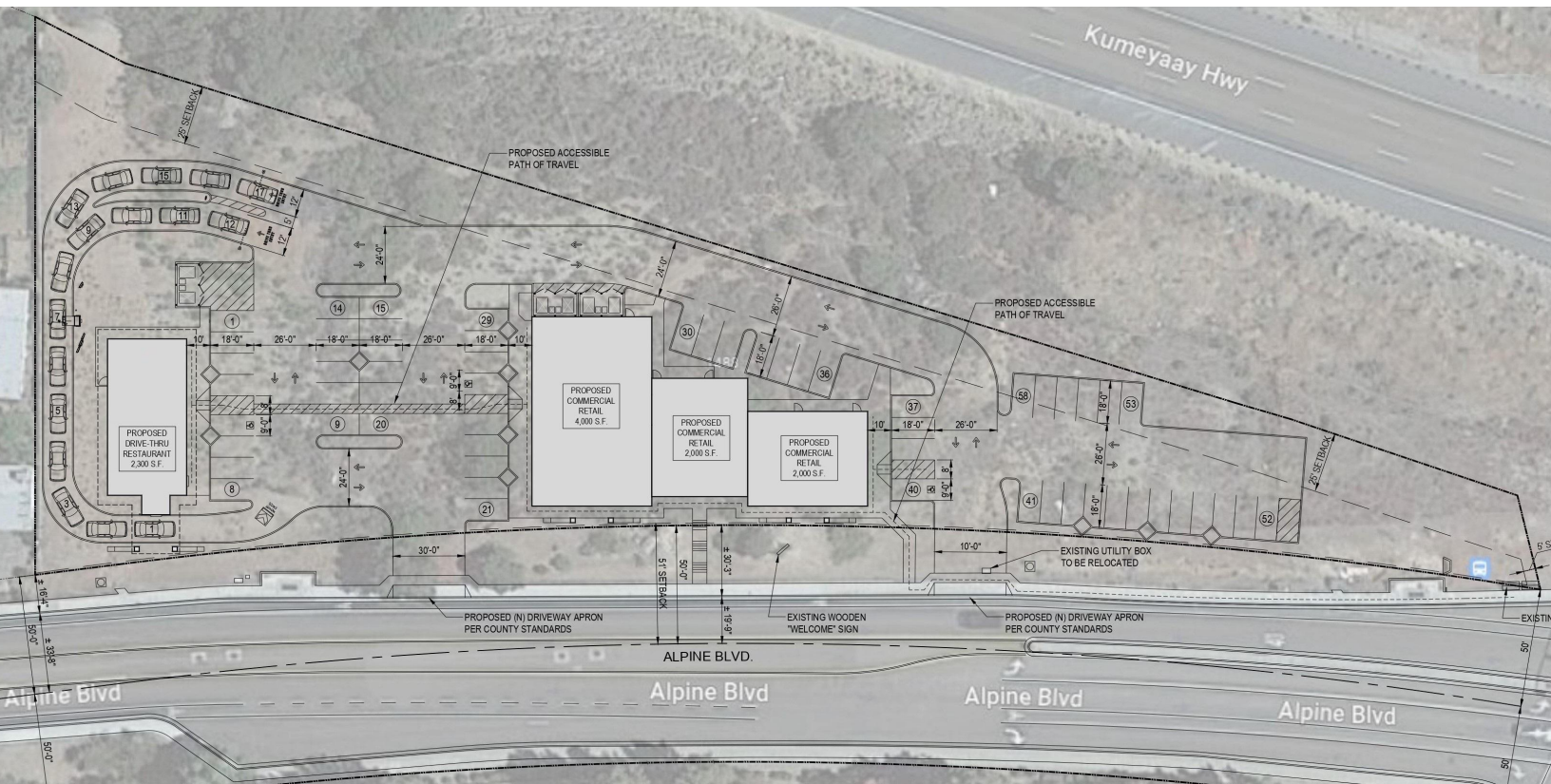
