

118 ACRES OF PRIME AGRICULTURE LAND WITH SINGLE FAMILY HOME

16556 Vesper Rd | Valley Center, CA 92082

- 4 Wells, 3 Water Meters, 9 Water Storage Containers
- Water And Power Throughout The Property
- Existing Single Family Home W/ Plans In Process For Additional Home
- Zoned Agriculture (A-70)
- Existing New Small Office Structure
- Plans To Be Approved In Q1 2025. Septic System Can Accommodate Up To A 12 Bedroom Home

ASKING PRICE: \$1,995,000

2 Miles Away



2.5 Miles Away



Valley-Center-Rd

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

SPENCER DOK
858.713.9331
sdok@lee-associates.com
DRE Lic# 02106855

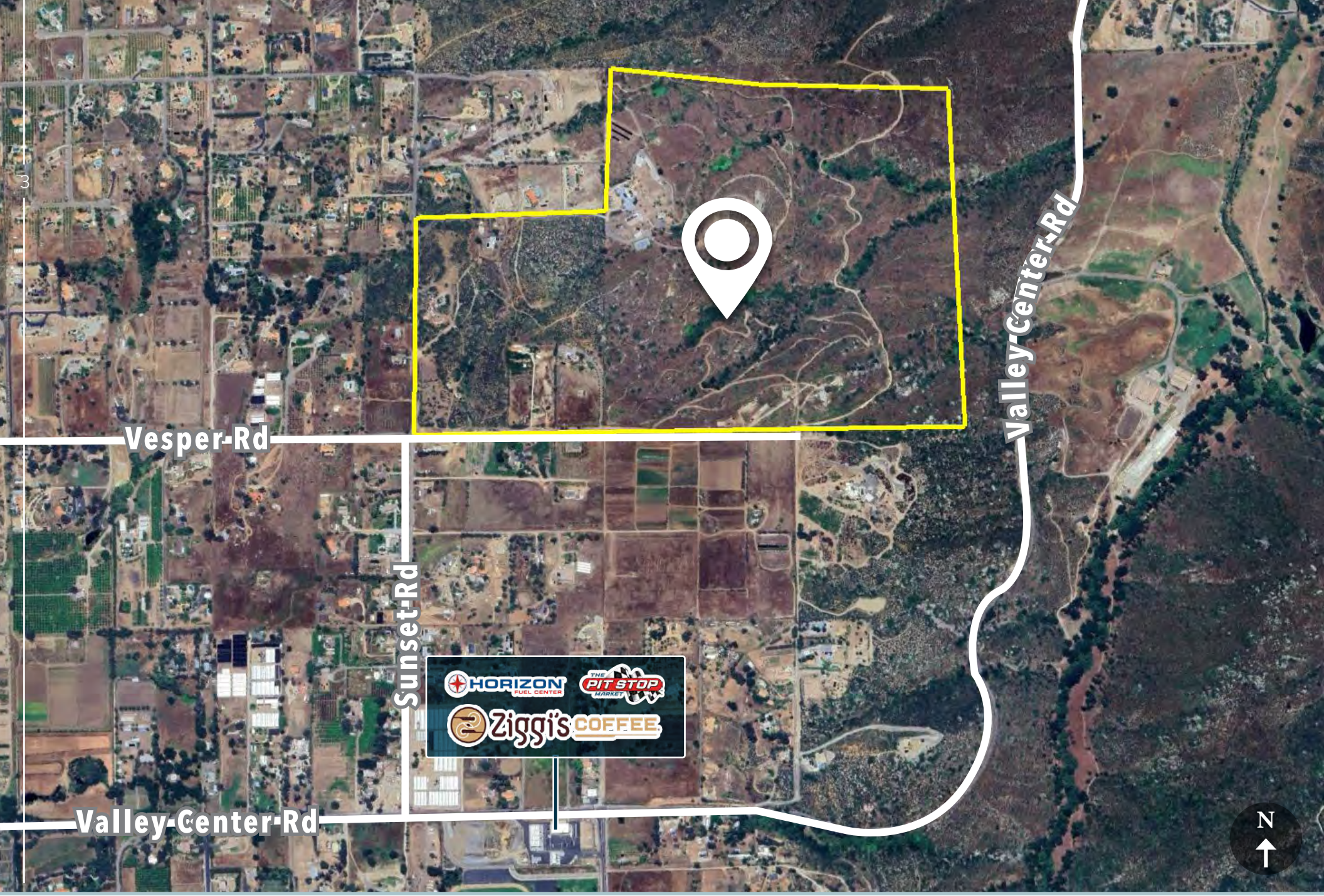
AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215



