# Covered Land Play - 111 Site RV Park

Seven Hills **Golf Course** 

WinCo FOODS

West Valley **High School** 

Zoned 7-14 DU / Acre

3440 Cottonwood Ave | San Jacinto, CA 92582







Diamond Valley Lake

27.50 Gross Agres — Potential for 13 -15 Net Usable Acres

Buyer may receive passive income while obtaining entitlements or expand the park

Convenient location surrounded by residential, shopping centers, and access to Hwy-74 & Hwy-79

17 Acre man made well stocked lake with fishing campground

GVS

**ASKING PRICE: \$5,850,000** 

San Diego Ganal

**Riverside County** Fire Station 78

> Megan Cope **Elementary School**

**Esplanade** by LGI Homes 852 Residential Units

S Espanade Ave

Subject **Property** 

\*\*Employees and tenants are not aware the property is for sale-do not disturb\*\*

MATT WEAVER

760 448 2458

mweaver@lee-associates.com CalDRE Lic# 01367183

**AL APUZZO** 

760 448 2442

CalDRE Lic# 01323215

BRIANNA LEHMAN

Sandlego Ganal

aapuzzo@lee-associates.com blehman@lee-associates.com CalDRE Lic#02191647



COMMERCIAL REAL ESTATE SERVICES

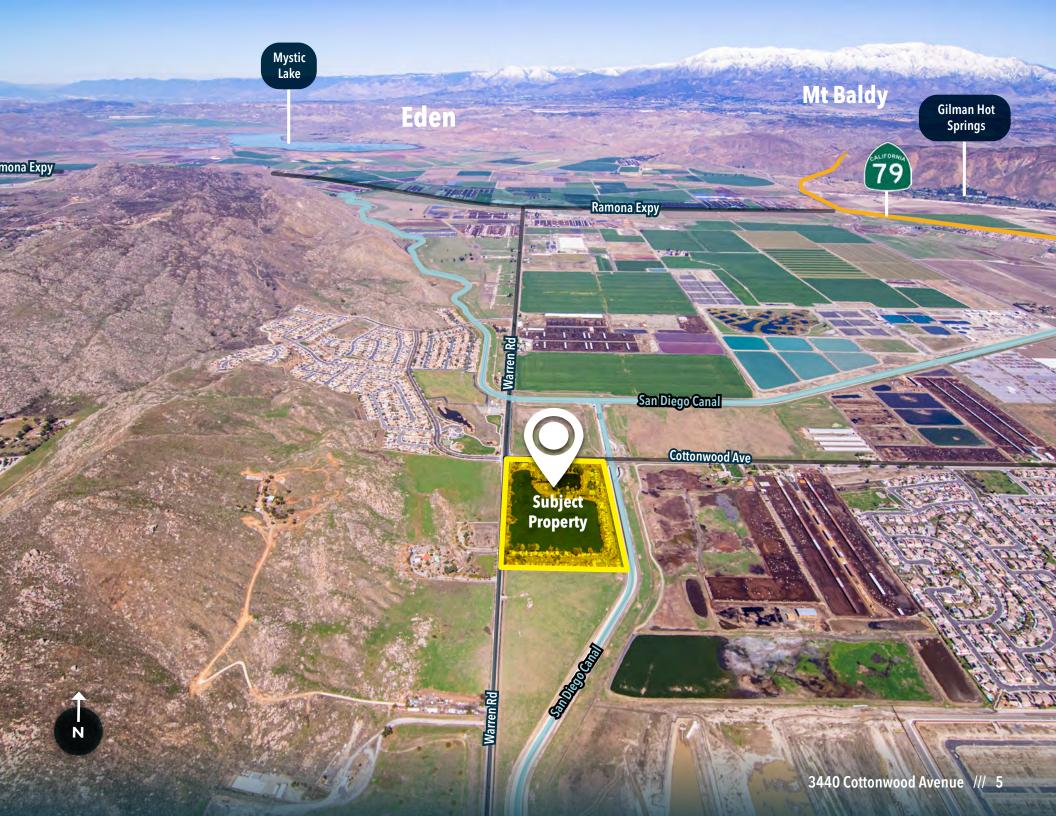
# 111 Site RV & Fishing Campground Clustered Medium-High Density Apartment/ Condominium Potential Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 T: 760.929.9700 F: 760.929.9977 COMMERCIAL REAL ESTATE SERVICES www.lee-associates.com/sandiegonorth | Corporate ID: 01096996

