

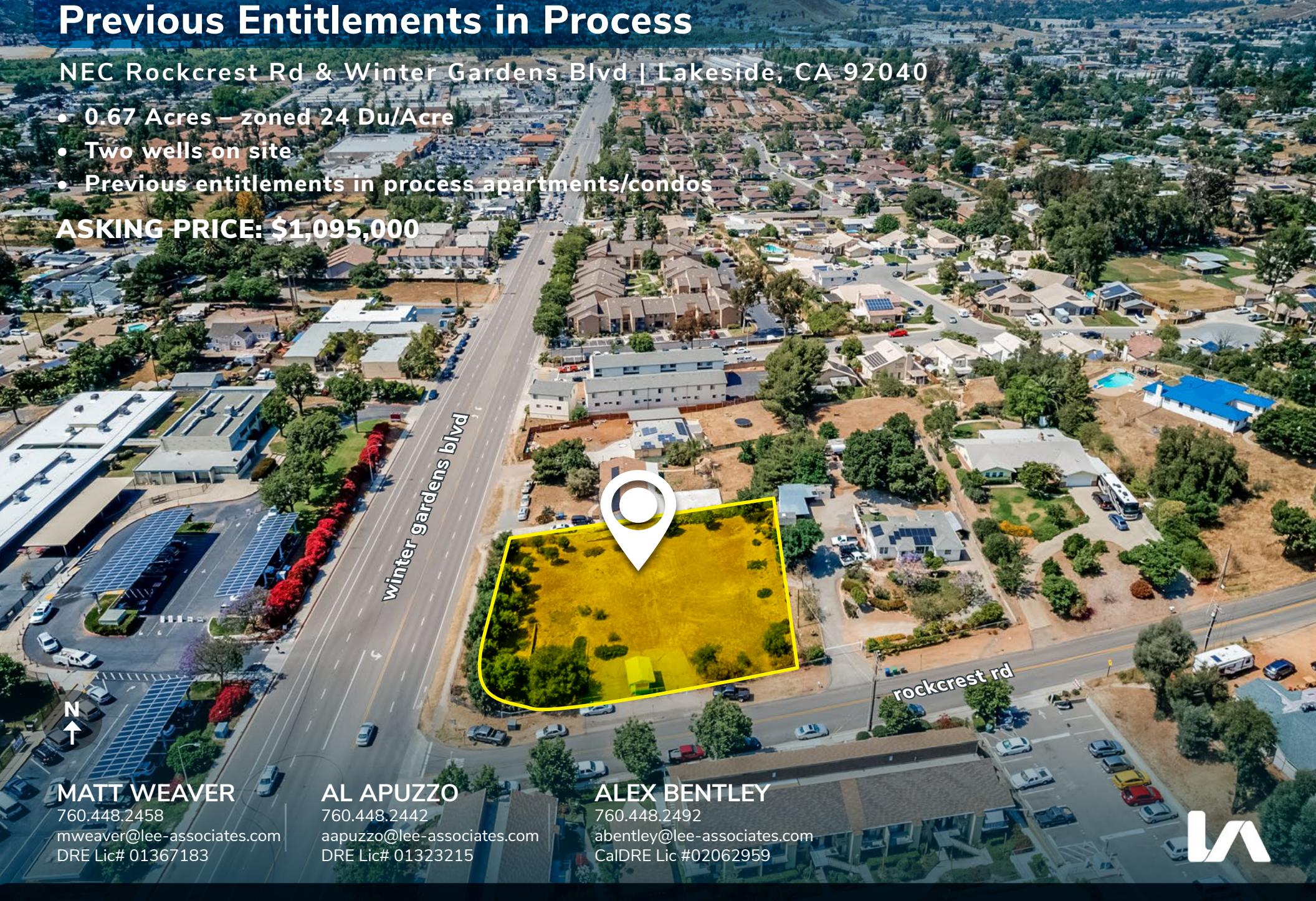
POTENTIAL 16 UNIT DEVELOPMENT PROJECT

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