

Potential RV Resort in the Heart of Borrego Springs

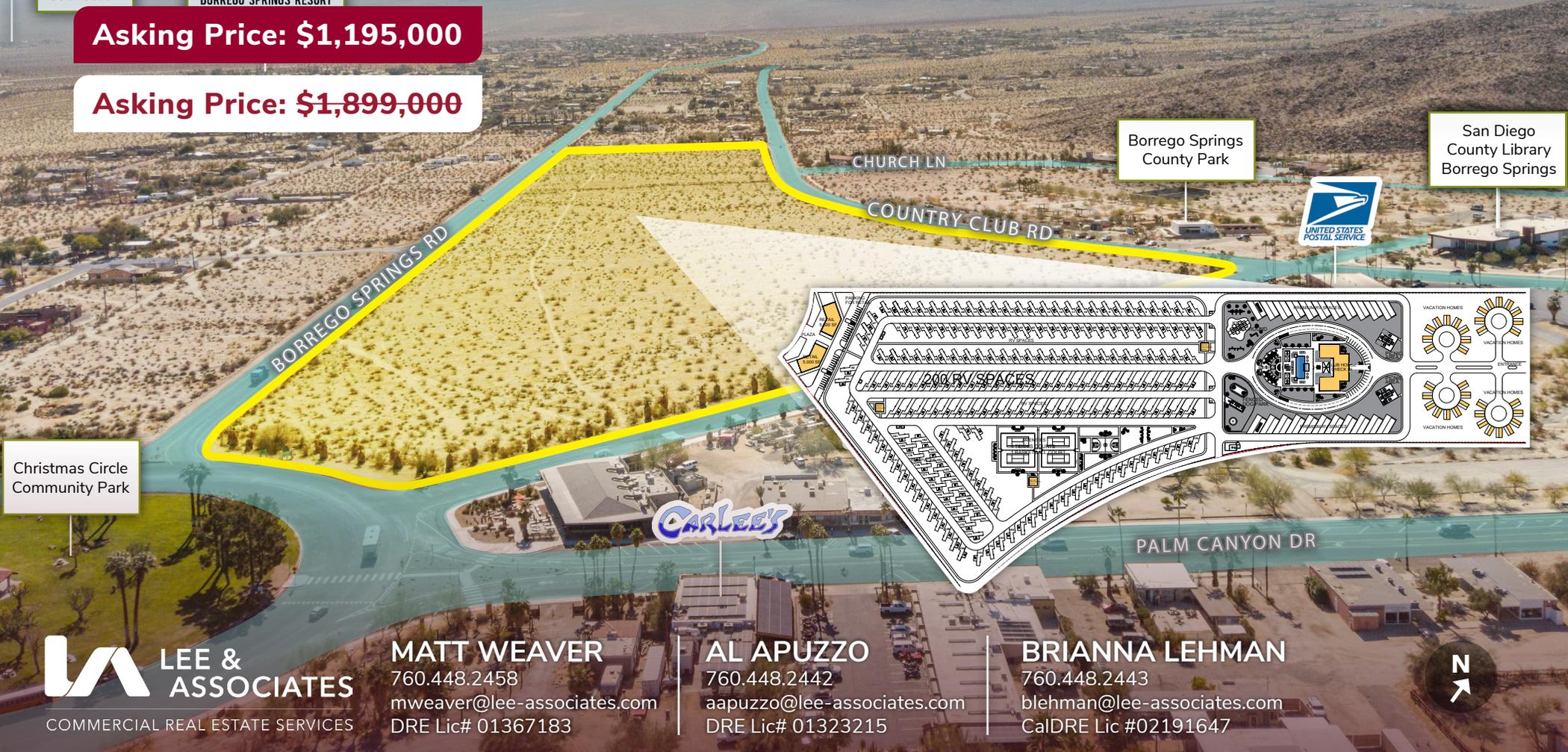
SWC Christmas Circle | Borrego Springs, CA 92004

- Approximately 44.27 acres total
- Conceptual site plan for a 200 space RV Resort with 25 manufactured vacation units, and two retail pads
- Two contiguous parcels zoned General Commercial (C36) and Variable Family Residential (RV)
- Permitted uses include single-family residential, mobile home park, group residential, group care, restaurant, convenience store, gas station, automotive sales and services, medical services, and more.