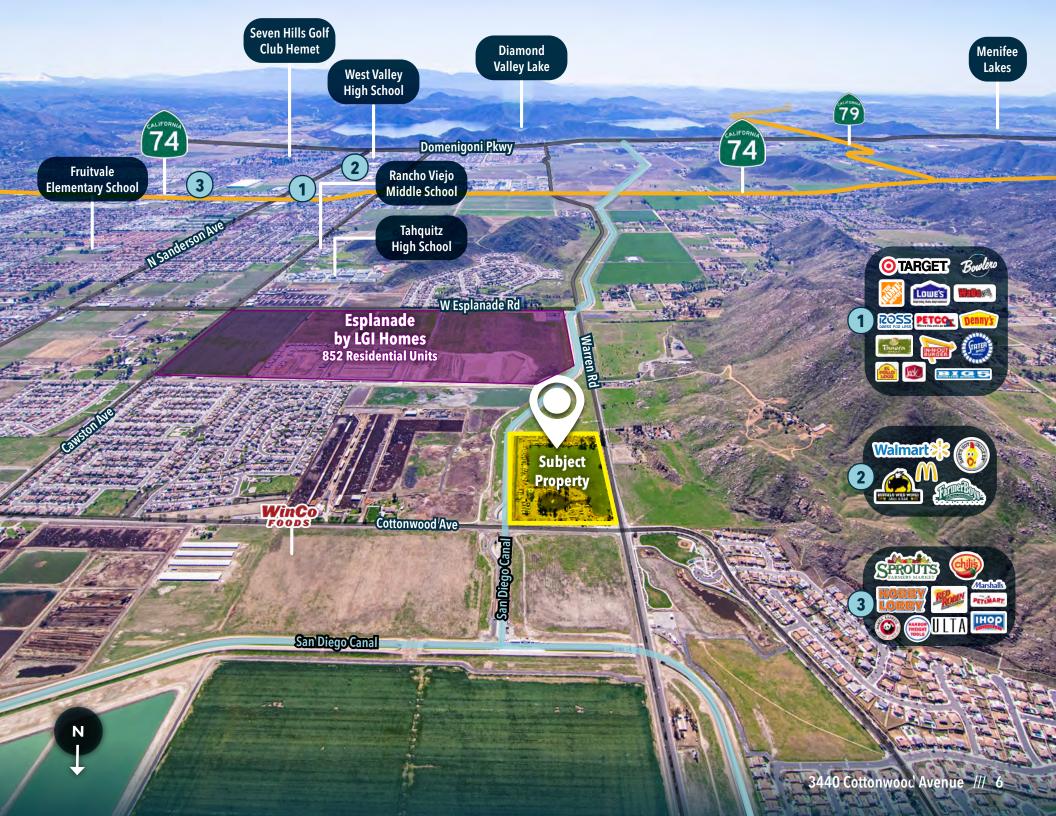
# contents

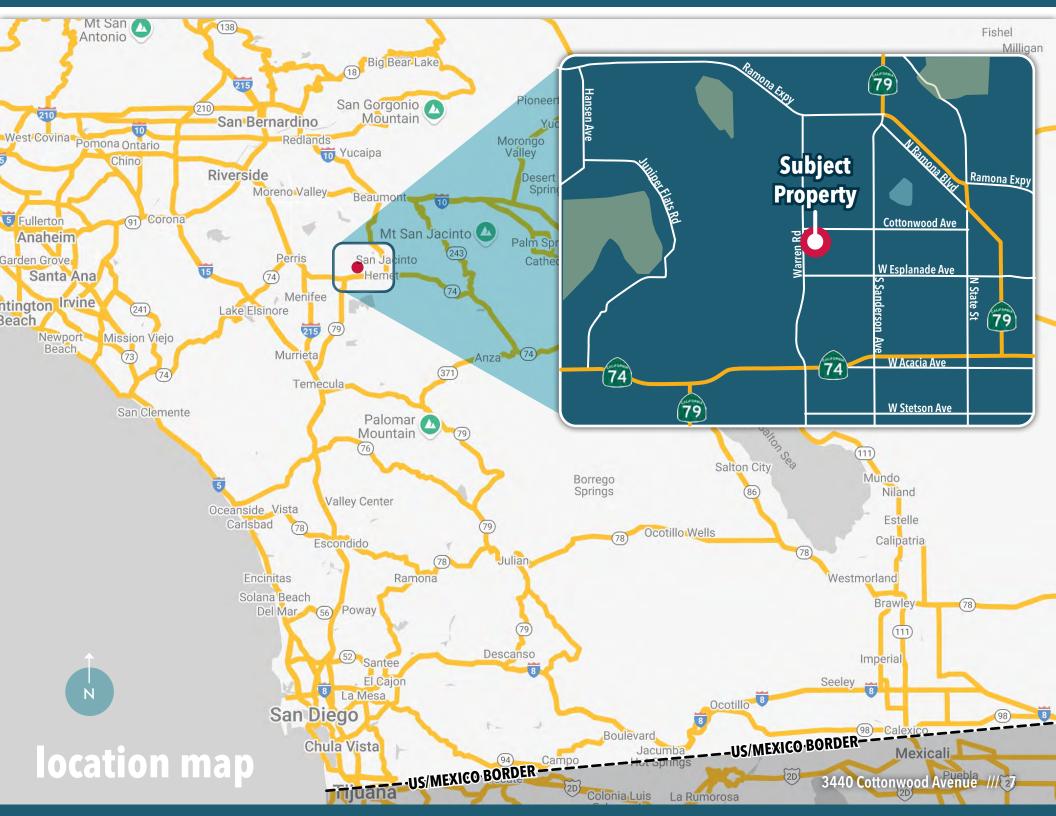
- 3 aerials
- 7 location map
- 8 the offering
- 9 property highlights
- 10 pro-forma
- 11 site plan
- 12 ground photos
- 13 new home sales
- 15 parcel map
- 16 topo maps
- 18 demographics











# **The Offering**

This exceptional property is zoned for single-family residential use, offering a unique opportunity for redevelopment into a clustered medium-high density apartment/condominium project or continued operation as a thriving RV & mobile home park and campground.

Currently, the property features 108 RV sites and 3 mobile home and camping sites, catering to both shortterm visitors and extended-stay guests. A standout feature is the well-stocked, manmade fishing lake, providing a serene and recreational retreat for residents and quests alike. Additional on-site amenities include a large swimming pool, playground, basketball court, dog park, laundry facilities, and barbecue areas, ensuring a comfortable and enjoyable stay.

The recently renovated on-site camp store is stocked with camping and fishing supplies, as well as a selection of food and convenience items for quests.

#### **Revenue Potential**

This versatile property presents a rare opportunity to capitalize on an established income-generating asset or redevelop into a premier residential community. See proforma for additional financial details.



