

**PRICE
REDUCED!**

FOR SALE • SINGLE FAMILY HOME DEVELOPMENT OPPORTUNITY

BRIARWOOD ROAD • SAN DIEGO CA 92139



858.360.3000 | caacre.com

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PRICE REDUCED!



PROPERTY OVERVIEW

- 
APN
 582-071-10-00
- 
ZONING
 (RS-1-7) Residential-Single Unit Urbanized Communities
- 
LAND AREA
 1.3 Acres (55,756 SF) Gross
- 
POTENTIAL YIELD PER CITY
 +11.1 Units - Gross
- 
ENTITLEMENTS
 Tentative Map Approved for 6 Lots- 12 Unit potential with ADU
- 
PRICE
 \$1,100,000



ESTIMATED FEE TYPE	PER UNIT COST
Transportation Fee	\$1,065.00
Citywide Park Fee Effective October 12, 2021	\$4,589.00
Library Fees	\$1,042.00
Fire Sprinkler Fee San Diego Fire	\$285.00
RTCIP Traffic Mitigation Fee	\$3,069.00
Per Unit Total Cost Estimate	\$10,050.00

LOCATION Briarwood Road, San Diego, CA 92139

PROPERTY DESCRIPTION Residential Vacant Flat Land

MUNICIPALITY City of San Diego

HEIGHT WITHIN PRD 30'

PRODUCT TYPE WITH PRD Detached Units

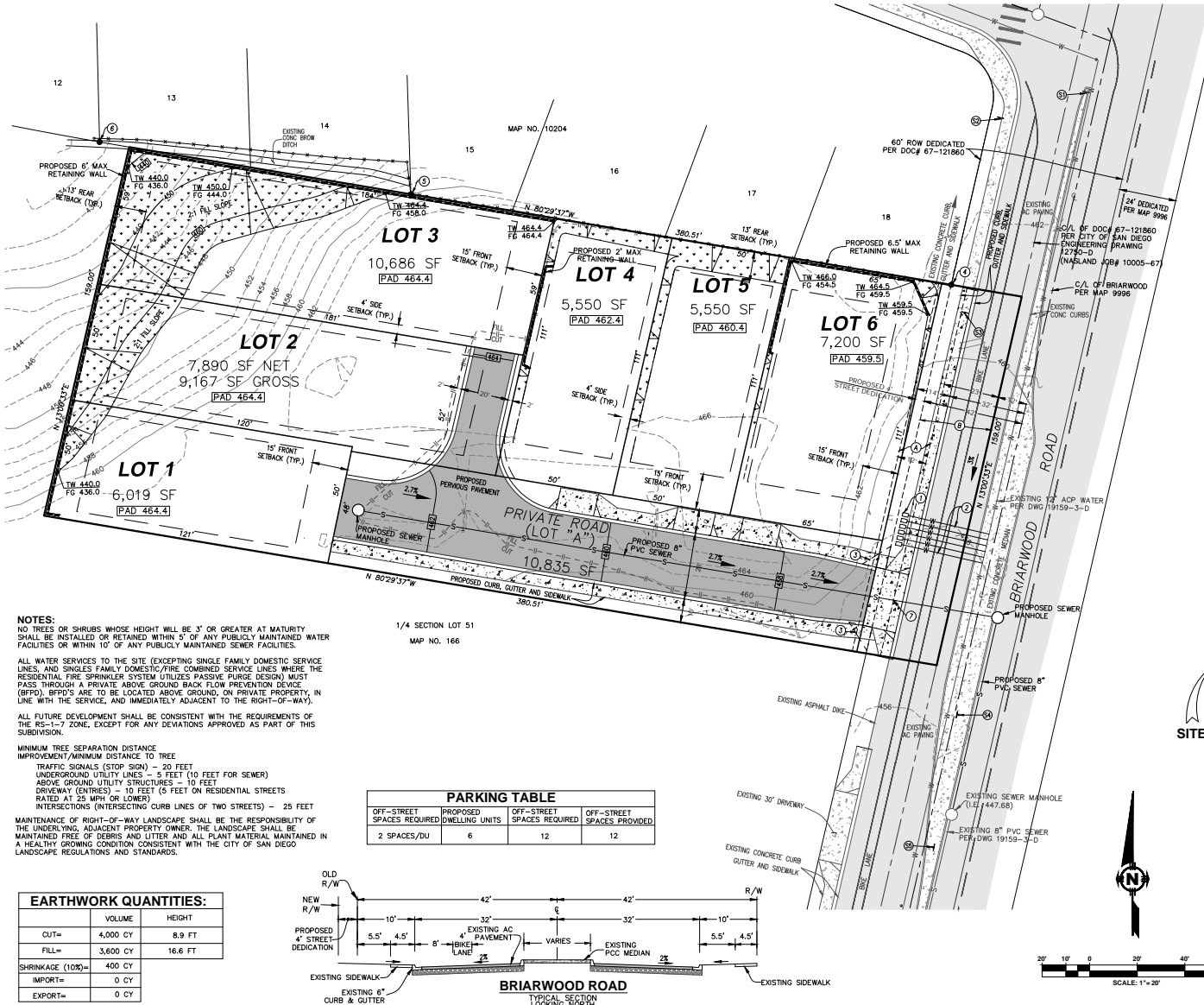
SAN DIEGO GAS & ELECTRIC (SDG&E) PUBLIC UTILITY EASEMENT
 SDG&E has a recorded easement for public Utilities granted April 11th, 1968