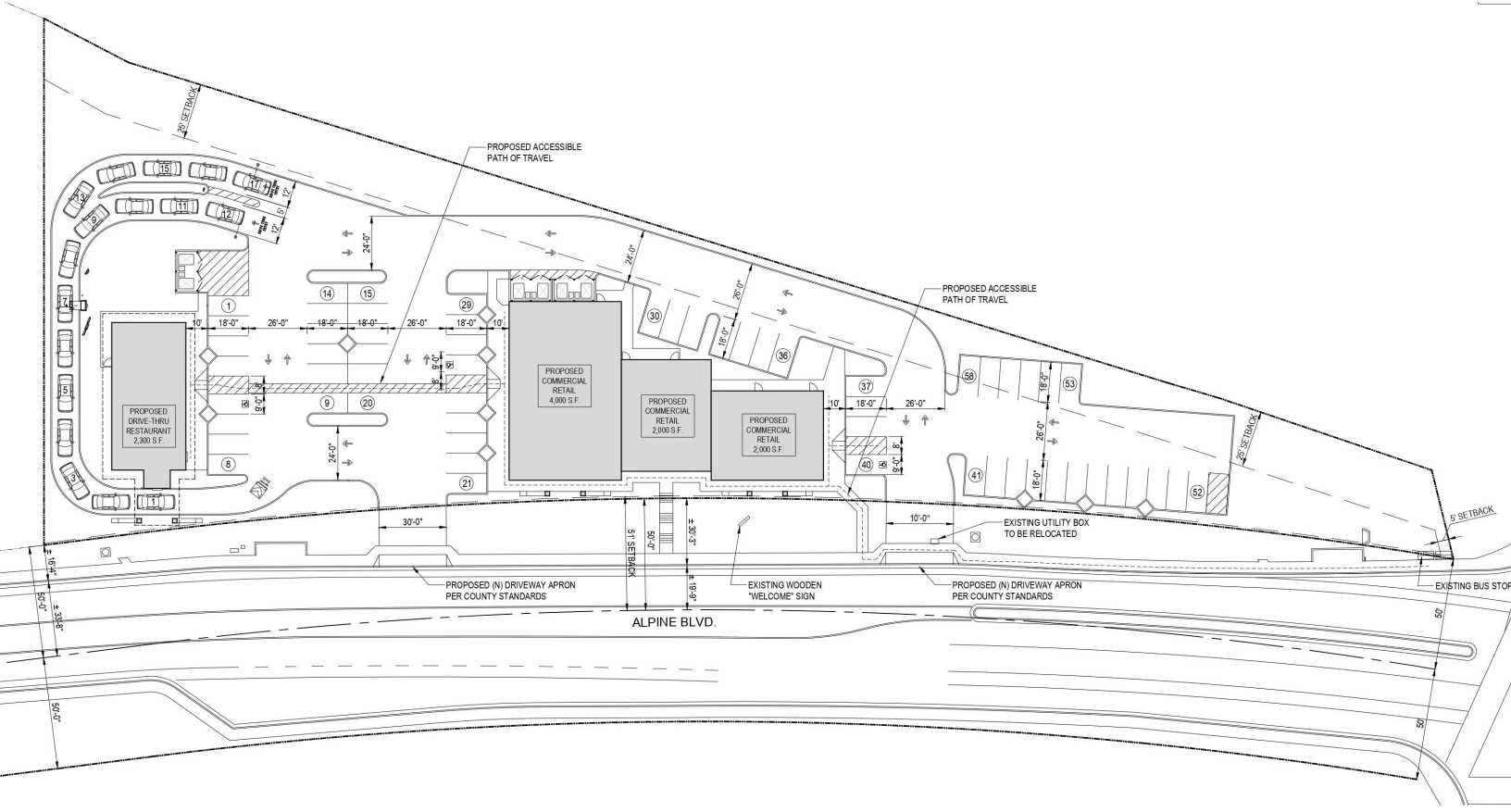
LOCATION MAPS