Asking Price: \$1,195,000

Asking Price: \$1,899,000



Christmas Circle Community Park

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

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

BRIANNA LEHMAN
760.448.2443
blehman@lee-associates.com
CalDRE Lic #02191647



contents

- 3** aerials
- 5** location map
- 6** property information
- 7** conceptual site plan
- 8** property summary report
- 10** tax map
- 11** demographics





Borrego Springs
County Park

The Mall

BORREGO
outfitters
CASUAL LIFESTYLE STORE

Carmelita's
MEXICAN RESTAURANT

Kendall's
Cafe



Christmas Circle
Community Park



SUNSET RD

CHURCH LN

COUNTRY CLUB RD

BORREGO SPRINGS RD

T ANCHOR DR





ROADRUNNER
GOLF AND COUNTRY CLUB

Christmas Circle
Community Park

RED
Ocotillo



PALM CANYON DR

BORREGO SPRINGS RD

COUNTRY CLUB RD

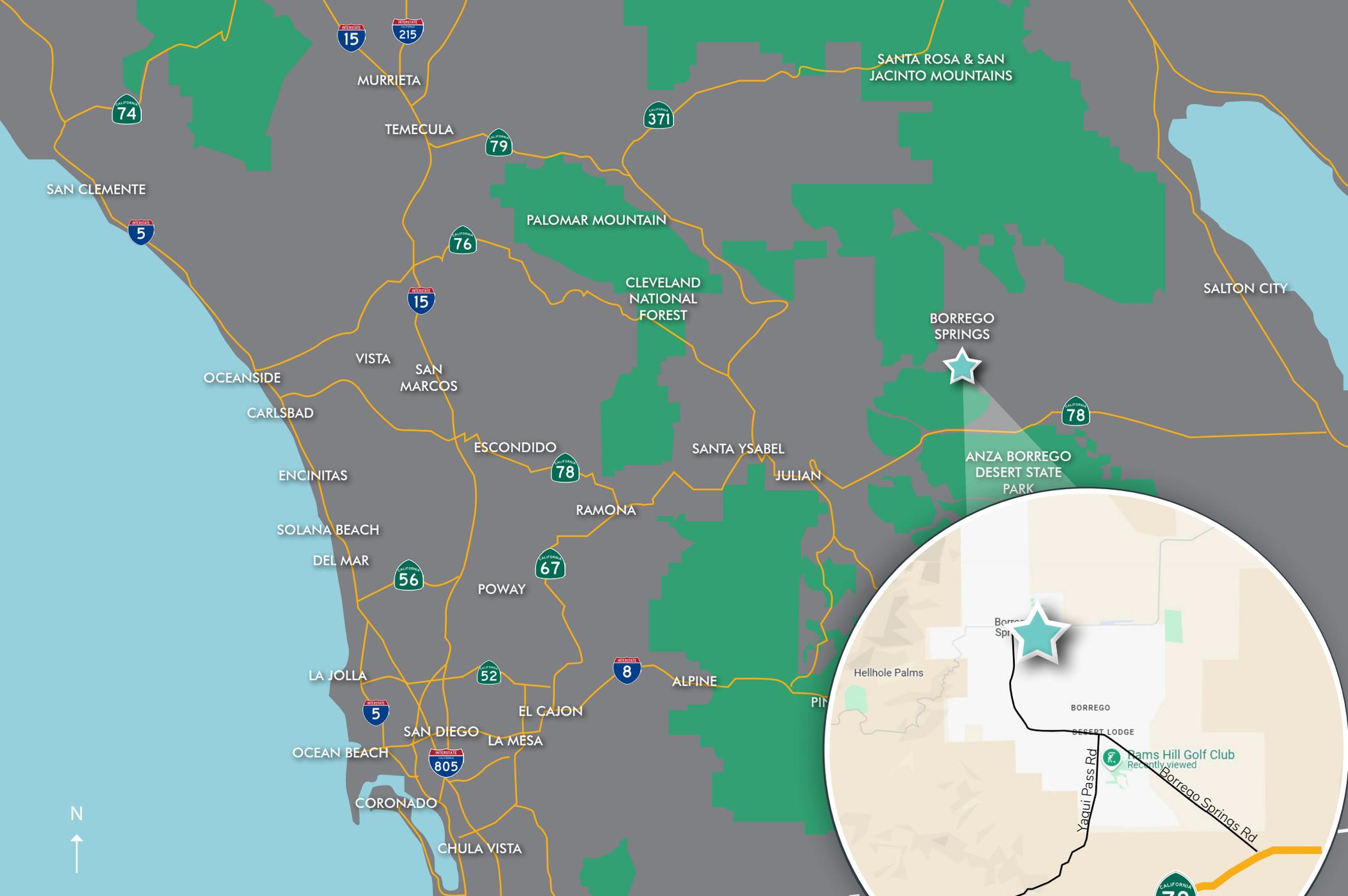
Borrego Springs
County Park

CHURCH LN



SUNSET RD





location map

property information

location:

The subject property is located at Southwest Corner of Christmas Circle and Borrego Springs Road in Borrego Springs, CA. The property is in an excellent location in the heart of town along one of the main roads running through Borrego Springs. The property is just west of Road Runner Golf and Country Club and Springs at Borrego Golf Course, south of Borrego Springs High School, and across the street from Christmas Circle Community Park.

property profile:

This 44.27-acre property, located along the prominent Palm Canyon Drive in the center of Borrego Springs, offers excellent visibility and accessibility. The site comes with a conceptual plan for a 200-space RV resort, 25 manufactured vacation units, and two retail pads, making it an ideal location for tourism and commercial development. With split zoning, the land supports a variety of uses, including residential, commercial, and medical, offering potential for single-family homes, mobile home parks, restaurants, gas stations, and other businesses. This versatile property provides a unique opportunity for diverse development in a prime location.

jurisdiction:

San Diego County

apn's & acreage:

198-020-28-00: 39.35 acres

198-020-27-00: 4.92 acres

TOTAL: 44.27 acres

topography:

Flat

split zoning:

[General Commercial \(C36\)](#)

[Single Family, Duplex, Multi and Variable Family Residential \(RV\)](#)

general plan:

[General Commercial/Village Residential \(VR-15\)](#)

max density:

15 units per acre

max height:

35' or 2 stories

permitted uses:

Mix of single-family residential, mobile home park, group residential, group care, restaurant, convenience store, gas station, automotive sales and services, medical services, and more.

**Some uses require a minor use permit or major use permit depending on the zone.*

project documents:

[Initial Consultation with San Diego County Planning Department](#)

[Project Issue Checklist](#)

[Estimate of Discretionary Processing Time & Costs](#)

school district:

Borrego Springs Unified School District

services:

Water/Sewer- Borrego Water District

Gas/Electric- SDG&E

Fire- Borrego Springs Fire Protection District

Police- San Diego County Sheriff's Department

property summary report

200 Space RV Resort With 25 Manufactured Vacation Units, And Two Retail Pads

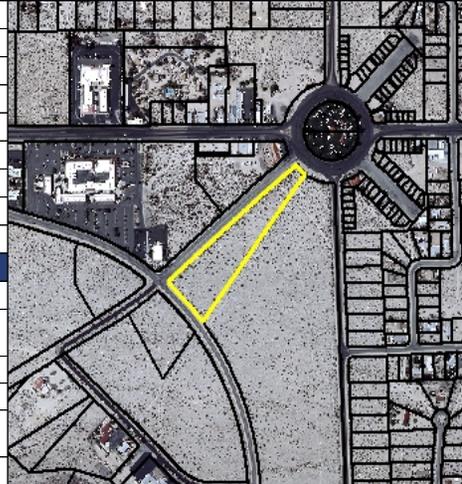
[Download Property Report](#)



COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION

APN:	198-020-27-00
ADDRESS:	
PARCEL AREA:	4.92
CENSUS TRACT:	210.00
DOMAIN:	County of San Diego
PLANNING AREA:	Desert
GENERAL PLAN DESIGNATION:	GENERAL COMMERCIAL
EXPIRED PERMITS:	No
FLAGS:	No



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

EXISTING SEWER:	No
FIRE DISTRICT:	BORREGO SPRINGS FIRE PROT DIST
ELEMENTARY SCHOOL DISTRICT:	UNIFIED BORREGO SPRINGS
HIGH SCHOOL DISTRICT:	
WATER DISTRICT:	BORREGO (CALIF) WATER DIST. LAND
SANITATION DISTRICT:	BORREGO WATER DISTRICT

CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	Moderate <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcountry.ca.gov/pds/docs/pds198.pdf</i>
CEC CLIMATE ZONE:	15 <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 D2
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

STORMWATER MANAGEMENT INFORMATION

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

LAND DEVELOPMENT INFORMATION

FLOOD:	NO
DRAINAGE DISTRICT:	N/A <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:	NONE