[Development Impact Fee Schedule](#)
[City of San Diego ADU Handbook](#)



PROPOSED SITE PLAN

TENTATIVE MAP NO.



LEGEND

- ① 6 PROPOSED WATER METERS (TYP.)
- ② 6 PROPOSED 1" WATER LATERALS (TYP.)
- ③ 12' X 10' VISIBILITY TRIANGLE. NOTE: NO OBSTRUCTION IN THE VISIBILITY TRIANGLE SHALL EXCEED 2' IN HEIGHT.
- ④ FOUND 2" IRON PIPE STAMPED LS 4871 PER MAP 10204 AND CERTIFICATE OF CORRECTION PER DOC# 83-279525 RECORDED AUGUST 10, 1983 NO 852046
- ⑤ FOUND 3/4" IRON PIPE STAMPED LS 4768 NO 852046
- ⑥ FOUND 3/4" IRON PIPE STAMPED LS 4871 PER MAP 10204 AND CERTIFICATE OF CORRECTION PER DOC# 83-279525 RECORDED AUGUST 10, 1983
- ⑦ CENTERLINE OF PROPOSED 25' DRIVEWAY PER SDG-159

EXISTING SIGN LEGEND

- ① MEDIAN/TRAFFIC ARROW
- ② NO PARKING ANY TIME
- ③ BEGIN 3 MINUTE PASSENGER LOADING 7AM-4PM
- ④ NO PEDESTRIAN CROSSING
- ⑤ ONE WAY

PROJECT AREA

55,618 SQ. FT. TOTAL EXISTING LOTS = 1
 PROPOSED LOTS = 7
 (6 RESIDENTIAL LOTS AND 1 PRIVATE STREET LOT)
 6 PROPOSED SINGLE FAMILY HOMES

LEGAL DESCRIPTION:

THAT PORTION OF QUARTER SECTION 51 OF THE RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, MADE BY MORRILL, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, MAY 11, 1869.

TOPOGRAPHY:

PROVIDED BY CIREMELE SURVEYING INC.