2850 ALPINE BOULEVARD



CONCEPTUAL SITE PLAN

2850 ALPINE BOULEVARD

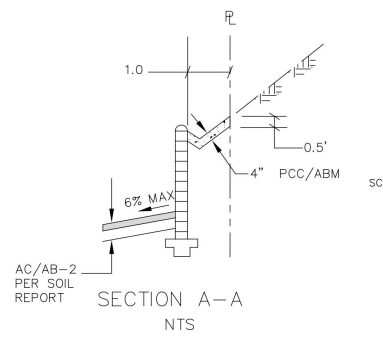
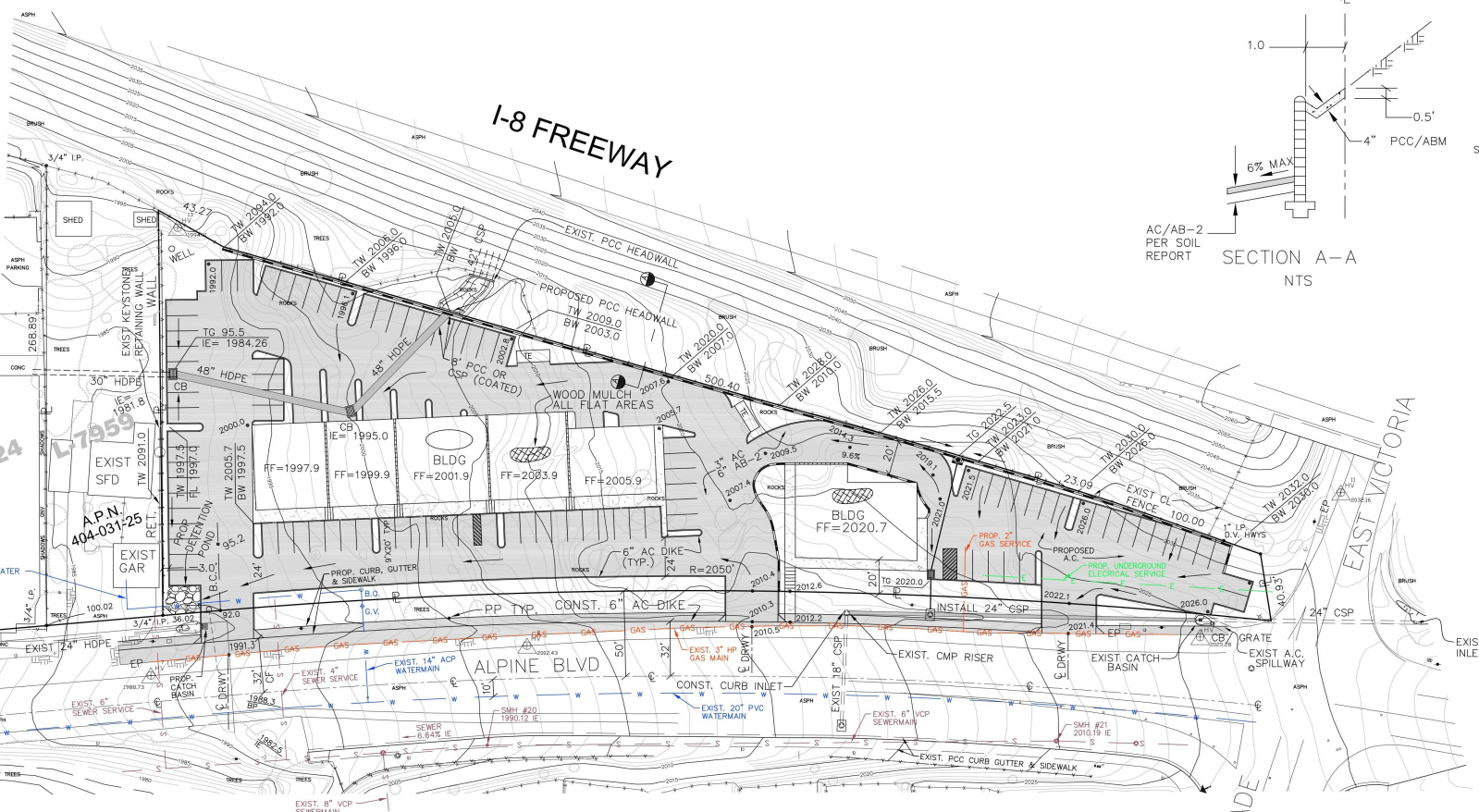


CONCEPTUAL GRADING AND UTILITY PLAN

2850 ALPINE BOULEVARD



CONCEPTUAL GRADING AND UTILITY PLAN



NOTE
 ALL VERTICAL AND HORIZONTAL LOCATIONS FOR THE EXISTING UTILITIES AS SHOWN ARE BASED ON RECORD DATA AND SUBJECT TO FIELD VERIFICATION.

