

89 ACRE INCOME PRODUCING AVOCADO GROVE

Avenida De Las Estrellas | Pauma Valley, CA 92082

- Hass, Lamb Haas and Reeds
- 7,000 – 10,000 Pounds per year per acre of production
- Excellent location near Pala and Harrah's casinos
- Well maintained and in excellent condition
- Existing Income from Cell Tower

Asking Price: ~~-\$1,299,000~~ \$850,000



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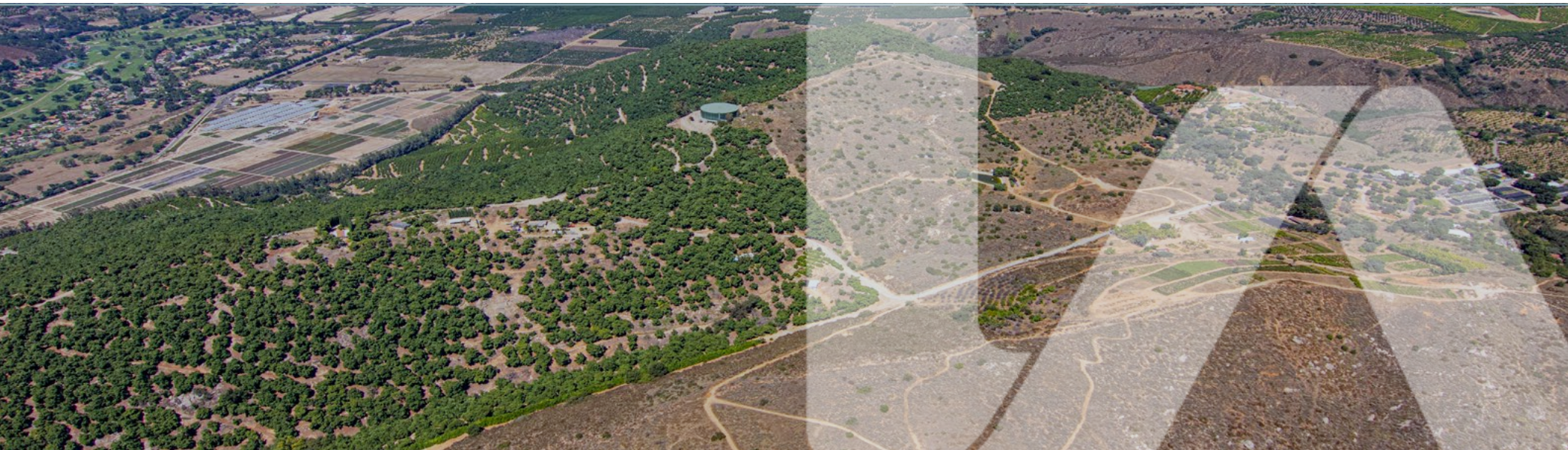
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Casino
Pauma