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Vesper-Rd

Valley-Center-Rd

Sunset-Rd

Valley-Center-Rd




aerial



CALIFORNIA
76

Casino
Pauma

GILBERTO'S
TACO SHOP

Harrah's

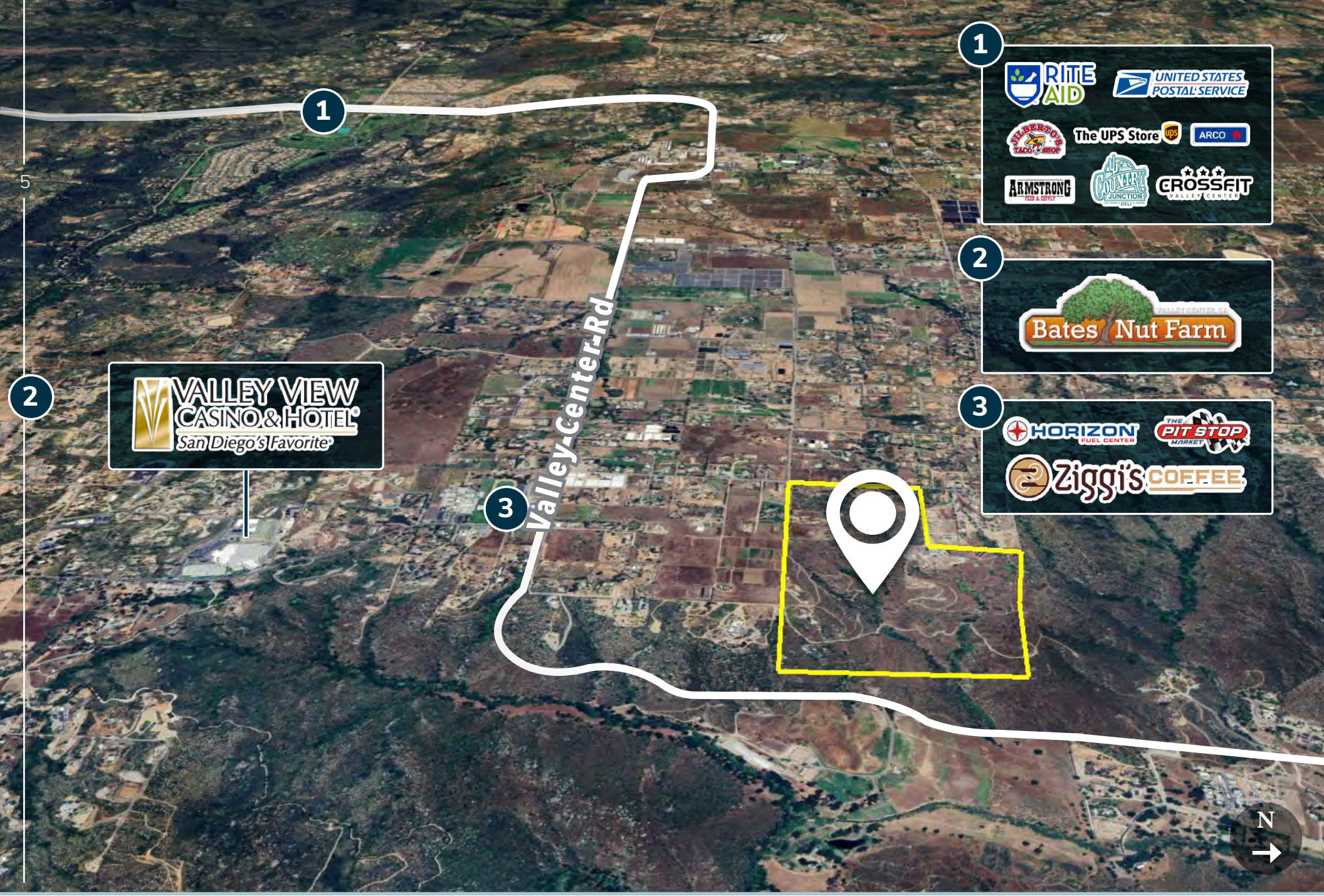
Valley Center Rd

CALIFORNIA
76

HORIZON FUEL CENTER
THE PIT STOP MARKET
Zigg's COFFEE



aerial



1

1



2



3



3

Valley-Center-Rd





ESCONDIDO
14 Miles Away



VALLEY VIEW
CASINO & HOTEL®
San Diego's Favorite

Valley-Center-Rd

1

2

1

1

RITE AID UNITED STATES POSTAL SERVICE

ARMSTRONG'S TACO & BURRITO The UPS Store ARCO

ARMSTRONG'S TACO & BURRITO CROSSFIT VALLEY CENTER

3

Valley-Center-Rd

2

2

Bates Nut Farm

3

3

HORIZON FUEL CENTER THE PIT STOP MARKET

Ziggi's COFFEE





PALA MESA
RESORT

PALA
CASINO

Casino
Paloma

PALOMAR
MOUNTAIN

INTERSTATE
15

CALIFORNIA
76

LILAC

Castle
Creek
GOLF COURSE

Harrah's

RITE
AID UNITED STATES
POSTAL SERVICE

ARMSTRONG The UPS Store ARCO