SITE ADDRESS:

ADDRESS: VACANT LOT ON BRIARWOOD ROAD

APN:

582-071-10

COORDINATES

LAMBERT: (NAD 27) 191-1758
 CCS' 83: 1831-6319

ZONING

RESIDENTIAL RS-1-7

OVERLAY ZONES

NONE

EASEMENTS

- ④ PUBLIC UTILITY EASEMENT GRANTED TO SDG&E PER DOC# 61019 RECORDED APRIL 11TH, 1968
- ⑤ EASEMENT FOR PUBLIC STREET PER DOC# 121860 RECORDED AUGUST 15TH, 1967
- EASEMENT FOR FLUMES, CANALS GRANTED TO KIMBALL BROTHERS WATER COMPANY PER BK. 7 PG. 124 RECORDED JUNE 9, 1869 (UNLOCATABLE)
- EASEMENT FOR PUBLIC ROADS GRANTED TO COUNTY OF SAN DIEGO PER BK. 257 PG. 160 (UNLOCATABLE)
- EASEMENT FOR POLES, WIRES GRANTED TO SDG&E PER BK. 3002 PG. 9 RECORDED OCTOBER 9, 1948 (UNLOCATABLE)
- EASEMENT FOR PUBLIC ROADS GRANTED TO COUNTY OF SAN DIEGO PER BK. 6401 PG. 76 RECORDED JANUARY 2, 1957 (UNLOCATABLE)

BENCHMARK:

DESCRIPTION: BRASS PLUG
 LOCATION: LOCATED ON THE NORTHEAST CURB RETURN AT THE INTERSECTION OF BRIARWOOD RD. AND GATEWOOD LN.
 LOCATED ON THE NORTHEAST CURB
 ELEVATION: 476.424 FEET

SOURCE: CITY OF SAN DIEGO BENCH MARK NO. 3624

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE NORTHWESTERLY SIDELINE OF BRIARWOOD ROAD, AS SHOWN ON MAP NO. 10204 I.E. N13700'33"

REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	_____
ORIGINAL DATE:	_____
SHEET _____ OF _____	_____
DEPT: DEVELOPMENT SERVICES	_____

OWNER

MARIO GARCIA, TRUSTEE DATE
 BRIARWOOD ROAD TRUST, DATED MAY 5, 2021
 2220 OTAY LAKES RD, STE.502-410
 CHULA VISTA, CA 91915
 (619) 734-8348

PREPARED BY:

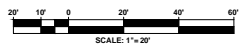
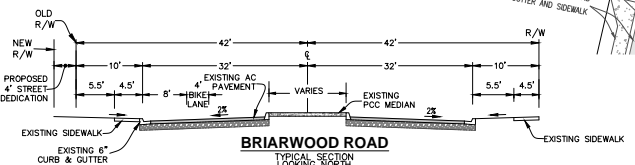
LAWRENCE W. WALSH DATE
 Walsh Engineering & Surveying, Inc.
 607 Alayeh Road, El Cajon, CA 92020
 (619) 588-8747

NOTES:
 NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' OR GREATER AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
 ALL WATER SERVICES TO THE SITE (EXCEPTING SINGLE FAMILY DOMESTIC SERVICE LINES, AND SINGLES FAMILY DOMESTIC/FIRE COMBINED SERVICE LINES WHERE THE RESIDENTIAL FIRE SPRINKLER SYSTEM UTILIZES PASSIVE PURGE DESIGN) MUST PASS THROUGH A PRIVATE ABOVE GROUND BACK FLOW PREVENTION DEVICE (BFPD). BFPD'S ARE TO BE LOCATED ABOVE GROUND, ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE, AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
 ALL FUTURE DEVELOPMENT SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE RS-1-7 ZONE, EXCEPT FOR ANY DEVIATIONS APPROVED AS PART OF THIS SUBDIVISION.
 MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT/MINIMUM DISTANCE TO TREE TRAFFIC SIGNALS (STOP SIGN) - 20 FEET UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER) ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAYS (ENTRIES) - 10 FEET (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER) INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET MAINTENANCE OF RIGHT-OF-WAY LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING ADJACENT PROPERTY OWNER. THE LANDSCAPE SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