UNITED STATES
POSTAL SERVICE

El Rey
MEXICAN FOOD

**Pauma Valley
Trading Center**

**SERRATOS
AUTOMOTIVE & TIRE**

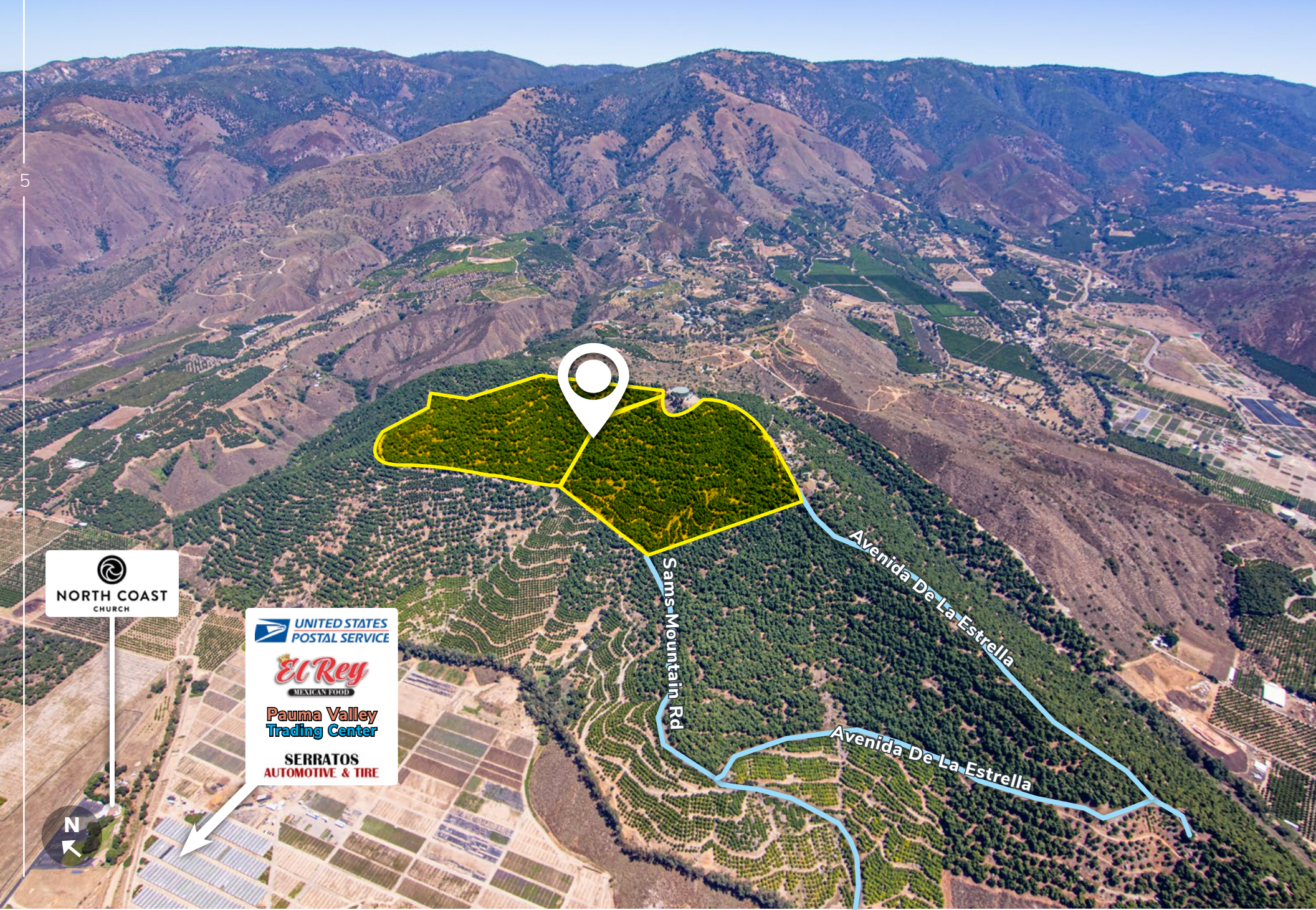
1 MILE AWAY