ARMSTRONG CROSSFIT



Wells
RESORTS

HORIZON CITI STOP

Ziggis COFFEE

Boulder Oaks
GOLF CLUB

McDonald's TRACTOR
SUPPLIES

Auto
Zone Chevron

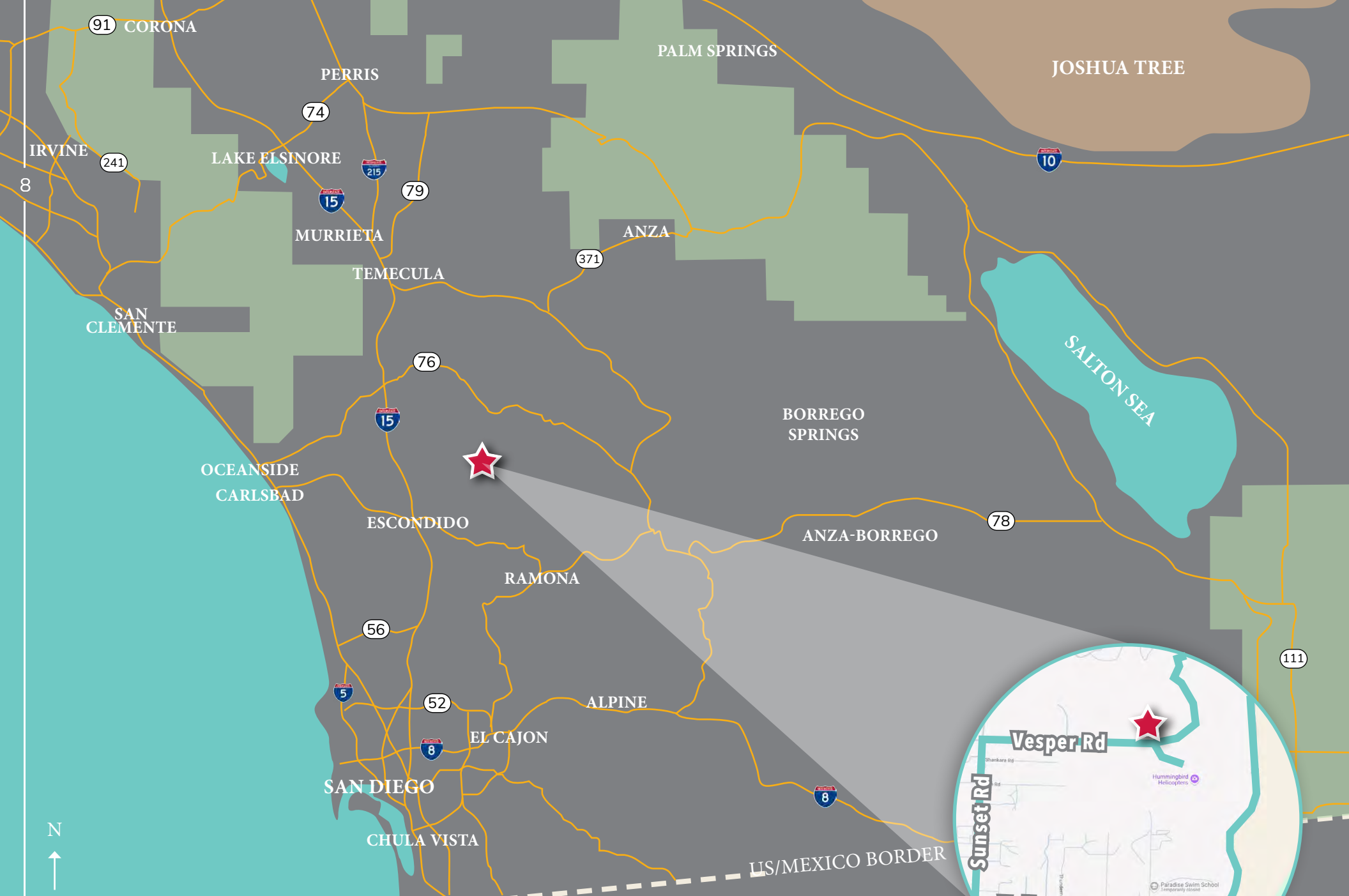
VALLEY CENTER
FOODS

Bates' Nut Farm

VALLEY VIEW
CASINO & HOTEL
San Diego's Favorite

Lake
Wohlford





location map

property information

location:

The subject property is located at 16556 Vesper Rd in Valley Center, California on the northwest corner of Vesper Road and Polvo Drive. It is approximately 6.2 miles south of Hwy 76, 13.7 miles east of the I-15, and approximately 13 miles north of Hwy 78.

property profile:

The subject property is approximately 118 acres of prime agriculture land in Valley Center, California. There are four wells on site, three water meters, and 3" water lines throughout the property. Current structures on site include an approximate 816 sf single family home, a 10' by 12' office, one 100,000-gallon