1/4 SECTION LOT 51
 MAP NO. 166

PARKING TABLE			
OFF-STREET SPACES REQUIRED	PROPOSED DWELLING UNITS	OFF-STREET SPACES REQUIRED	OFF-STREET SPACES PROVIDED
2 SPACES/DU	6	12	12

EARTHWORK QUANTITIES:		
CUT=	4,000 CY	8.9 FT
FILL=	3,600 CY	16.6 FT
SHRINKAGE (10%)	400 CY	
IMPORT=	0 CY	
EXPORT=	0 CY	



NAD 83:1831-6319 | LC: 191-1758 | TM NO. | PTS. NO. 0697700

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Paradise Valley Rd

Paradise Valley Rd

Zest St

Zest St

Zest St

Zest St

LOT 3
10,666 SF
(200' X 530')

LOT 4
5,550 SF
(200' X 277')

LOT 5
5,550 SF
(200' X 277')

LOT 6
7,200 SF
(200' X 360')

LOT 2
7,880 SF NET
9,162 SF GROSS
(200' X 458')

LOT 1
6,019 SF
(200' X 301')

PRIVATE ROAD
(LOT 1A)
10,835 SF

Briarwood Rd
Briarwood Rd

Briarwood Rd
Briarwood Rd

Briarwood Rd
Briarwood Rd

Nebraska Ave

Montclair Rd



Nebras

SALES COMPARABLES



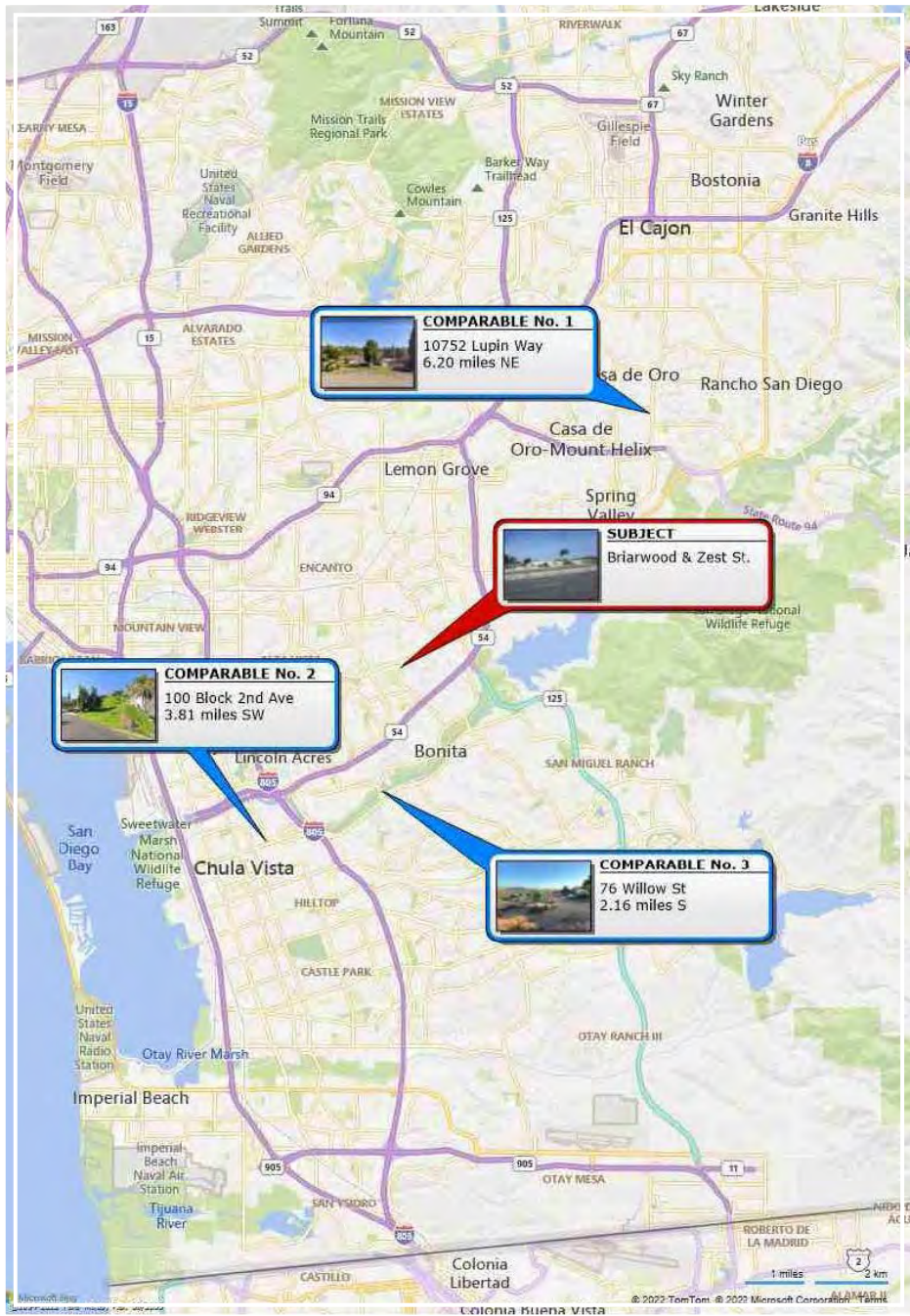
Comparable 1
 10752 Lupin Way
 Prox. to Subject 6.20 miles NE
 Sale Price 670,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location La Mesa/Mt Helix
 View
 Site 49,436
 Quality
 Age
 Previously developed
 sold as entitled land
 for land value