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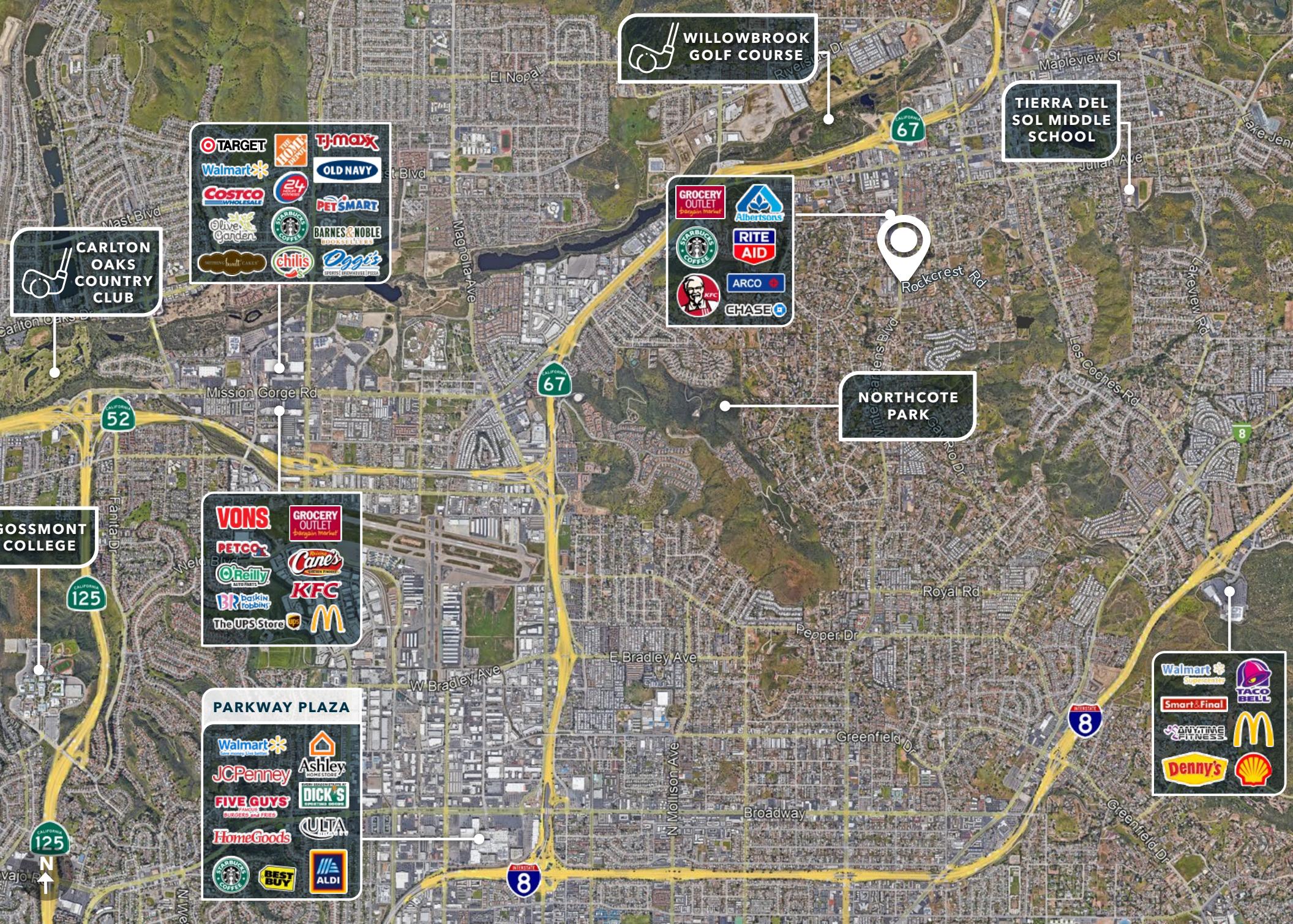
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