

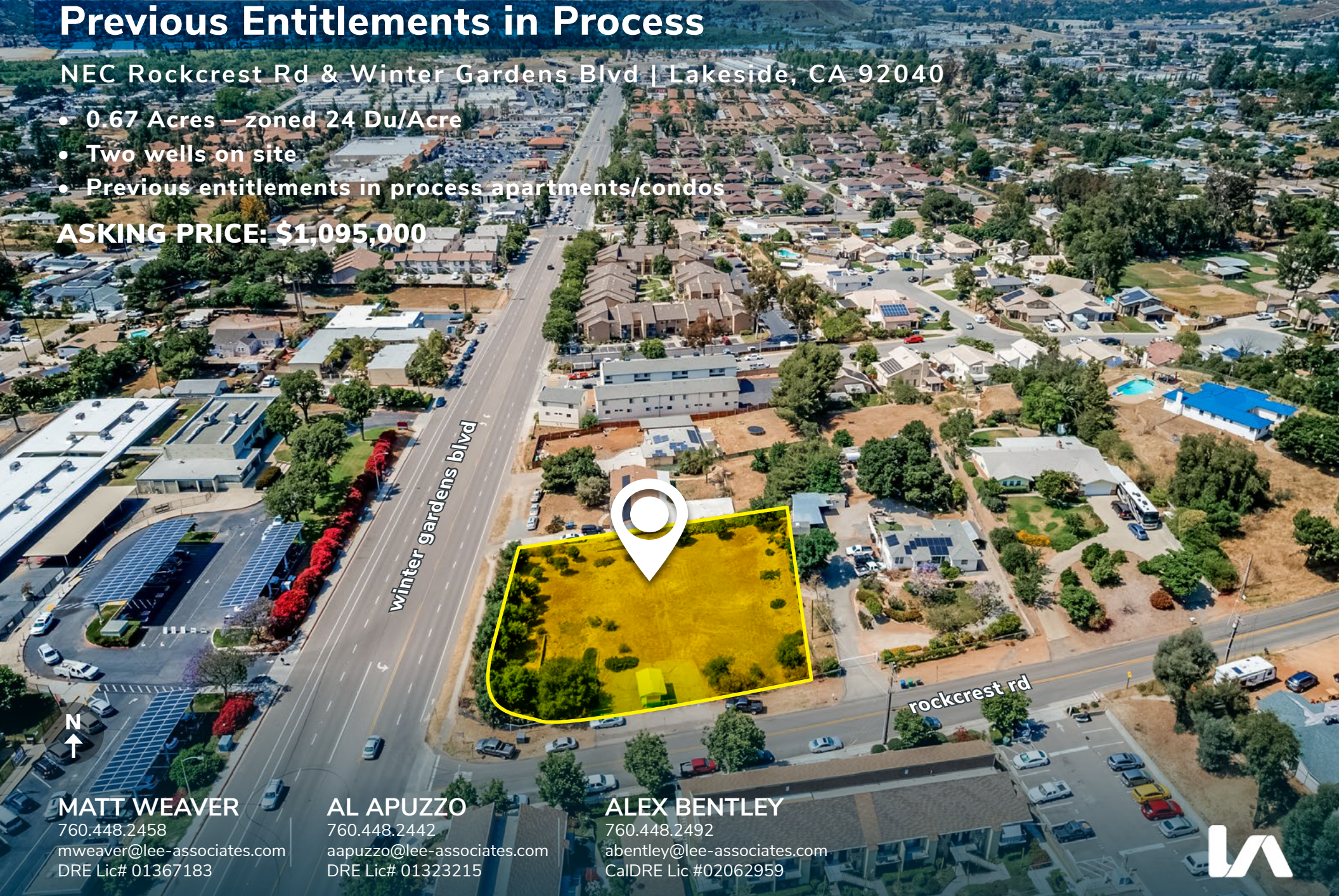
POTENTIAL 16 UNIT DEVELOPMENT PROJECT

Previous Entitlements in Process

NEC Rockcrest Rd & Winter Gardens Blvd | Lakeside, CA 92040

- 0.67 Acres — zoned 24 Du/Acre
- Two wells on site
- Previous entitlements in process apartments/condos