concrete water tank and eight 10,000-gallon water tanks. There are plans in process for a 3-bedroom 3 bath home. The property is in an excellent location and the zoning allows for continued agriculture use and future development.

jurisdiction:

San Diego County

APN's & acreage:

188-100-54-00 → 26.75 acres
188-100-55-00 → 27.43 acres
188-100-56-00 → 24.38 acres
188-100-35-00 → 40.00 acres
TOTAL → 118 acres

zoning:

Agricultural Use (A70)
[Click to View Zoning](#)

general plan:

Rural Lands (RL-20)

[Click to View General Plan](#)

density:

1du/20 acres

school district:

Valley Center-Pauma Unified School District

structures on the property:

- Single Family Home – 816 SF 2 bed/1bath
- Newly Constructed 10'x12' Office Structure
- 1 - 100,000-gallon concrete water tank
- 8 – 10,000-gallon water tanks
- Small amphitheater
- Plans in process for a 3bed/3 bath home

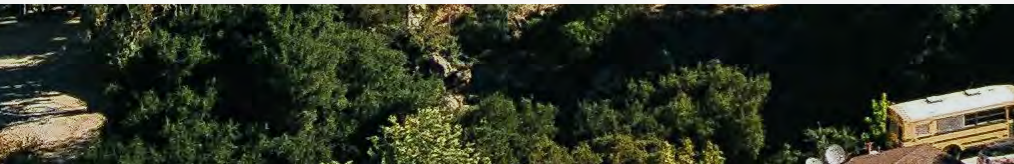
services:

Water/Sewer: Valley Center Municipal Water District

Gas/Electric: SDG&E

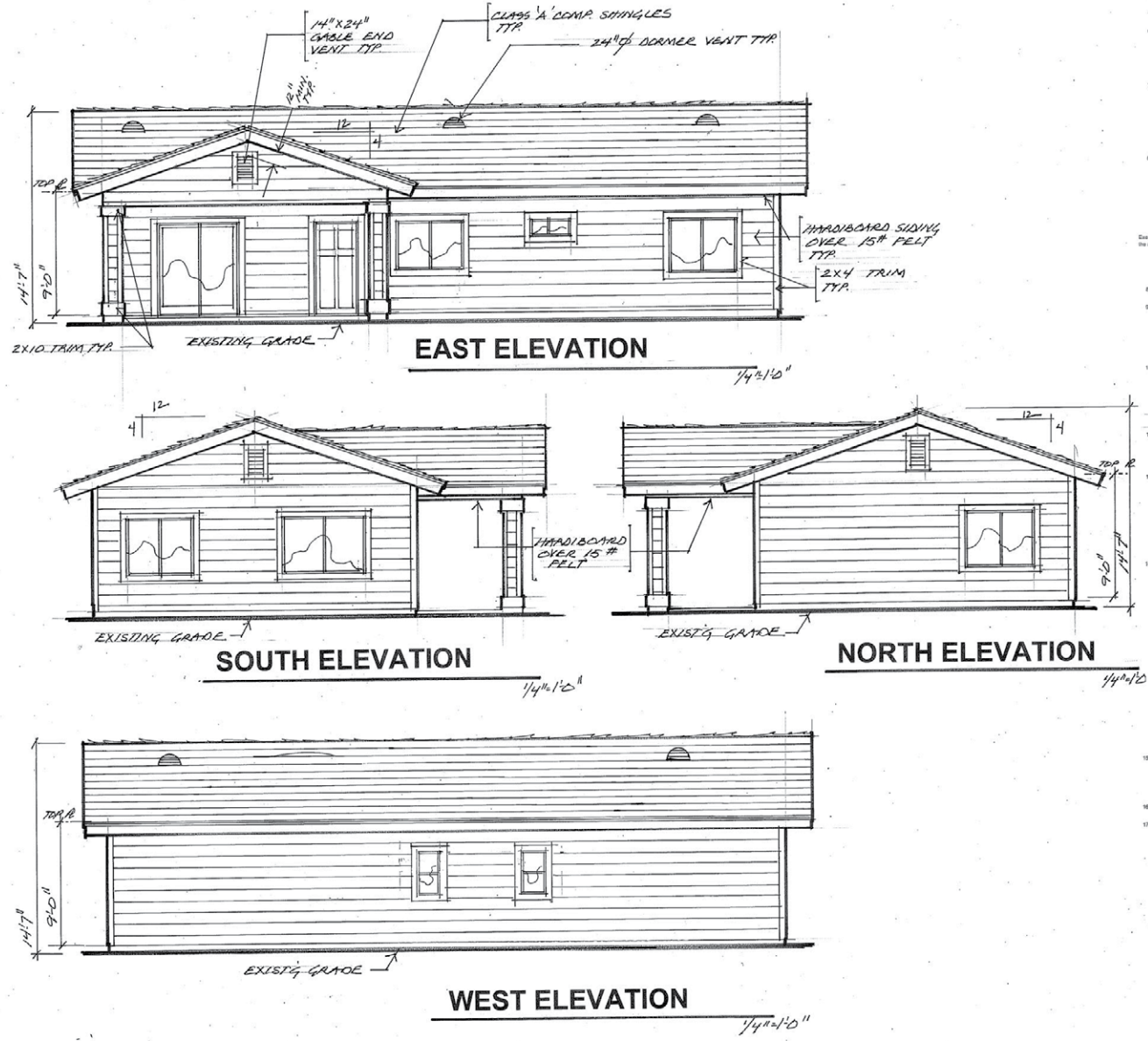
Police: San Diego County's Sheriff Department