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:	
-------------------	--



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. http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf</i>
ANIMAL REGULATIONS:	Q/R	Please refer to Part Three of the zoning ordinance for information regarding animal regulations. http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf
DENSITY:	-	If "-" refer to general plan designation. <i>Refer to Part Four section 4100 of the zoning ordinance for density information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
LOT SIZE:	N/A	Minimum lot size. <i>Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf Please note the County General Plan may be more restrictive for proposed subdivisions</i>
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. For additional information please refer to Part Four Section 4300 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
MAX FLOOR AREA:	N/A	<i>Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
FLOOR AREA RATIO:	N/A	<i>Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
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. For additional information refer to Part Four Section 4600 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
LOT COVERAGE:	N/A	<i>Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
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. If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. For additional information refer to Part Four Section 4800 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
OPEN SPACE:	N/A	<i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. Refer to Part Four Section 4900 of the zoning ordinance for Open Space information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
SPECIAL AREA REGULATIONS:	N/A	A "-" indicates no special area regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf</i>

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.sdcountry.ca.gov/pds/>.

property summary report

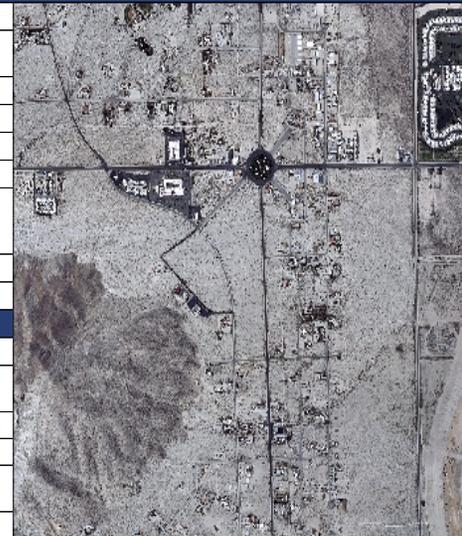
Download Property Report



COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION

APN:	198-020-28-00
ADDRESS:	695 SUNRISE RD, BORREGO SPRINGS
PARCEL AREA:	39.35
CENSUS TRACT:	210.00
DOMAIN:	County of San Diego
PLANNING AREA:	Desert
GENERAL PLAN DESIGNATION:	GENERAL COMMERCIAL/VILLAGE RESIDENTIAL (VR-15)
EXPIRED PERMITS:	No
FLAGS:	No
AGENCY INFORMATION <i>For agency contact information refer to PDS 804.</i>	
EXISTING SEWER:	No
FIRE DISTRICT:	BORREGO SPRINGS FIRE PROT DIST
ELEMENTARY SCHOOL DISTRICT:	UNIFIED BORREGO SPRINGS
HIGH SCHOOL DISTRICT:	
WATER DISTRICT:	BORREGO (CALIF) WATER DIST. LAND
SANITATION DISTRICT:	BORREGO WATER DISTRICT



CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	Moderate <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcountry.ca.gov/pds/docs/pds198.pdf</i>
CEC CLIMATE ZONE:	15 <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 D2
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

STORMWATER MANAGEMENT INFORMATION

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

LAND DEVELOPMENT INFORMATION

FLOOD:	NO
DRAINAGE DISTRICT:	N/A <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:	NONE

