

# Nursery with State of the Art Greenhouses + House on 9.43 Acres

10350 W Lilac Rd | Valley Center, CA 92082

- 30,000 SF of High Quality Greenhouses
- (1) 3" Water Meter
- 2,000 AMP of Power with 4 Meters
- 3 Refrigeration Containers
- One Manufactured Home - Approximately 1,152 SF

ASKING PRICE: ~~\$1,850,000~~ \$1,690,000

King Sunday Ln

Diaz Rd

W Lilac Rd

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Diaz Rd

W Lilac Rd







W Lilac Rd

Diaz Rd















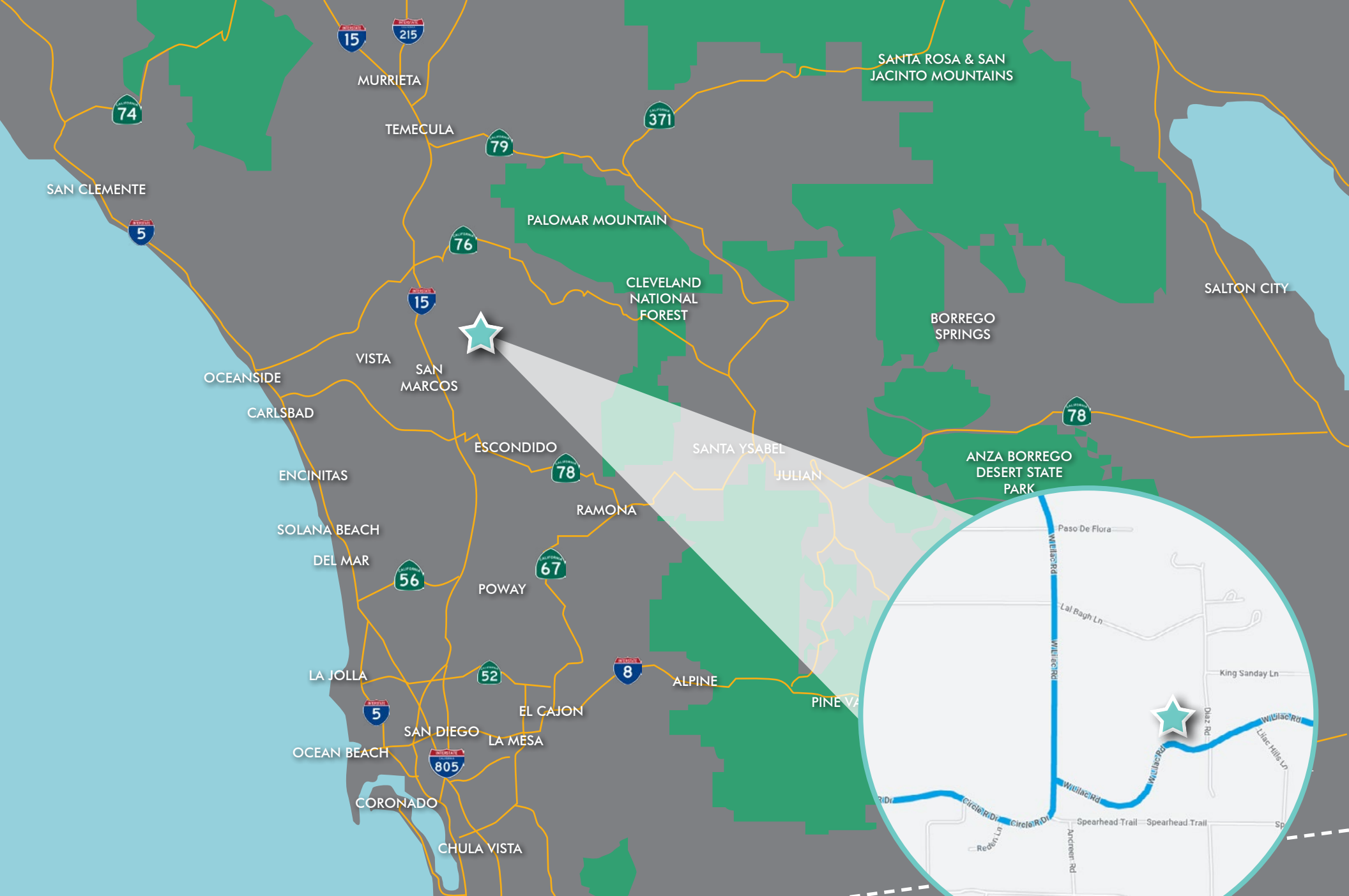




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property photos





location map



# property information

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## location:

The subject property is located at 10350 W Lilac Rd in Valley Center on the NEC of W Lilac Rd & Circle R Dr. It is approximately 3.9 miles east of Interstate 15, 7.5 miles south of Hwy 76, and approximately 14.5 miles north of Hwy 78.

## property profile:

The subject property is approximately 9.43 acres of prime agriculture land in Valley Center, CA. The property was previously used for a hemp farm and has many improvements including the following:

- One single-family home approximately 1,152 SF in good condition
- One 3" water meter
- 2,000 AMP electrical with 4 meters
- 30,000 SF of greenhouses, some are new construction
- One loading dock
- Storage Barn
- 3 refrigeration containers
- Legal access on W Lilac and Diaz Rd

The property may be utilized for personal use or continued agriculture use.

## jurisdiction:

County of San Diego

## apn:

129-111-71-00

## acreage:

9.43 Acres

## zoning:

A70: Limited Agriculture

[Click to View Zoning Permitted Uses](#)

## general plan:

Semi-Rural Residential (SR-2)

[Click to View General Plan](#)

## minimum lot size

2 acres

## max height:

35' or 2 stories

## school district:

Unified Valley Center-Pauma Unified School District

## services:

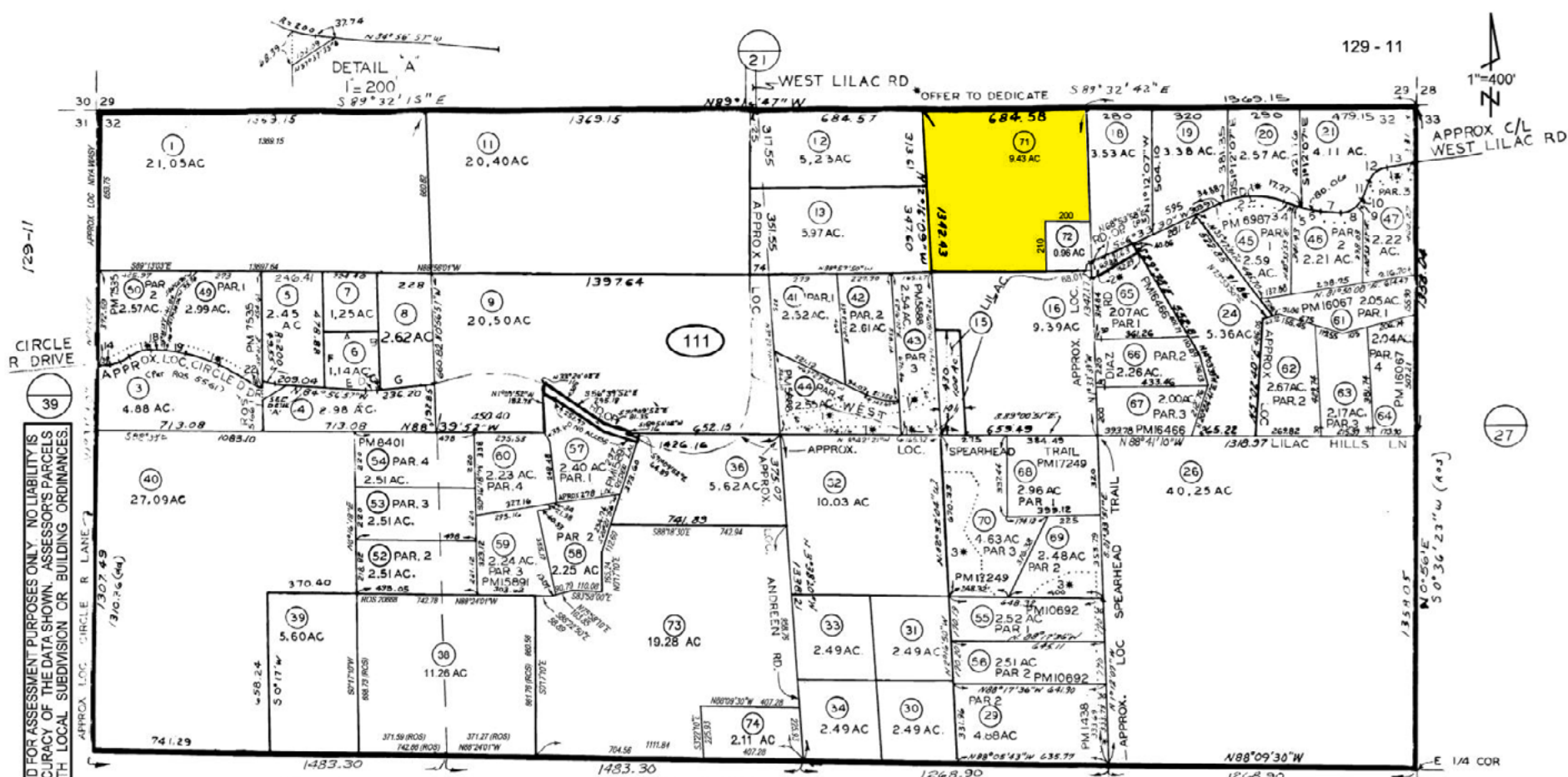
Water/Sewer:	Valley Center Municipal Water District
Gas:	SDG&E
Electric:	Southern California Edison
Fire:	Deer Springs Fire Protection District
Police:	San Diego County Sheriff's Department