#### **The Location**

The subject property is located at 3440 Cottonwood Avenue in San Jacinto, California, offering a prime location with convenient access to major highways and local amenities. It sits less than 10 miles west of Highway 79 and less than 10 miles north of Highway 74, ensuring easy travel throughout the region. Residents can enjoy nearby parks within walking distance, while families will appreciate the proximity to top-rated schools—Tahquitz High School is just 2.3 miles south, and Megan Cope Elementary School is 1.2 miles east. For outdoor enthusiasts, Diamond Valley Lake is only 6.6 miles south, providing excellent recreational opportunities. Additionally, the property is surrounded by several renowned golf courses and wineries, perfect for leisurely outings, tours, and tastings.

#### **Property Highlights**

Jurisdiction: City of San Jacinto

APN: 432-180-001

**Gross Acreage:** 27.49 Acres

**Net Useable Acreage:** 13.68 Acres Useable

Residential Medium Density (RM) Zoning:

\*Permitted Uses

**General Plan:** Medium Density Residential (MDR)

**Density:** 7-14 DU/Acre

**Minimum Lot Size:** 4,000 SF

**Water/Electric Hookups:** 57

**Max Amps:** 50

**Topography:** Flat

**School District:** San Jacinto Unified School District

**Services:** 

City - Eastern Municipal Water District Water:

(EMWD)

Septic\*City sewer located in front of Sewer:

the park (EMWD)