Comparable 2
 100 Block 2nd Ave
 Prox. to Subject 3.81 miles SW
 Sale Price 1,000,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Chula Vista
 View
 Site 50,530
 Quality
 Age



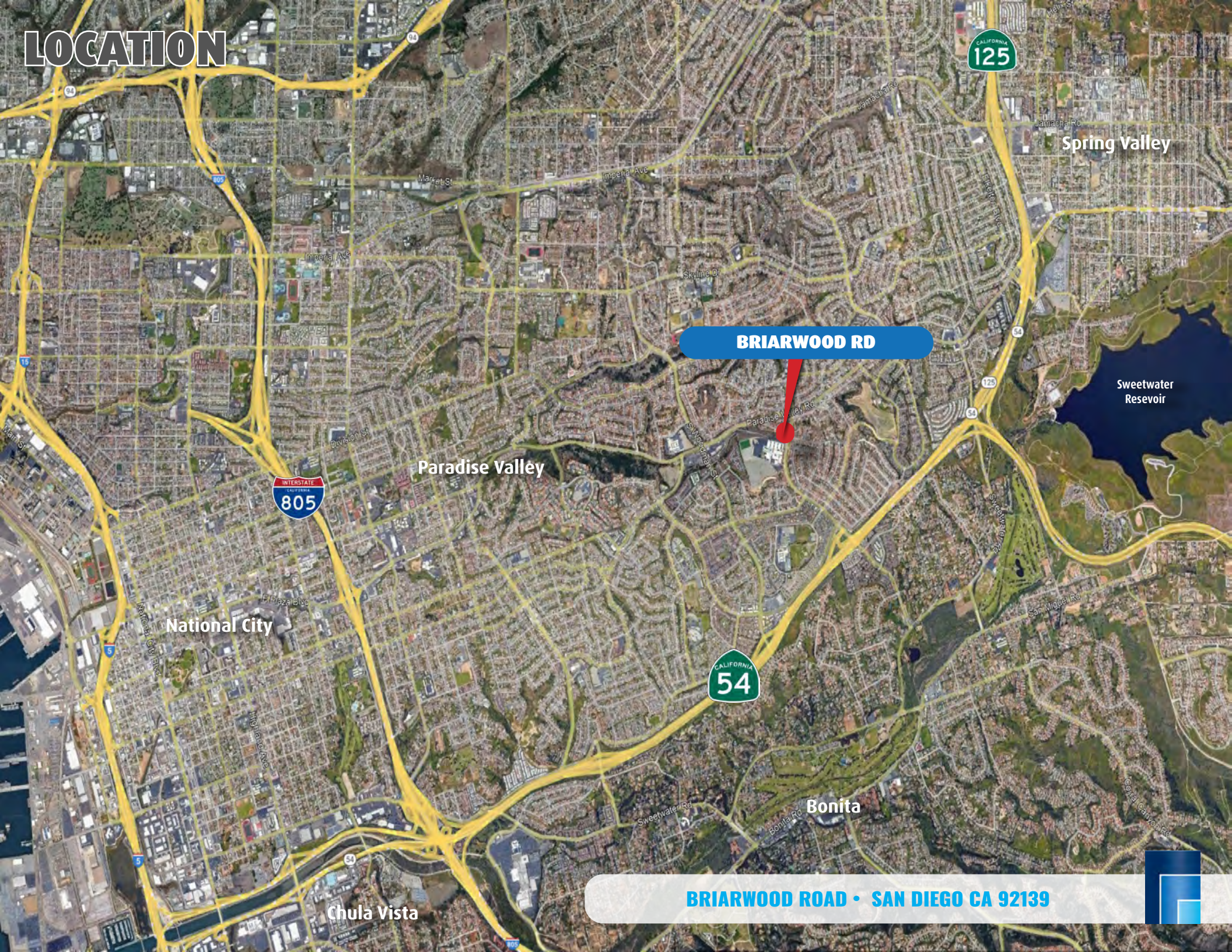
Comparable 3
 76 Willow St
 Prox. to Subject 2.16 miles S
 Sale Price 625,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Bonita
 View
 Site 229,997
 Quality
 Age
 Vacant In-Fill Site



