



GUATAY
L A N D

ALPINE, CA



OFF OLD HIGHWAY 80



140.21 ACRES

CBRE

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CMPM v3 Guatay Land_OM_Hixson (JA) 07/16/25



TABLE OF CONTENTS

- 01** EXECUTIVE SUMMARY
- 02** PROPERTY DESCRIPTION

- 03** LOCATION OVERVIEW

- 04** MARKET OVERVIEW

CBRE

01

EXECUTIVE SUMMARY



executive summary

the Offering

As the exclusive advisor, CBRE, Inc. is pleased to offer qualified investors the opportunity to acquire 140 acres of land nestled in the serene beauty of Guatay, California, lies untouched, vacant land surrounded by the Cleveland National Forest with an access easement.

Surrounded by picturesque landscapes and rolling hills, this property offers a canvas for various possibilities, from creating a private retreat to envisioning a sustainable agricultural venture. Its prime location provides a balance of seclusion and accessibility, making it an ideal investment for those seeking tranquility and potential for growth in the heart of nature's embrace.



02

PROPERTY DESCRIPTION



Property Overview



Address

Off Old Highway
80, Alpine, CA



Market

Alpine Market



Acres

140.21 AC

PROPERTY DESCRIPTION

Set against the scenic backdrop of Guatay, California, this 140.21-acre offering comprises three contiguous parcels of raw, vacant land located just off historic Old Highway 80. With APNs 407-160-02-00, 407-170-01-00, and 407-170-02-00, the property spans over 6.1 million square feet of gently rolling terrain, offering panoramic views, natural vegetation, and a serene rural atmosphere.

Zoned for residential and agricultural use, this expansive tract presents a rare opportunity for a wide range of development possibilities—whether you're envisioning a private estate, eco-resort, agricultural venture, or long-term investment. The land's proximity to major routes ensures accessibility while maintaining a sense of seclusion and privacy.

This is a blank canvas for visionaries looking to create something extraordinary in the heart of San Diego County's backcountry.