Gas/Electric: Southern California Edison

**Fire:** Riverside County Fire Department

Police: San Jacinto Police Department

\*\*Employees and tenants are not aware the property is for sale-do not disturb\*\*

Subject

**Property** 

#### **PRO FORMA**

		ACTUAL Year End 2022	ACTUAL Year End 2023	ACTUAL Year End 2024	Proforma	
REVENUE						
	Water	1,963	3,135	1,954	1,954	
	Laundry	7,714	6,011	3,307	3,307	
	Showers	2,415	3,199	2,013	2,013	
	Fees	3,989	2,787	360	360	
	Beer & Wine	12,308	15,642	12,878	12,878	
	Credit Check	180	360	225	225	
	Electric	65,803	76,276	84,809	100,000	
	Camping	216,323	146,975	139,178	150,000	
	Fishing	29,809	38,544	48,726	48,726	
	Store	34,818	31,675	16,547	16,547	
	Monthly Rent	336,981	404,887	455,276	487,676	
	, RV Storage	12,100	13,762	17,262	17,262	
	Miscellaneous	8,450	10,690	543	543	
		J, 100	20,000	0.0	5.5	
TOTAL REVENUE		704,464	723,169	762,566	820,979	
XPENSES						
	Property Management Fees	36,000	36,000	36,000	0	
	Payroll	97,925	109,055	126,455	126,455	
	Store-Cost of Good Sold	17,717	24,272	25,657	25,657	
	Fish Stocking	19,575	22,250	29,475	29,475	
	Insurance	31,857	29,755	21,608	30,000	
	Dues and Subscriptions	3,215	4,066	3,303	3,303	
	Licenses & Permits	3,944	3,193	5,551	5,551	
	Credit Report	1,142	1,033	3,383	3,383	
	Credit Card Fees	15,240	18,293	7,109	7,109	
	Telephone	5,732	6,434	6,574	1,200	
	Security Deposit Refund	1,799	1,989	4,319	4,319	
	Office	5,279	11,423	14,319	10,000	
	Legal & Accounting	10,222	9,784	0	0	
	Tree Service	12,240	12,950	41,200	12,000	
	Landscaping-Maintenance Manager		57,438	54,143	54,143	
	Repairs	81,540	120,406	127,103	50,000	
	Property and Sales Taxes	33,104	36,823	56,871	65,000	
	Utilities-Wifi	15,630	14,388	15,630	15,630	
	Utilities-Meter Reading	1,953	2,239	2,577	2,577	
	Utilities-Electric	156,541	150,892	147,722	147,722	
	Utilities-Propane	6,841	13,891	9,633	9,633	
	•	•				
	Utilities-Trash Utilities-Water	37,593 10,596	14,766	45,902 12,349	45,902 12,349	
	Oullues-water	10,390	10,482	12,349	12,349	
TOTAL EXPENSES		655,611	711,822	796,883	661,408	
NET INCOME		48,853	11,347	-34,317	159,571	

10 Camping spaces now metered for electricity

\$10 increase in overnight rate in 2025

\$50 rent increase effective June 1st for 54 monthlies

Now have Ooma phone service

Major tree service and removal in 2024

\$31k pool replaster and \$35k in electric upgrades in 23, \$24k new laundry machines and \$26k lake aeration in 24.