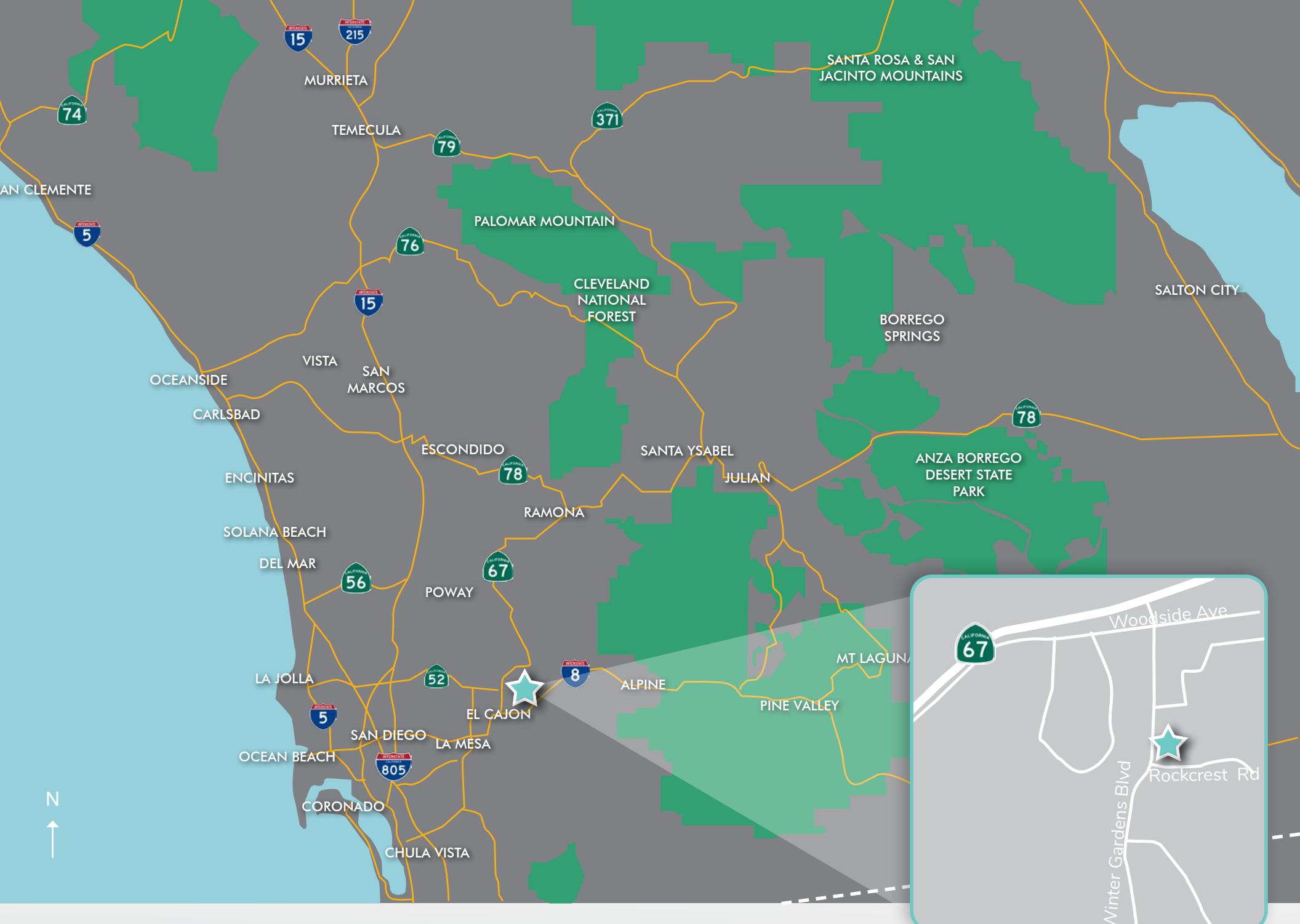
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property information