03

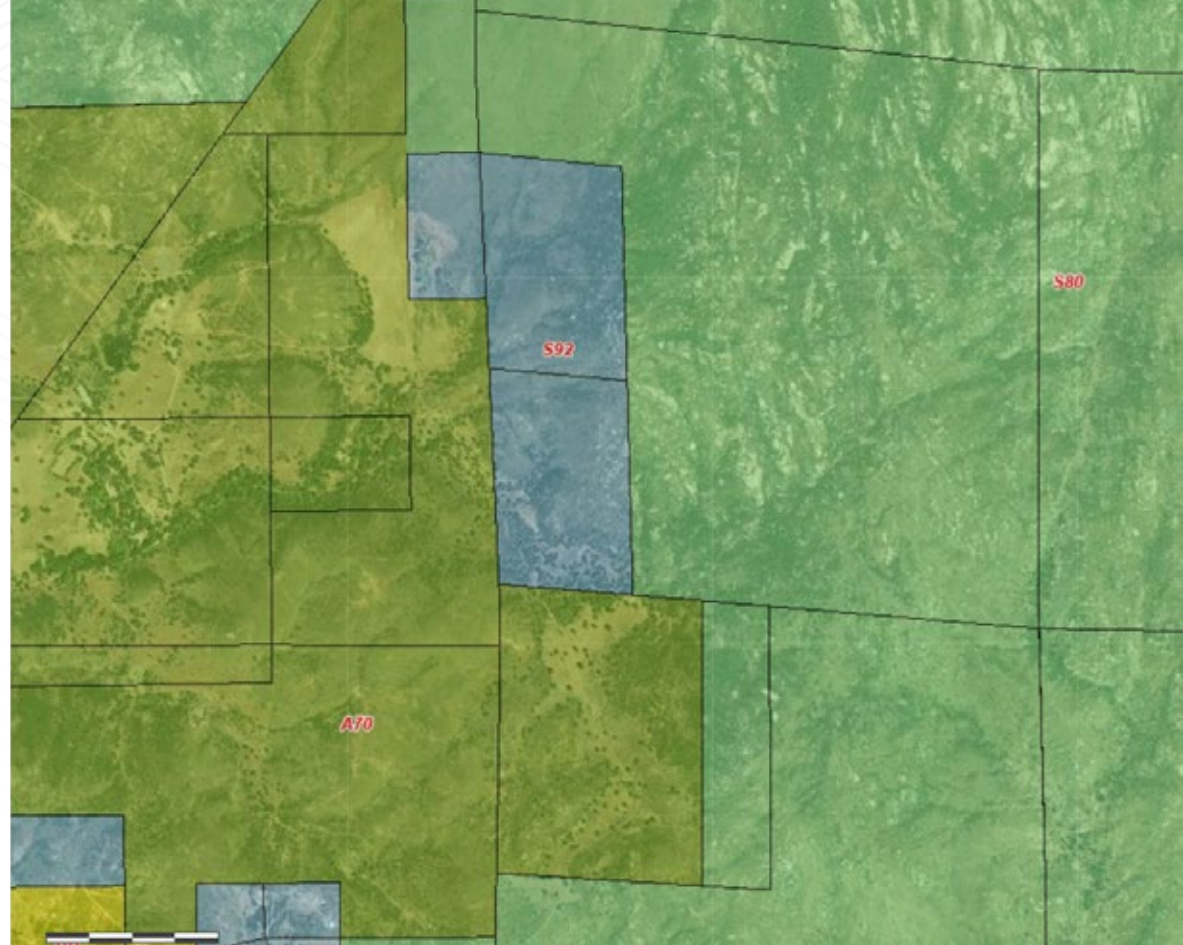
LOCATION OVERVIEW



Location Overview

Guatay, CA offers a unique blend of natural beauty, strategic location, and long-term potential. With:

- **Proximity to San Diego:** Just an hour's drive from downtown San Diego, Guatay offers rural tranquility without sacrificing access to urban amenities, airports, and coastal attractions.
- **Access via Historic Old Highway 80:** The property sits just off this scenic route, providing easy access while preserving a sense of seclusion and charm.
- **Natural Surroundings:** Surrounded by rolling hills, native vegetation, and open skies, the land is ideal for eco-tourism, agriculture, or a private retreat.
- **Zoning Versatility:** Zoned for residential or agricultural use, the property supports a wide range of development possibilities—from hospitality and recreation to sustainable farming or a wellness retreat.
- **Investment Potential:** With over 6.1 million square feet across three parcels, this land offers scale and flexibility that's increasingly rare in Southern California.
- **Climate and Elevation:** Guatay's elevation provides a cooler, more temperate climate than coastal areas, making it attractive for year-round use and outdoor activities.