# tax map

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

02/04/2017 JGD

CHANGES	BLK	OLD	NEW	YR	CUT	
	71	79176	68	4854		
		29464	77-78	72	907	
		54	79-82	72	1219	
		21	83-85	73	4035	
		85	86-87	73	6072	
		55	88-89	74	1203	
		110	90	75	16507	
		111	1	41-44	78	2314
		111	2	45-48	79	1223
		111	2	49-50	79	1426
		111	2	51-54	79	4382
		111	51	55-56	80	1619
		111	45	61-64	91	1055
		111	27	65-67	92	1531
		111	27	68-70	94	616
		17	1	10	1952	
		38	1	10	1952	
		111	3	10	1952	
		35	73	74	17	1300

SEC 32 - T10S - R2W - N1/2  
 ROS 5020, 5561, 5972, 9512, 20668, 22413

- A S86°09'0"E 224.53
  - B N 0°56'57"W 244.80
  - C S85°43'03"W 795
  - D R=300 4887
  - E N84°56'57"W 18844
  - F N 0°56'57"W 23733
  - G S85°43'03"W 228.35
- 1. N. 69°13'36"E. 127.66
  - 2. R=340 254.52
  - 3. N. 67°53'00"W. 42.00
  - 4. N. 22°07'00"E. 30.00
  - 5. N. 67°53'00"W. 22.08
  - 6. R=285 97.33
  - 7. N. 87°27'00"W. 83.05
  - 8. R=90 73.46
  - 9. S. 44°12'57"E. 30.00
  - 10. R=90 35.50
  - 11. N. 23°11'00"E. 78.97
  - 12. R=95 98.50
  - 13. N. 81°23'00"E. 115.46
- 14. N88°08'33"E 20.76
  - 15. R=220 38.78
  - 16. N62°25'03"E 49.89
  - 17. R=200 115.69
  - 18. N64°26'27"W 40
  - 19. N84°26'27"W 94.95
  - 20. R=300 145.21
  - 21. N56°42'26"W 144.23
  - 22. R=200 50.07

SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BOOK 129 PG 11



# 2023 demographics

## 1 mile



population

857



estimated households

274



average household income

\$170,046



median household income

\$99,441



total employees

128

## 3 miles



population

6,372



estimated households

2,321



average household income

\$135,904



median household income

\$109,199



total employees

1,469

## 5 miles



population

19,951



estimated households

7,310



average household income

\$144,168



median household income

\$119,085



total employees

3,705



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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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