Solar system would offset most or all of electrical expense



**Full Hook-Up** 

**Water and 30 Amp Electric** 



**Water and 50 Amp Electric** 



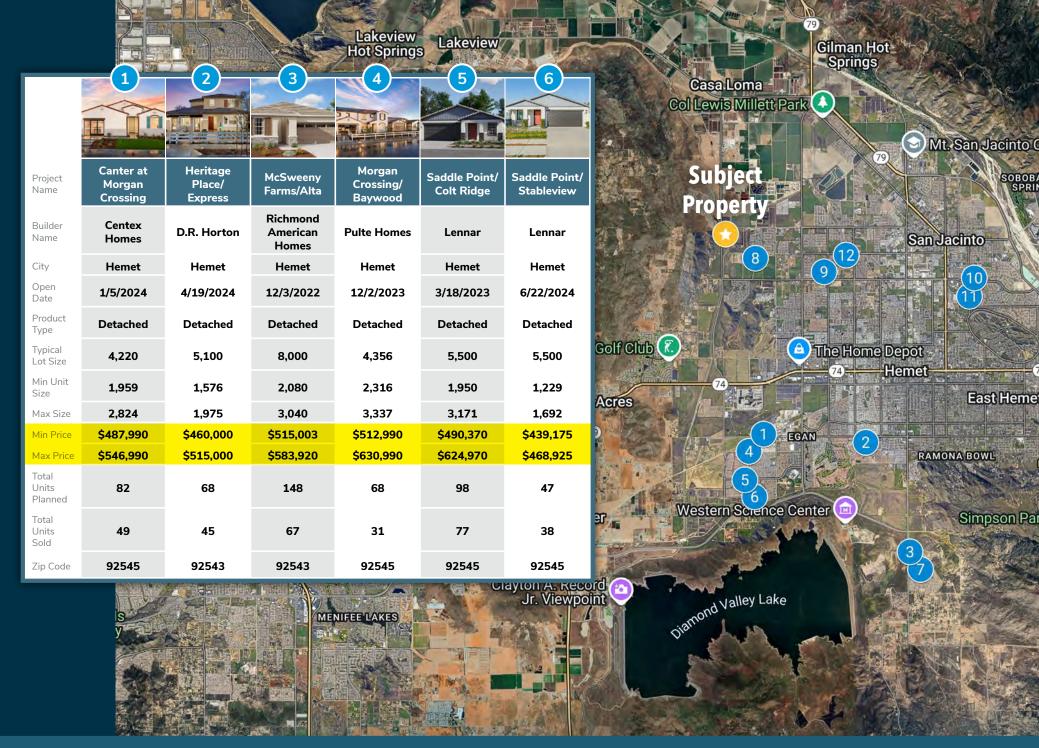


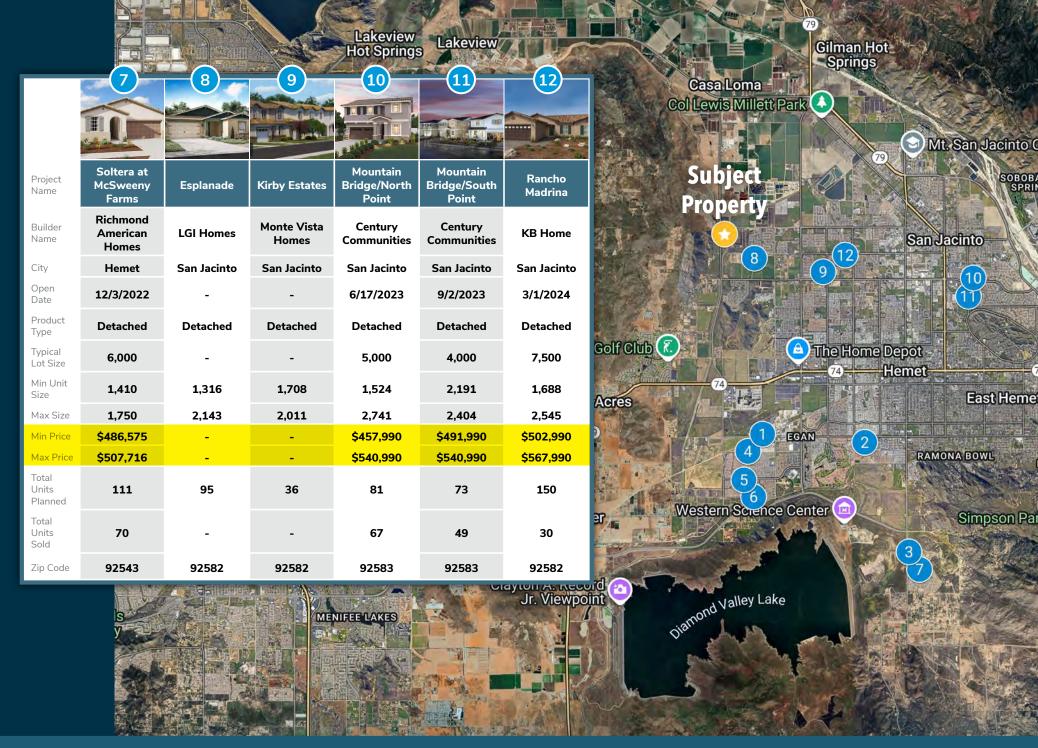




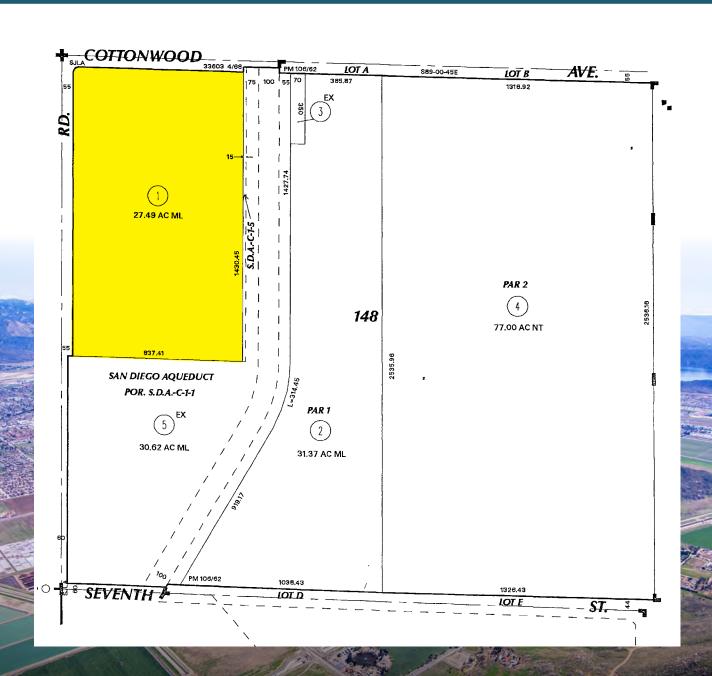




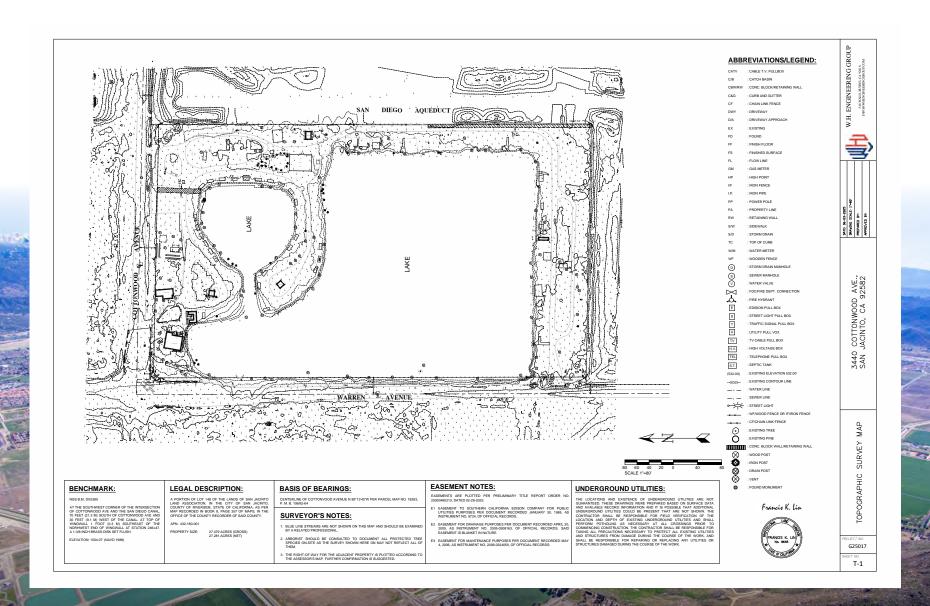




# **Parcel Map**



## **Topo Maps**



## **Topo Maps**

#### **TOPOGRAPHIC SURVEY MAP**



#### **Demographics 2024**







# 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.



for more information, please contact

#### **MATT WEAVER**

760.448.2458 mweaver@lee-associates.com CalDRE Lic# 01367183

#### **AL APUZZO**

760.448.2442 aapuzzo@lee-associates.com CalDRE Lic# 01323215

#### **BRIANNA LEHMAN**

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



COMMERCIAL REAL ESTATE SERVICES