UTILITY LEGEND

SEWER SERVICE	— S —
WATER SERVICE	— W —
GAS SERVICE	— GAS —
ELECTRICAL SERVICE	— E —

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 COUNTY OF SAN DIEGO
 DEPARTMENT OF PUBLIC WORKS

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 El Cajon, CA 92019



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COUNTY PROPERTY SUMMARY REPORT

2850 ALPINE BOULEVARD



COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION

APN:	404-031-67-00
ADDRESS:	1488 ALPINE BLVD, ALPINE
PARCEL AREA:	1.79
CENSUS TRACT:	212.05
DOMAIN:	County of San Diego
PLANNING AREA:	Alpine
GENERAL PLAN DESIGNATION:	GENERAL COMMERCIAL
EXPIRED PERMITS:	Yes
FLAGS:	Yes



AGENCY INFORMATION *For agency contact information refer to PDS 804*

EXISTING SEWER:	No
FIRE DISTRICT:	ALPINE FIRE PROT DIST
ELEMENTARY SCHOOL DISTRICT:	GEN ELEM ALPINE UNION
HIGH SCHOOL DISTRICT:	HIGH GROSSMONT UNION
WATER DISTRICT:	PADRE DAM MUNICIPAL WATER DISTRICT
SANITATION DISTRICT:	ALPINE SANITATION DISTRICT

CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	High <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcountry.ca.gov/pds/docs/pds198.pdf</i>
CEC CLIMATE ZONE:	10 <i>Refer to PDS 409 for energy efficiency standards info. http://www.sdcountry.ca.gov/pds/docs/pds409.pdf</i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	None

STORMWATER MANAGEMENT INFORMATION

EXISTING STRUCTURAL BMP:	No <i>Refer to Watershed Protection website for more information</i>
PRIORITY DEVELOPMENT PROJECT	
ENVIRONMENTALLY SENSITIVE AREA	No
HILLSIDE DEVELOPMENT	Yes

LAND DEVELOPMENT INFORMATION

FLOOD:	YES
DRAINAGE DISTRICT:	DIST. 7 (ALPINE) <i>Refer to the drainage fee ordinance for more information. Drainage fee ordinance; Spring Valley Drainage ordinance.</i>
COUNTY MAINTAINED ROAD:	Abuts County Maintained Road
REGIONAL CATEGORY:	Village
TIF REGIONAL CATEGORY:	VILLAGE CORE

For information regarding Transportation Impact Fees (TIF) visit the [TIF](#) webpage. For an estimate of TIF or Drainage fees please refer to the [DPW Impact Fee Calculator](#)

LEGAL LOT

LEGAL LOT STATUS:	
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COUNTY PROPERTY SUMMARY REPORT

2850 ALPINE BOULEVARD



COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

ZONING INFORMATION BLOCK

USE REGULATIONS:	C36	General Commercial. General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> http://www.sdcounty.ca.gov/pds/zoning/z2000.pdf
ANIMAL REGULATIONS:	R	Please refer to Part Three of the zoning ordinance for information regarding animal regulations. http://www.sdcounty.ca.gov/pds/zoning/z3000.pdf
DENSITY:	7.25	Refer to Part Four section 4100 of the zoning ordinance for density information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
LOT SIZE:	None	Minimum lot size. Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf Please note the County General Plan may be more restrictive for proposed subdivisions
BUILDING TYPE:	W	Nonresidential: Detached & Attached <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information please refer to Part Four Section 4300 of the zoning ordinance. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
MAX FLOOR AREA:	None	Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
FLOOR AREA RATIO:	None	Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
HEIGHT:	G	Maximum height (feet): 35 Maximum number of stories: 2 <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4600 of the zoning ordinance. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
LOT COVERAGE:	None	Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
SETBACK:	O	FY: 50' ISY: 0(h)' ESY: 35' RY: 25(m)' <i>*Please note there may be special setbacks for solar and fire code setback may be more restrictive.</i> <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4800 of the zoning ordinance. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
OPEN SPACE:	A	Private 0, Group 0 <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> Refer to Part Four Section 4900 of the zoning ordinance for Open Space information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
SPECIAL AREA REGULATIONS:	B	Community Design Review Area (section 5750-5799) <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance. http://www.sdcounty.ca.gov/pds/zoning/z5000.pdf

PURPOSE OF THIS HANDOUT

This report is intended to display general property characteristics to aid in preparing plans and documentation for submittal of a building permit application to the Building Services division of Planning & Development Services. Projects must comply with all applicable requirements as displayed on this report however, this report may not be a comprehensive list of all requirements. More information may be obtained at Planning & Development Services located at 5510 Overland Avenue, San Diego, CA 92123 or by visiting <http://www.sdcounty.ca.gov/pds/>.