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



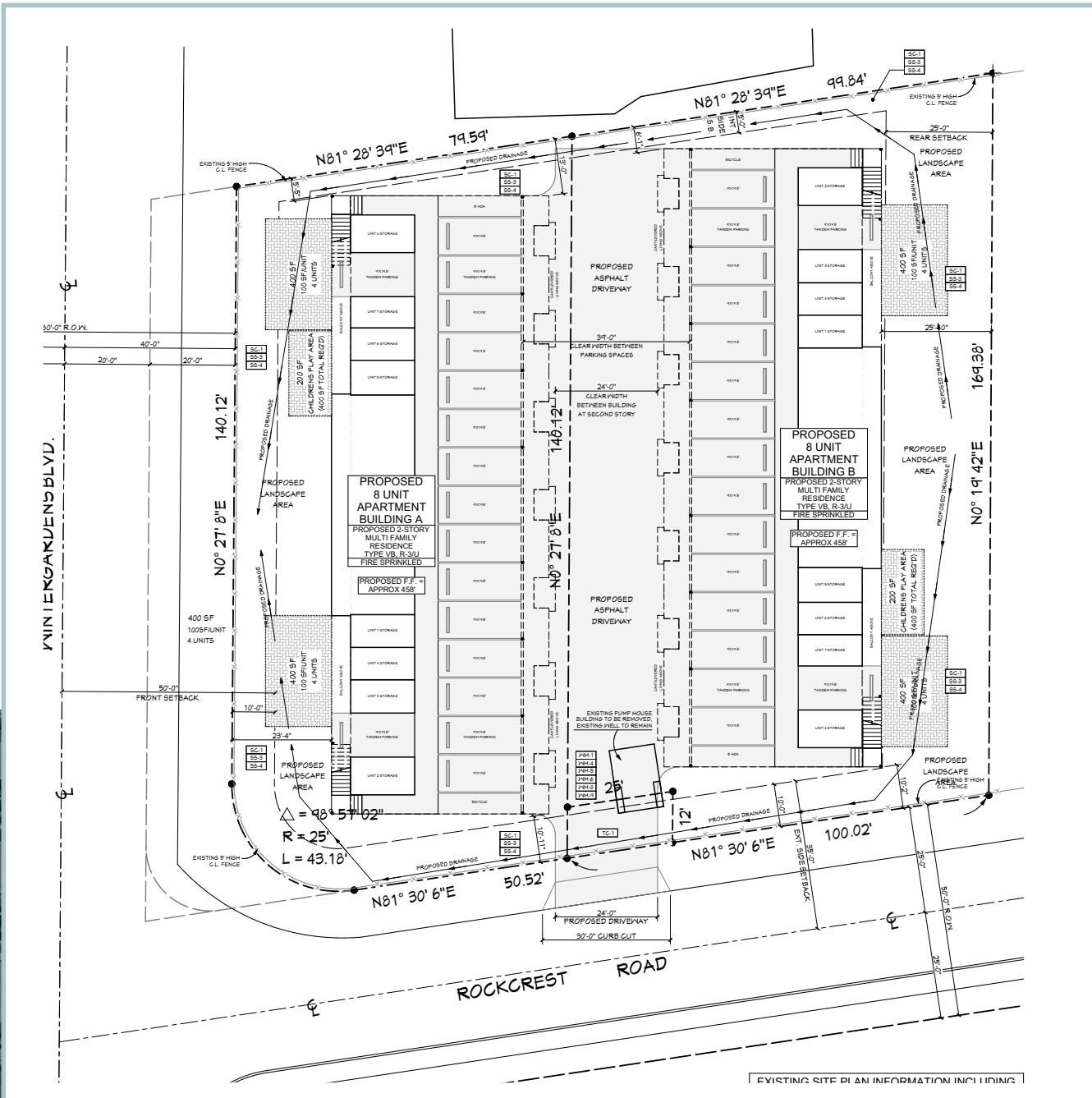
LEFT SIDE VIEW 3-D RENDERING



RIGHT SIDE VIEW 3-D RENDERING

 Download Full Revised Plan

previous entitlement site plan

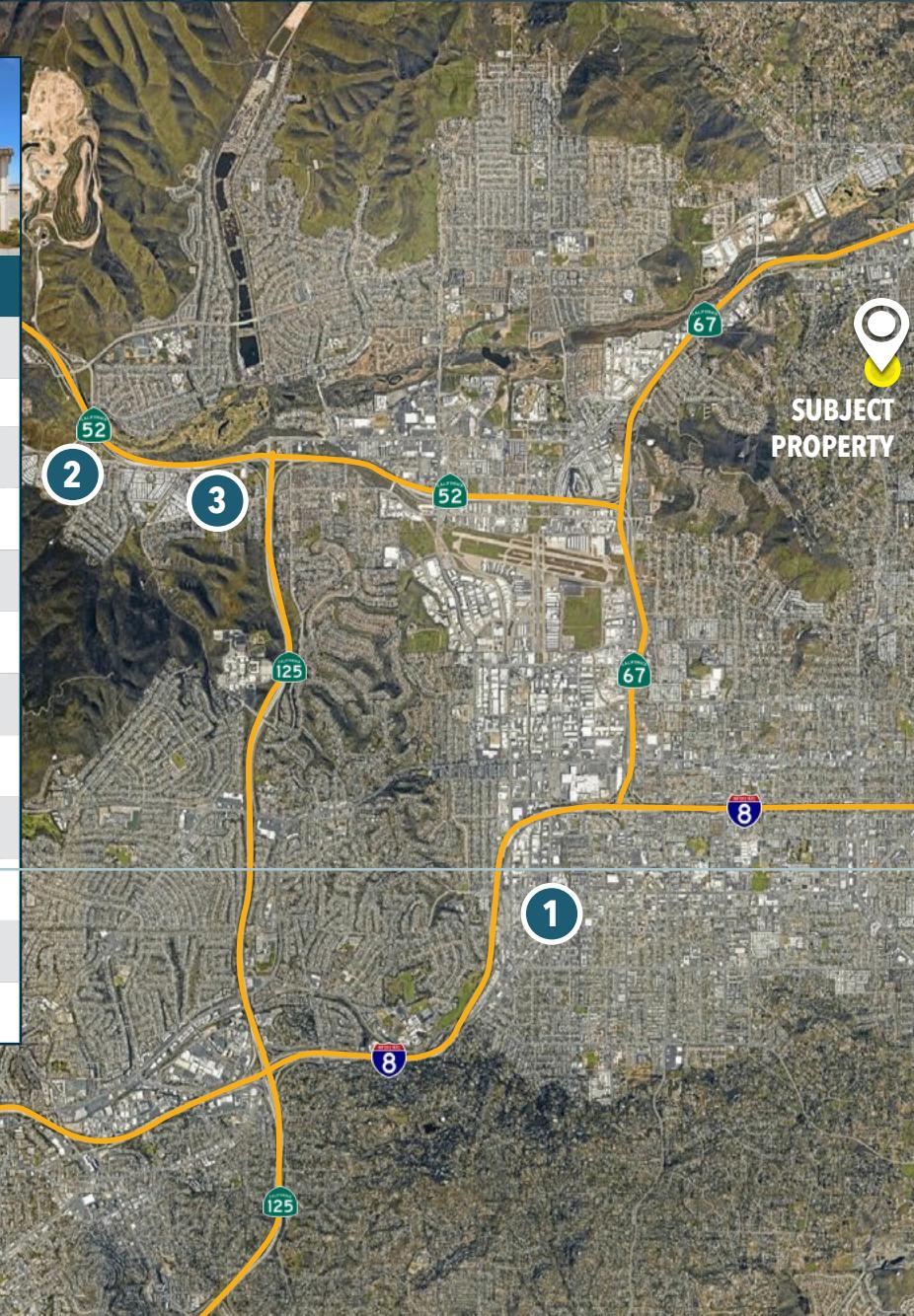


plat map



new home sales

	1 GATEWAY	2 LAUREL HEIGHTS	3 PROSPECT PARK
Project Name			
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	Low	Average	Median
LP:\$780,000	\$730,000	\$757,414	\$749,000
SP:\$780,000	\$732,500	\$757,928	\$765,000

RESIDENTIAL - Sold

Number of Properties: 7

Num	MLS #	Status	PropS	Address	MLSArea	Mjr	TotalBdr	TotalBath	CloseDat	LotSz	SqFt	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	240004851	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	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	S	TWNHS	8618 Skylight Way	LAKESIDE (92040)		3	3	1/27/2025			1748	57	\$739,999	\$423.34	\$753,000	\$430.78
4	NDP24010	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	S	TWNHS	8611 Skylight Way	LAKESIDE (92040)		3	3	5/24/2024			1748	13	\$775,000	\$443.36	\$765,000	\$437.64
6	240010630	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	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	1725	50	20	\$757,414	\$439.15	\$757,929	\$439.46
Min							3	3		170327	1592	00	0	\$730,000	\$423.34	\$732,500	\$426.20
Max							3	3		228582	1748	00	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

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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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