Fire: Valley Center Fire Protection District



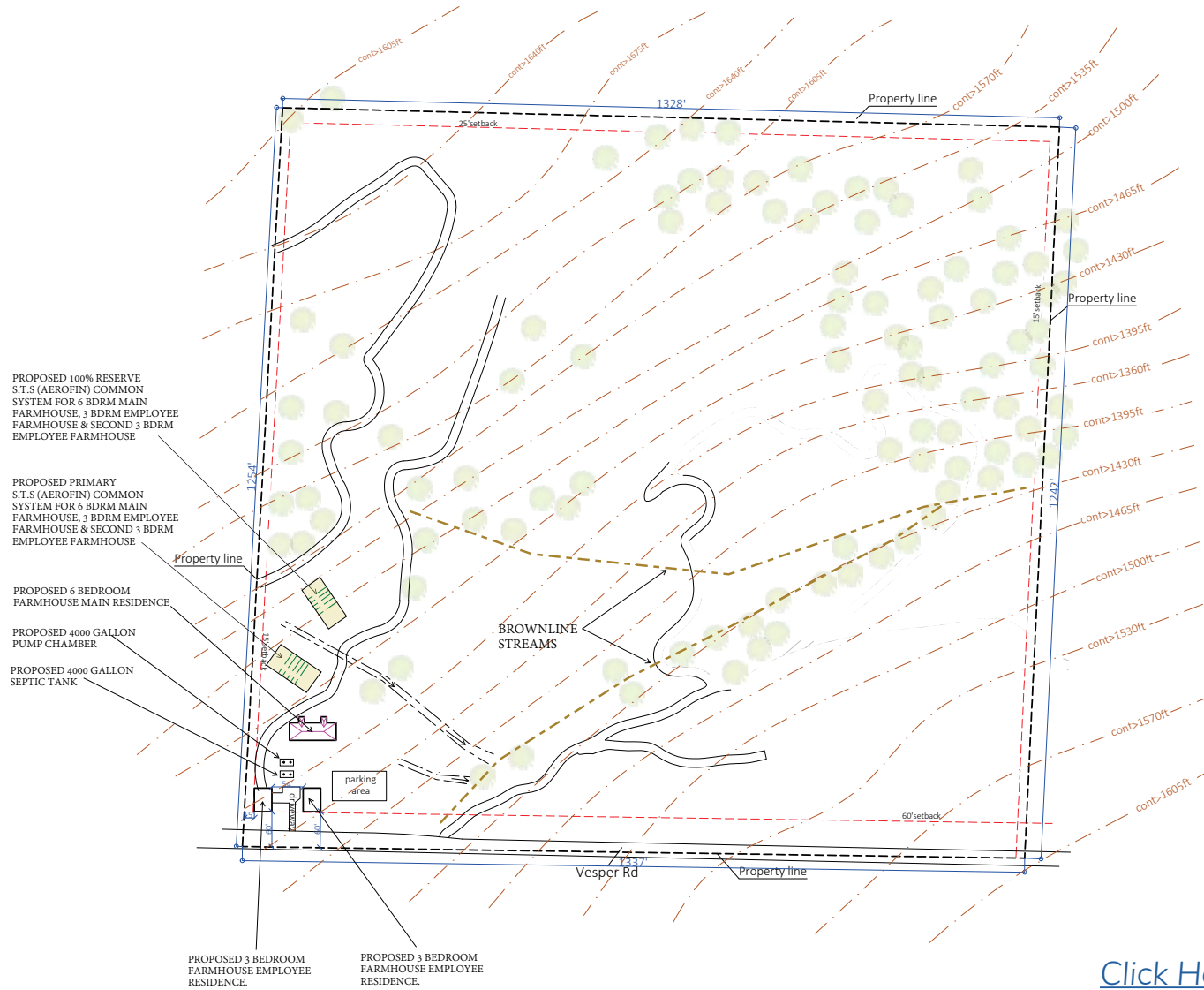
elevations

10



septic layout

Septic system and plans to be approved in 1st Quarter 2025.
The designed system can accommodate up to a 12 bedroom house.