ASKING PRICE: \$1,095,000



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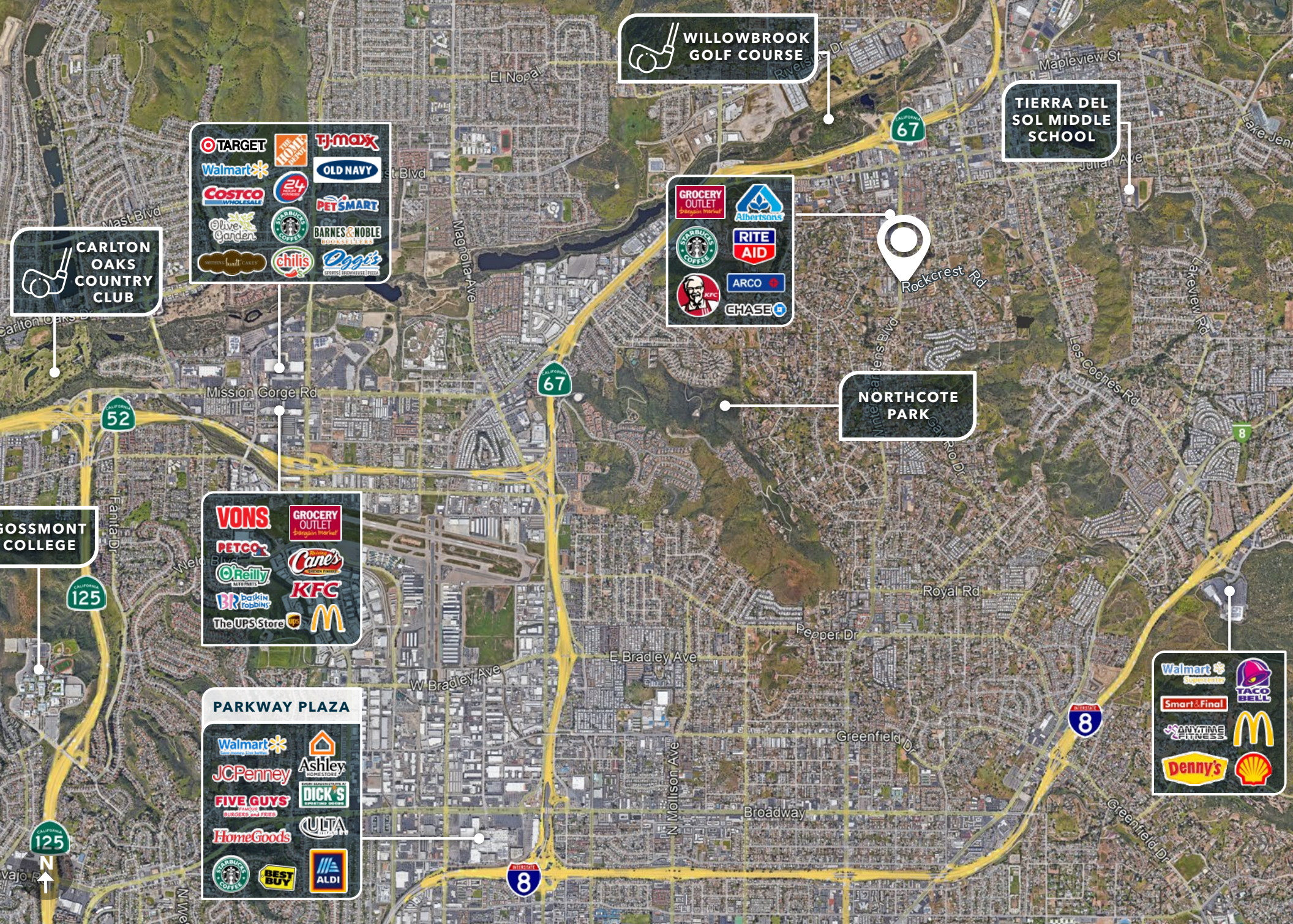
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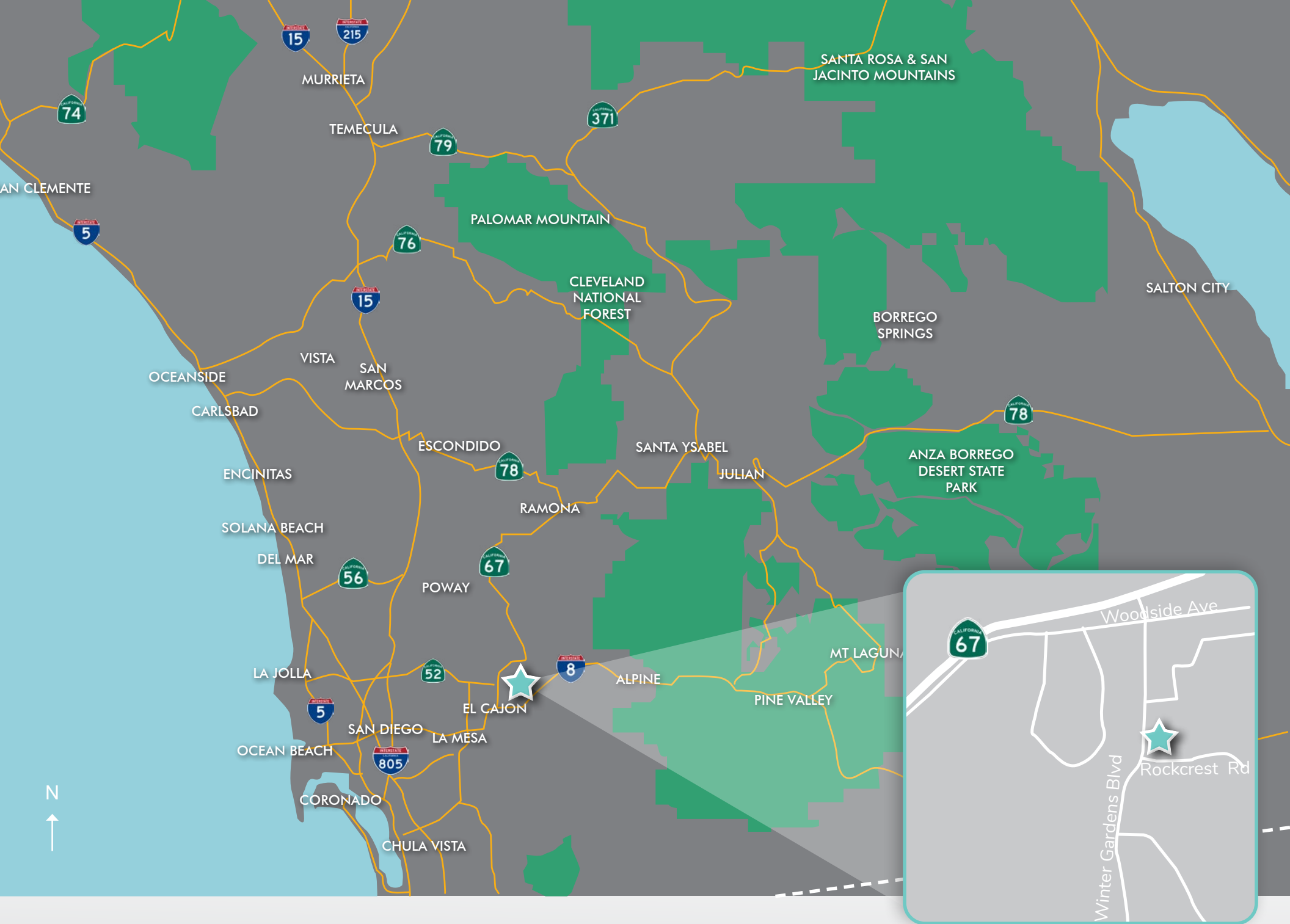
Logos: Target, Home Depot, TJ-maxx, Walmart, Old Navy, Costco Wholesale, 24 Hour Fitness, PetSmart, Olive Garden, Starbucks, Barnes & Noble, Chili's, Dunkin' Donuts, Omelette.