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:	
-------------------	--



COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

ZONING INFORMATION BLOCK

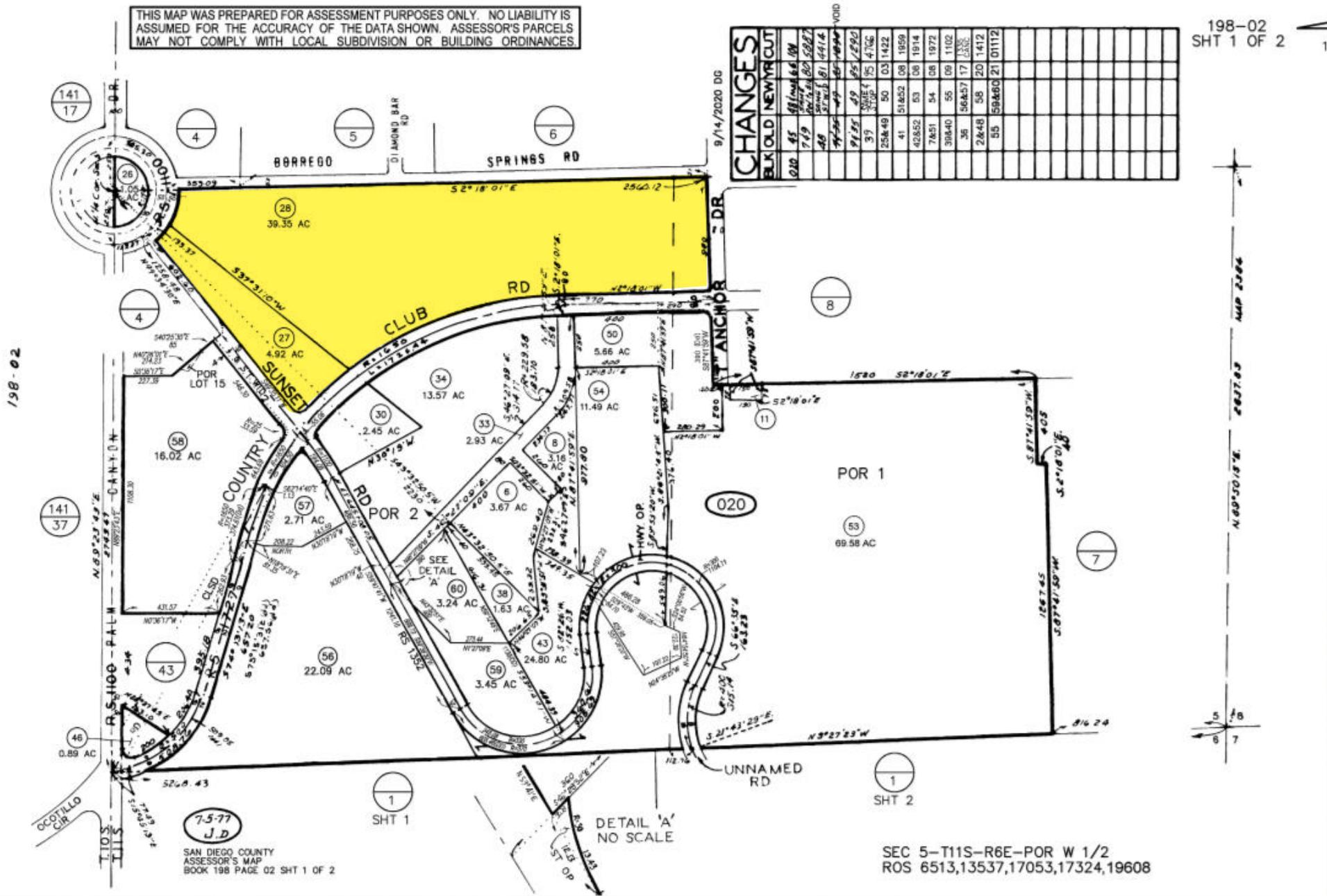
USE REGULATIONS:	C36/RV	General Commercial. General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses. Single Family, Duplex, Multi and Variable Family Residential. Family Residential is the principle, dominate use and civic uses are conditionally allowed by Use Permit. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf
ANIMAL REGULATIONS:	Q/R	<i>Please refer to Part Three of the zoning ordinance for information regarding animal regulations. http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf</i>
DENSITY:	-	If "-"refer to general plan designation. <i>Refer to Part Four section 4100 of the zoning ordinance for density information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
LOT SIZE:	-/6000	Minimum lot size. <i>Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf <i>Please note the County General Plan may be more restrictive for proposed subdivisions</i>
BUILDING TYPE:	H/W	Residential: Single Detached & semi-detached (1 dwelling unit per lot), duplex or doubled detached (2 dwelling units on same lot), stacked (same lot) & Triplex (same lot). Mixed Residential/Nonresidential: Limited nonresidential/Nonresidential: Detached 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> <i>For additional information please refer to Part Four Section 4300 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
MAX FLOOR AREA:	N/A	<i>Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
FLOOR AREA RATIO:	N/A	<i>Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information.</i> http://www.sdcountry.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> <i>For additional information refer to Part Four Section 4600 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
LOT COVERAGE:	N/A	<i>Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
SETBACK:	N/O	FY: 50'(t) ISY: 5' ESY: 35' RY: 25' 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> <i>For additional information refer to Part Four Section 4800 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</i>
OPEN SPACE:	N/A	<i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>Refer to Part Four Section 4900 of the zoning ordinance for Open Space information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
SPECIAL AREA REGULATIONS:	N/A	A "-" indicates no special area regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance.</i> http://www.sdcountry.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.sdcountry.ca.gov/pds/>.

tax map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES



2024 demographics

3 mile



population
3,535



estimated households
1,727



average household income
\$130,574



median household income
\$108,951



total employees
373

5 miles



population
3,777



estimated households
1,857



average household income
\$129,310



median household income
\$109,777



total employees
432

7 miles



population
4,118



estimated households
2,044



average household income
\$126,422



median household income
\$109,999



total employees
626

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.

leelandteam.com

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

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

BRIANNA LEHMAN
760.448.2443
blehman@lee-associates.com
CalDRE Lic #02191647



COMMERCIAL REAL ESTATE SERVICES