Sams Mountain Rd

Avenida De La Estrella

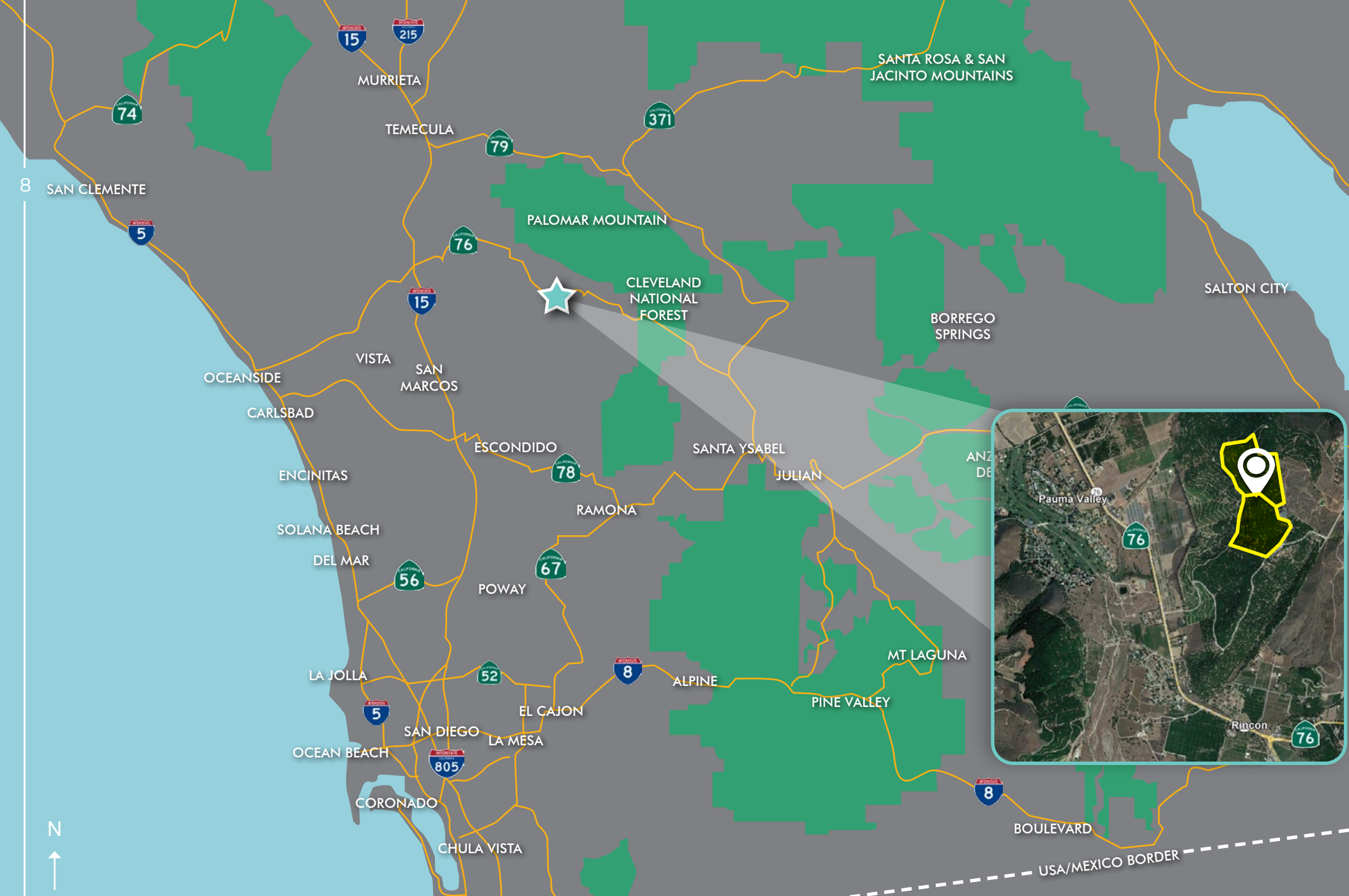
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property information