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LOCATION



BRIARWOOD RD

Paradise Valley

National City

Chula Vista

Bonita

Spring Valley

Sweetwater Reservoir



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INVESTMENT SUMMARY

Commercial Asset Advisors is pleased to present the opportunity to purchase a flat residential development site, Briarwood Road. Desirable rolling hills and canyons, picturesque views of San Diego's skyline, Coronado, and the Pacific Bay.

It's why this area is named Skyline-Paradise Hills. Famously, Skyline-Paradise Hills were discovered in 1769 during Father Junipero Serra's visit to the south San Diego bay. National City, Chula Vista, and Skyline-Paradise Hills were all part of the Spanish Colonial Empire at the time, and the area was known as Rancho Del Rey, or King's Ranch.

This historically significant pocket of San Diego continues to be a desirable place to live. In April 2022, Paradise Hills home prices were up 17.1% compared to last year, selling for a median price of \$723K. On average, homes in Paradise Hills sell after 7 days on the market. A record setting 34 single family homes sold in April 2022.

The Skyline-Paradise Hills Community is approximately 4,500 acres in area and is located in the southeastern portion of the City of San Diego. The community is bordered by Lemon Grove and the Southeastern San Diego community planning area to the north; state Route 54 and an unincorporated area of San Diego County to the south; National City and the Southeastern San Diego community planning area to the west; and an unincorporated area of San Diego County to the east. This community includes the neighborhoods of Skyline, Paradise Hills, South Bay Terraces, North Bay Terraces, Lomita and Jamacha. The Skyline-Paradise Hills community planning area is predominantly a low-density single-family residential community. Paired with desirable Retail options, this community has something to offer everyone. Retail centers include Paradise Hills Village Center on Reo Drive, Skyline Hills Village Center at Meadowbrook Drive and Paradise Valley Road, Lomita Village Center at Cardiff Street and Jamacha Road, and the South Bay Terraces Village Center at Alta View Drive and South Woodman Street.



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Zest St



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