**140.21
Acres**



**Access from
Guatay**



**50 - Miles to
Downtown
San Diego**



**11 - Miles to
the Viejas
Reservation**



**Surrounded by
the Cleveland
National Forest**

04

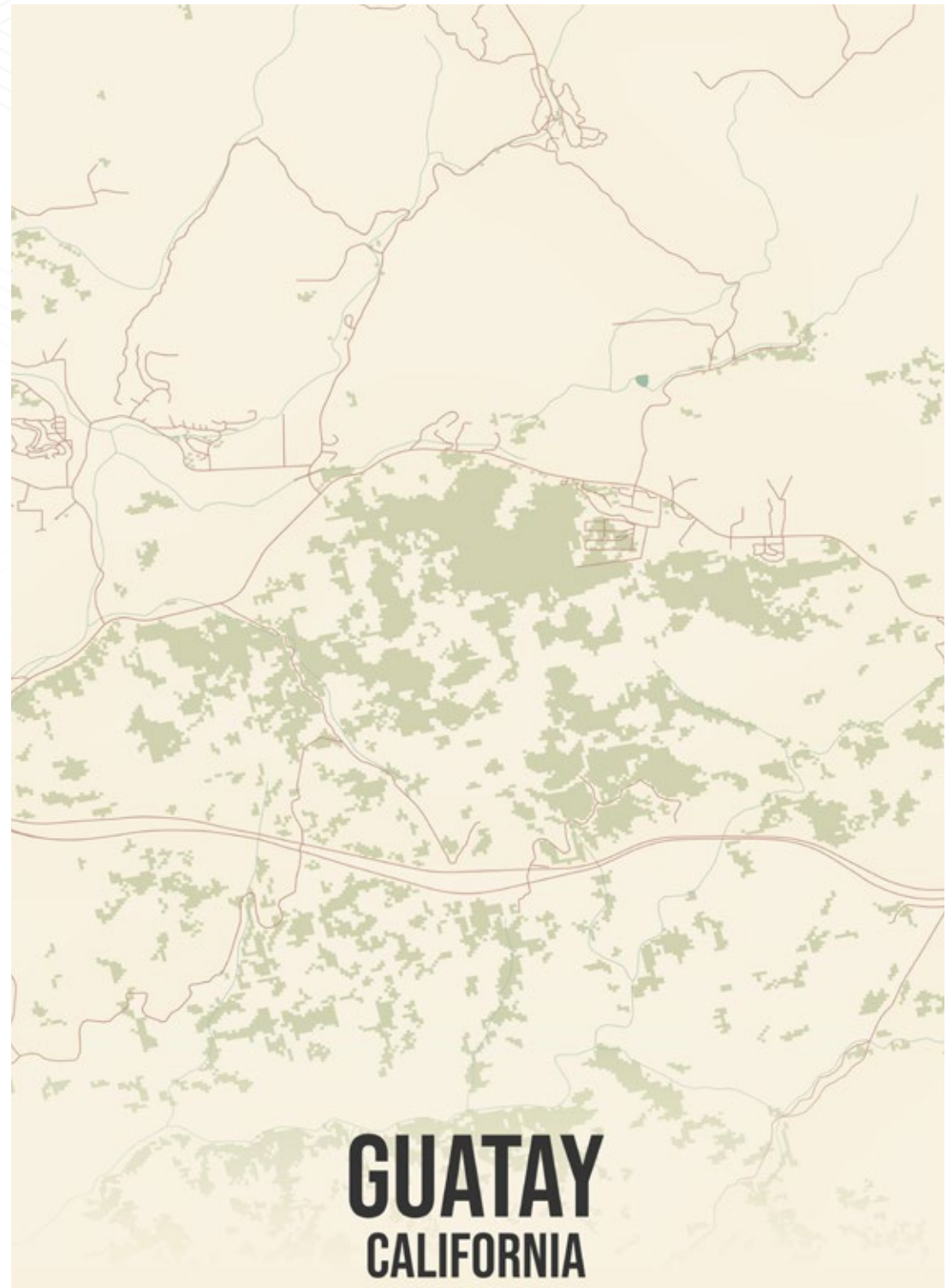
MARKET OVERVIEW



Market Overview

Guatay, CA has shown a pattern of **steady appreciation and low inventory**, reflecting its appeal as a rural escape within reach of San Diego. Here's a breakdown of key historical trends:

- **Price Growth:** The median sale price for single-family homes has increased by approximately **3.25% year-over-year**, with a sharp **48% rise in price per square foot** over the past 12 months. This suggests growing demand despite limited sales volume.
- **Inventory & Sales Volume:** Guatay typically sees **1 home sold per month**, with very few active listings at any given time. This low turnover contributes to price stability and competitive conditions.
- **Sale-to-List Ratio:** Properties have sold close to or slightly below list price, giving buyers some room to negotiate, though that margin has narrowed over time.
- **Long-Term Outlook:** Over the past 3 years, the area has seen consistent upward movement in pricing and demand, especially for land and rural properties, as more buyers seek privacy and space.



Surrounding Parcels Aerial





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