Logos: Grocery Outlet, Albertsons, Starbucks Coffee, Rite Aid, KFC, ARCO, Chase.

Logos: Vons, Grocery Outlet, Petco, O'Reilly Auto Parts, Cane's, The UPS Store, Barkin Robbly, KFC, McDonald's.

Logos: Walmart, Ashley Furniture, JCPenney, Dick's Sporting Goods, Five Guys, HomeGoods, Ulta, Starbucks Coffee, Best Buy, Aldi.

Logos: Walmart Supercenter, Smart & Final, Anytime Fitness, Penny's, Taco Bell, McDonald's, Shell.



property information

location:

The subject property is located on the northeast corner of Winter Gardens Blvd and Rockcrest Rd in Lakeside, CA. It is directly across from Riverview Elementary School, less than a mile south of the 67, and approximately 3 miles north of the I-8.

property profile:

The subject property is approximately 0.67 Acres of land and is zoned 24 du/acre in the County of San Diego. Previous entitlements were in place for a 16 unit apartment project with 2 ADU's. That project consists of 2 bed/2 bath units that are 935 – 946 SF. Additional units may be achieved through State Density Bonus Laws.

jurisdiction:

County of San Diego

APN:

394-340-39-00

acreage:

0.67 Acres

zoning:

Urban Residential (RU)

[Zoning](#)

general plan:

Village Residential (VR-24)

density:

24 du/acre

maximum height:

35' or 2 stories

entitlements:

Initial submittal was made to county with comments received. The property is subject to ceqa. Preliminary landscape plan completed.

market rents:

Rents for 2 bed apartments in the subject area are approx. \$2,800 - \$2,900 per month.

school district:

Lakeside Union General Elementary & Grossmont Union High School District

services:

Water/Sewer- Lakeside Water District.

**The property has two wells that will need to be tested. There is a sewer line located on Winter Gardens Road. The property will need to be annexed into the local sewer district.*