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location:

The subject property is located along Sams Mountain Road and Avenida De Las Estrellas in Valley Center, California. It is just east of Hwy 76 and approximately 15 miles east from I-15.

property profile:

The subject property consists of two parcels totaling approximately 89.37 acres with avocado groves planted.

jurisdiction:

County of San Diego- Pala-Pauma Planning Area

APN's & Acreage:

132-150-32-00: 48.76 Acres
132-160-30-00: 40.61 Acres
TOTAL: 89.37 Acres

acreage:

89.37 acres

zoning:

Limited Agriculture (A70)

general plan:

Rural Lands (RL-20)

school district:

Valley Center- Pauma Unified School District

water meters:

Two 3" water meters

cell phone tower income:

\$1,000 / month

services:

Water: Yuima Municipal Water District

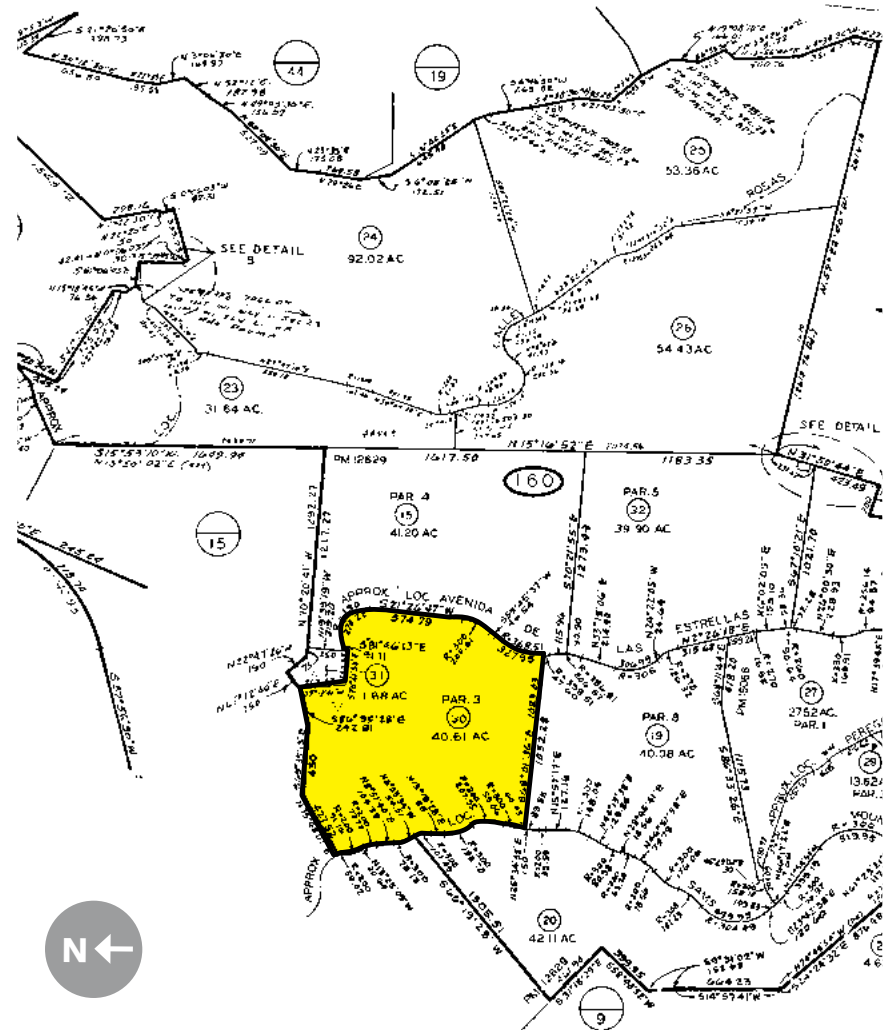
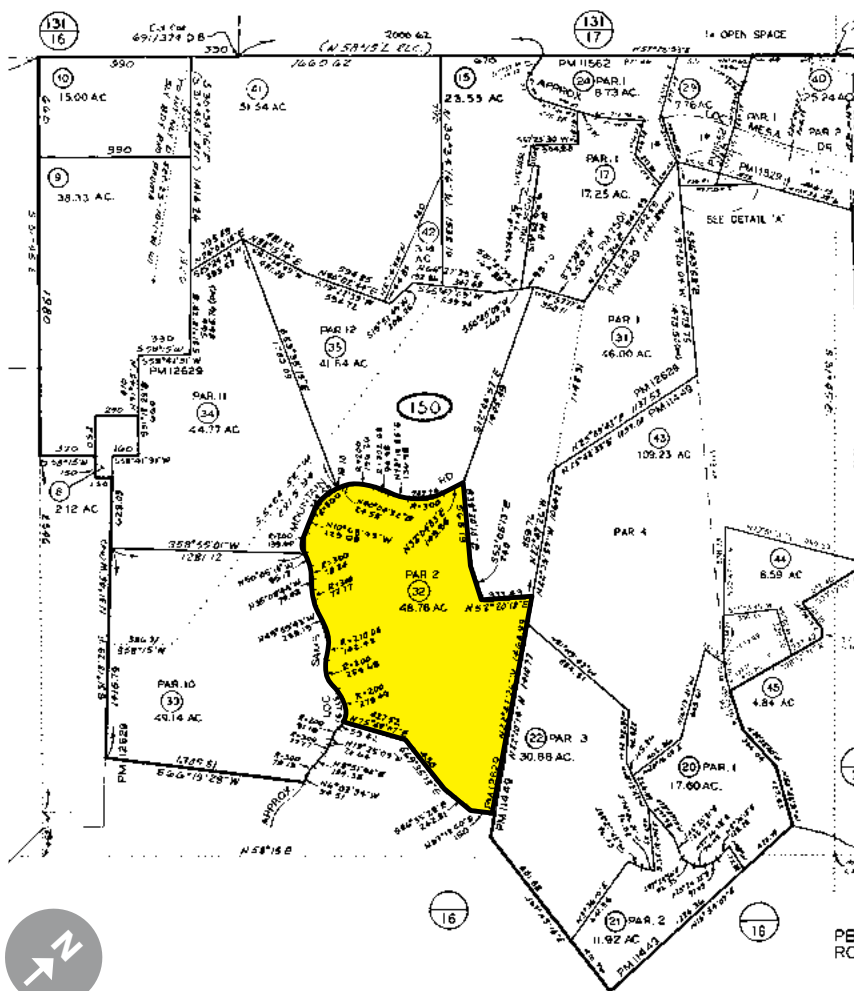
Gas/Electric: SDG&E

Fire: Cal Fire – Rincon Fire Department

Police: Pauma Police Department



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2023 demographics

3 miles



population
4,040



estimated households
1,297



average household income
\$102,001



median household income
\$103,555



total employees
7,724

5 miles



population
10,071



estimated households
3,195



average household income
\$114,971



median household income
\$119,056



total employees
56,835

7 miles



population
19,046



estimated households
6,193



average household income
\$127,530



median household income
\$118,336



total employees
115,880

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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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.





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