[Click Here For Plans](#)

2024 demographics

1 mile



population

562



estimated households

173



average household income

\$135,339



median household income

\$84,453



total employees

247

3 miles



population

7,494



estimated households

2,395



average household income

\$147,598



median household income

\$121,145



total employees

3,771

5 miles



population

18,018



estimated households

5,936



average household income

\$154,348



median household income

\$123,356



total employees

5,813

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

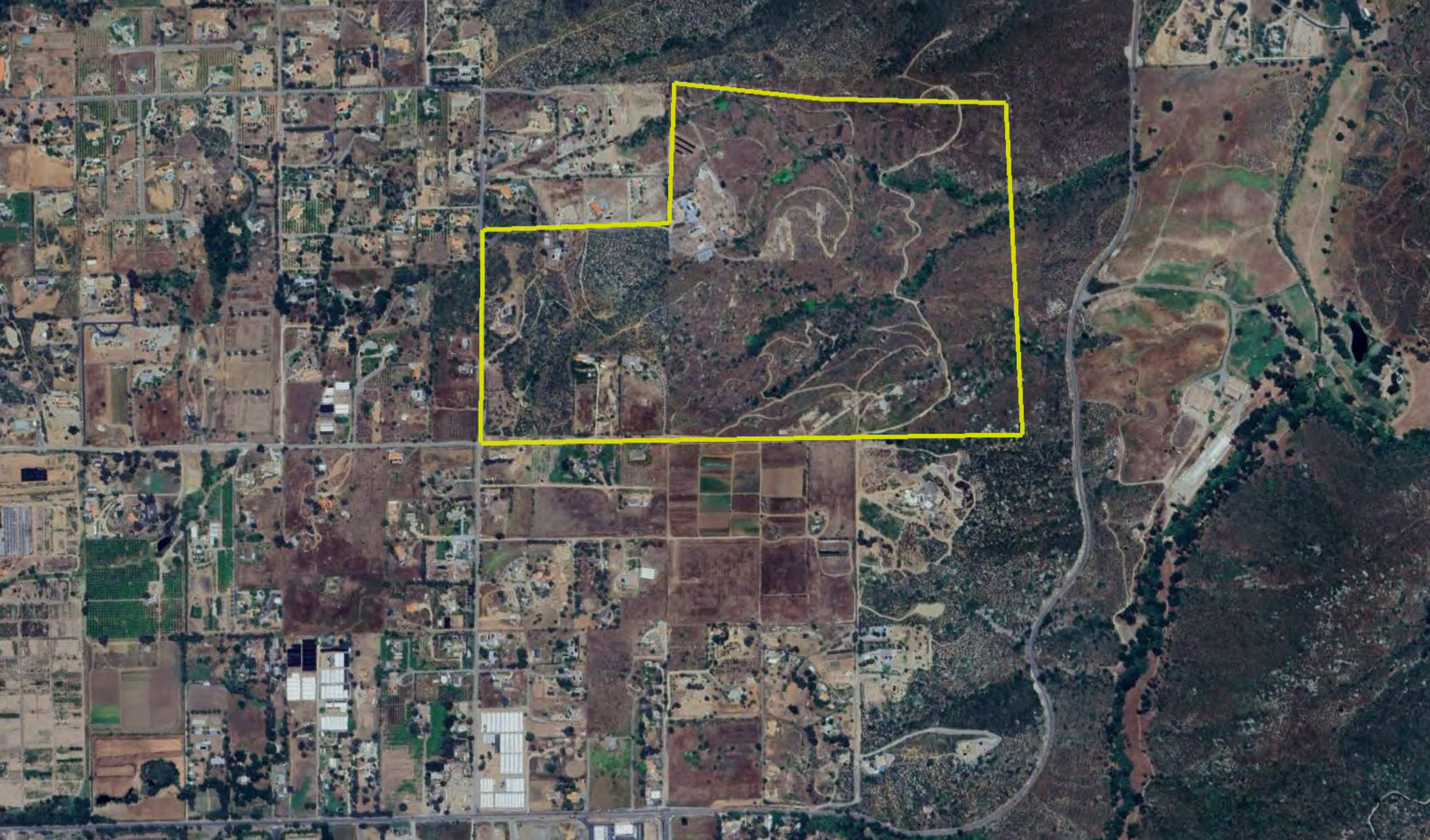
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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact:

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

SPENCER DOK

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