Gas/Electric- SDG&E

Fire- Lakeside Fire Protection District

Police- San Diego County Sheriff- Lakeside Substation

previous entitlement renderings



FRONT VIEW 3-D RENDERING



REAR VIEW 3-D RENDERING



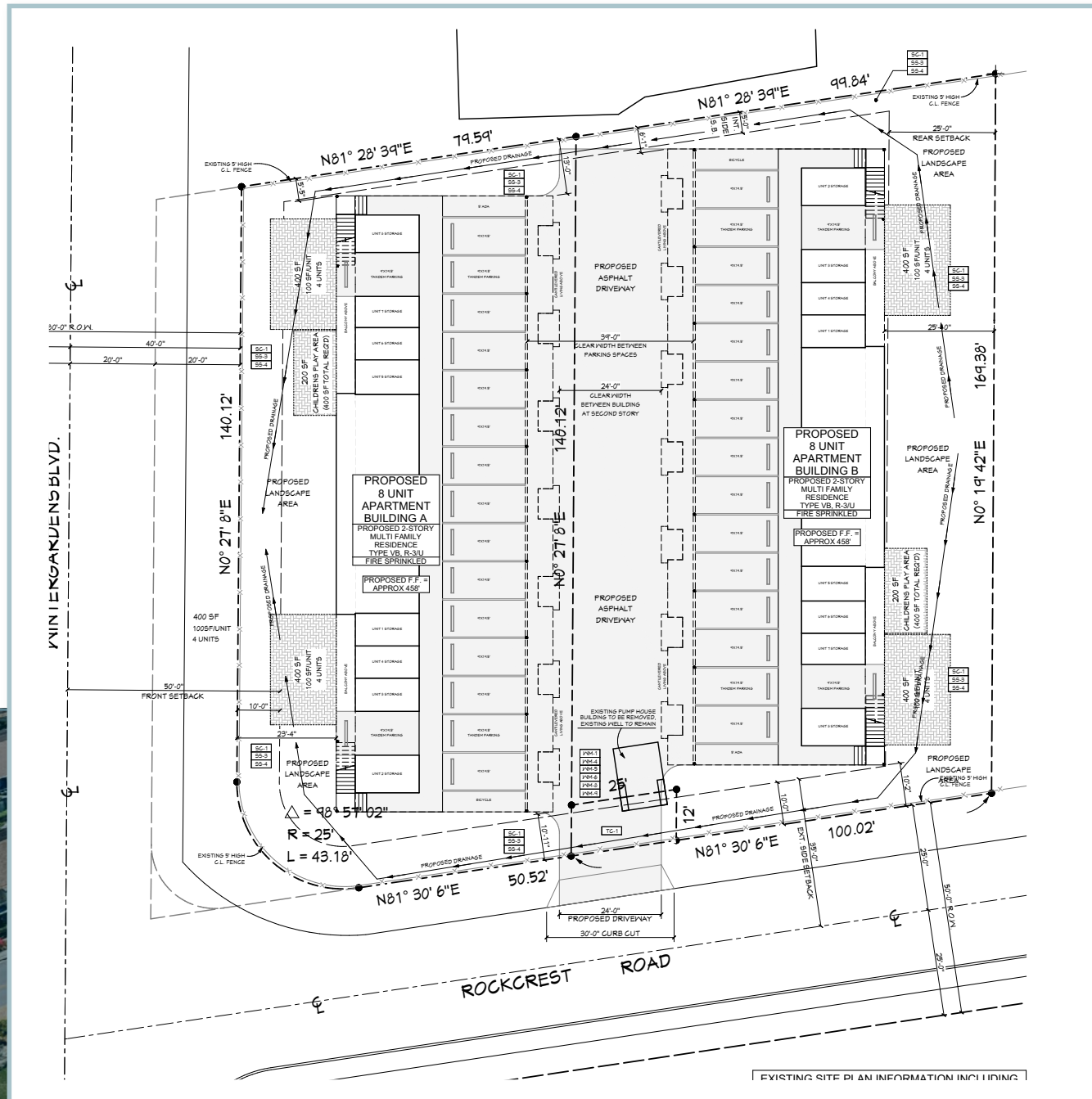
LEFT SIDE VIEW 3-D RENDERING



RIGHT SIDE VIEW 3-D RENDERING

[!\[\]\(faf942dc3e59ce8eb64b4ac481eca7e0_img.jpg\) Download Full Revised Plan](#)

previous entitlement site plan

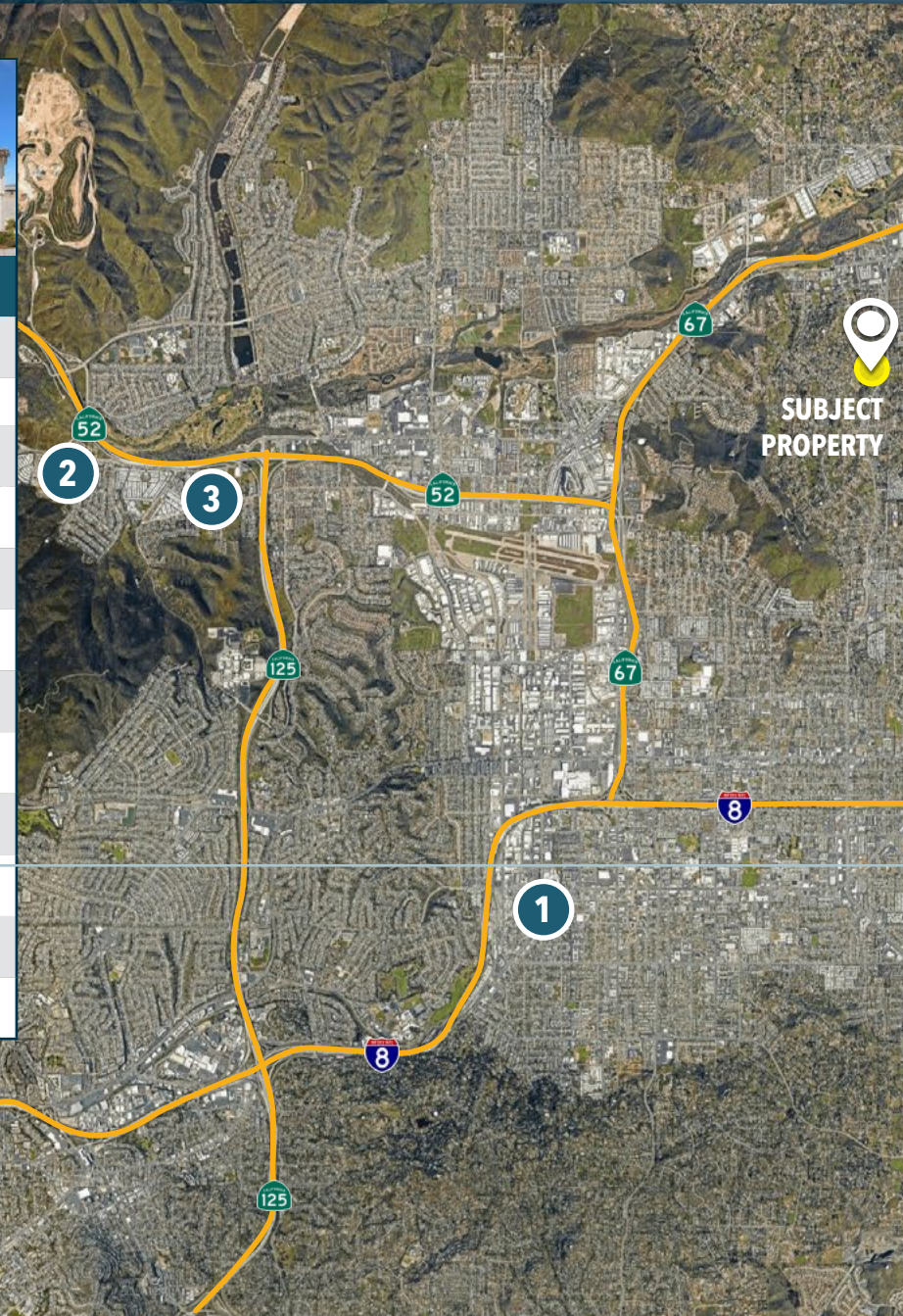


plat map



new home sales

	1	2	3
Project Name	GATEWAY	LAUREL HEIGHTS	PROSPECT PARK
Builder Name	KB Home	Cornerstone Communities	KB Home
City	El Cajon	Santee	Santee
Open Date	11/18/2023	1/21/2023	6/1/2024
Product Type	Attached	Attached	Attached
Min Unit Size	1,448	1,746	1,834
Max Unit Size	1,709	1,818	2,014
Min Price	\$669,990	\$800,990	\$779,990
Max Price	\$719,990	\$815,990	\$860,990
Min \$/SF	\$392	\$441	\$387
Max \$/SF	\$497	\$467	\$469
Total Units Planned	116	80	38
Zip Code	92020	92071	92071



CMA Summary Report

RESIDENTIAL Summary Statistics

High
LP:\$780,000
SP:\$780,000

Low
\$730,000
\$732,500

Average
\$757,414
\$757,928

Median
\$749,000
\$765,000

RESIDENTIAL - Sold

Number of Properties: 7

Num	MLS #	Statu s	Prop bT	Su Address	MLS Area	Mjr	Total Bdr ms	Total Bath s	Close Date	Lot Size Sq ft	Living Area	DOM	LP	LP/Living Area	SP	SP/Living Area
1	240004851 SD	S	TWNHS	13216 N Peak Vista Drive	LAKESIDE (92040)		3	3	4/15/2024	4228 ,582.00	1592	7	\$730,000	\$458.54	\$732,500	\$460.11
2	240011028 SD	S	TWNHS	8633 Orchard Bloom Way	LAKESIDE (92040)		3	3	6/11/2024		1748	8	\$748,000	\$427.92	\$745,000	\$426.20
3	PTP240631 5	S	TWNHS	8618 Skylight Way	LAKESIDE (92040)		3	3	1/27/2025		1748	57	\$739,999	\$423.34	\$753,000	\$430.78
4	NDP24010 65	S	CONDO	13109 Beacon View Lane	LAKESIDE (92040)		3	3	3/22/2024	4170 ,327.00	1748	25	\$779,900	\$446.17	\$765,000	\$437.64
5	PTP240218 2	S	TWNHS	8611 Skylight Way	LAKESIDE (92040)		3	3	5/24/2024		1748	13	\$775,000	\$443.36	\$765,000	\$437.64
6	240010630 SD	S	TWNHS	8710 Silver Moon Drive	LAKESIDE (92040)		3	3	7/3/2024		1748	0	\$749,000	\$428.49	\$765,000	\$437.64
7	PTP240247 7	S	TWNHS	8614 Skylight Way	LAKESIDE (92040)		3	3	6/17/2024		1748	30	\$780,000	\$446.22	\$780,000	\$446.22
Avg							3	3		199454 50	1725	20	\$757,414	\$439.15	\$757,929	\$439.46
Min							3	3		170327 00	1592	0	\$730,000	\$423.34	\$732,500	\$426.20
Max							3	3		228582 00	1748	57	\$780,000	\$458.54	\$780,000	\$460.11

2024 demographics

1 mile



population
12,686



estimated households
4,759



average household income
\$107,249



median household income
\$83,390



total employees
467

3 miles



population
104,224



estimated households
36,311



average household income
\$127,327



median household income
\$103,491



total employees
3,250

5 miles



population
224,930



estimated households
78,096



average household income
\$121,078



median household income
\$98,191



total employees
8,406

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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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.





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