

7.40 ACRES WITH POTENTIAL FOR 32 PAPER LOTS IN SPRING VALLEY



Ivy Street & La Presa Avenue | Spring Valley, CA



- Site Improvement and Investment Analysis for 32 Lots but site includes 48 paper lots
- Location offers 360 Degree views of San Diego
- New build homes in the immediate vicinity average over \$920,000

Asking Price: \$4,000,000

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 = 32 Lots - Focus of the Engineering Probable Cost Study

 = 16 Potentially Cost Prohibitive Lots

*Buyer to Confirm



San Diego Bay



CORONADO

Bonita Golf Course

Mt Miguel High School

Spring Valley County Park

Sweetwater Reservoir

jamacha blvd

jamachard

montemar rd

ivy st

lema st

rausindr

1

- TARGET
- Walmart
- KOHL'S
- Rubio's FRESH MEXICAN GRILL
- Sams CLUB
- STARBUCKS COFFEE
- 24 FITNESS

2

- San Diego Zoo Wildlife Alliance
- BALBOA PARK
- SD Natural History Museum
- SD Museum of Art
- Fleet Science Center
- Timken Museum of Art
- Japanese Friendship Garden
- Museum of Us
- The Old Globe

3

- TARGET
- Smart & Final
- dd's DISCOUNTS
- Jersey Mikes SUBS
- Chick-fil-A

4

- Albertsons
- Starbucks
- McDonald's
- Auto Zone
- unleashed
- PEPBOYS AUTO
- WELLS FARGO
- 76

CORONADO

MISSION BAY

LA JOLLA

Helix Charter High School

Mt Miguel High School

montemar-dr

Ivy st

austin dr

s barcelona st

1

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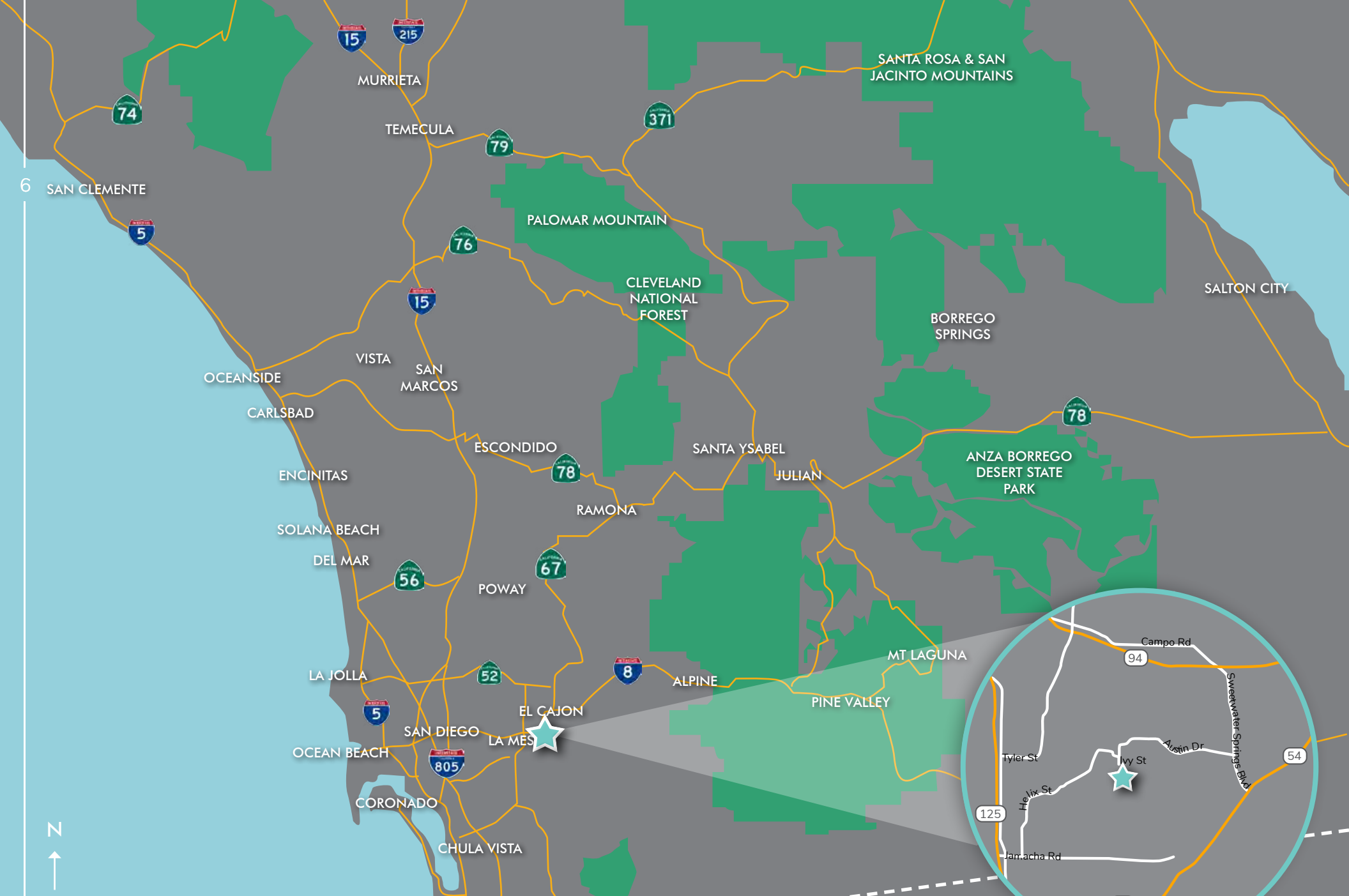
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- FOOD 4 LESS
- HARBOR FREIGHT TOOLS
- SUBWAY
- THE HOME DEPOT

6

- TARGET
- Walmart
- READING CINEMAS
- Olive Garden
- BJS
- CHOZE FITNESS
- CVS
- CASA DE PICO





location map

property information

location:

The subject property is located at Ivy Street and La Presa Avenue in Spring Valley, CA. It is approximately 2 miles east of the 125 Freeway and approximately 1.7 miles south of the 94 Freeway.

property profile:

The subject property consists of five parcels totaling approximately 7.40 acres. The property is part of the East San Diego Villa Heights subdivision and consists of approximately 48 paper lots. A preliminary plan and cost study was completed showing 32 lots with 31 lots set aside for residential and one lot set aside for drainage. The 32-lot site plan appears to be the most developable option. However, there are 48 paper lots as part of the East San Diego Villa Heights subdivision. Buyer to confirm viability of additional lots, if any.

street & sewer design:

TSAC Engineers have worked with County Staff to determine an acceptable road design and proposed gravity sewer main which will run down Montemar Road and connect to a pump station on the northeast end of the property.

jurisdiction:

County of San Diego- Spring Valley Planning Area

APN's & acreage:

- 579-014-02-00 ➔ 0.14 Acres
- 579-014-08-00 ➔ 0.88 Acres
- 579-014-09-00 ➔ 2.35 Acres
- 579-015-02-00 ➔ 0.14 Acres
- 579-015-03-00 ➔ 3.89 Acres
- TOTAL ➔ 7.40 Acres**

zoning:

Rural Residential (RR)

general plan:

Semi-Rural Residential (SR-0.5)

density:

1 du/ 0.5, 1 or 2 acres

maximum height:

35' or 2 stories

school district:

La Mesa-Spring Valley School District & Grossmont Union High School District

services:

Water: Otay Water District

Sewer: Spring Valley Sanitation District

Gas/Electric: SDG&E

Fire: San Miguel Fire District

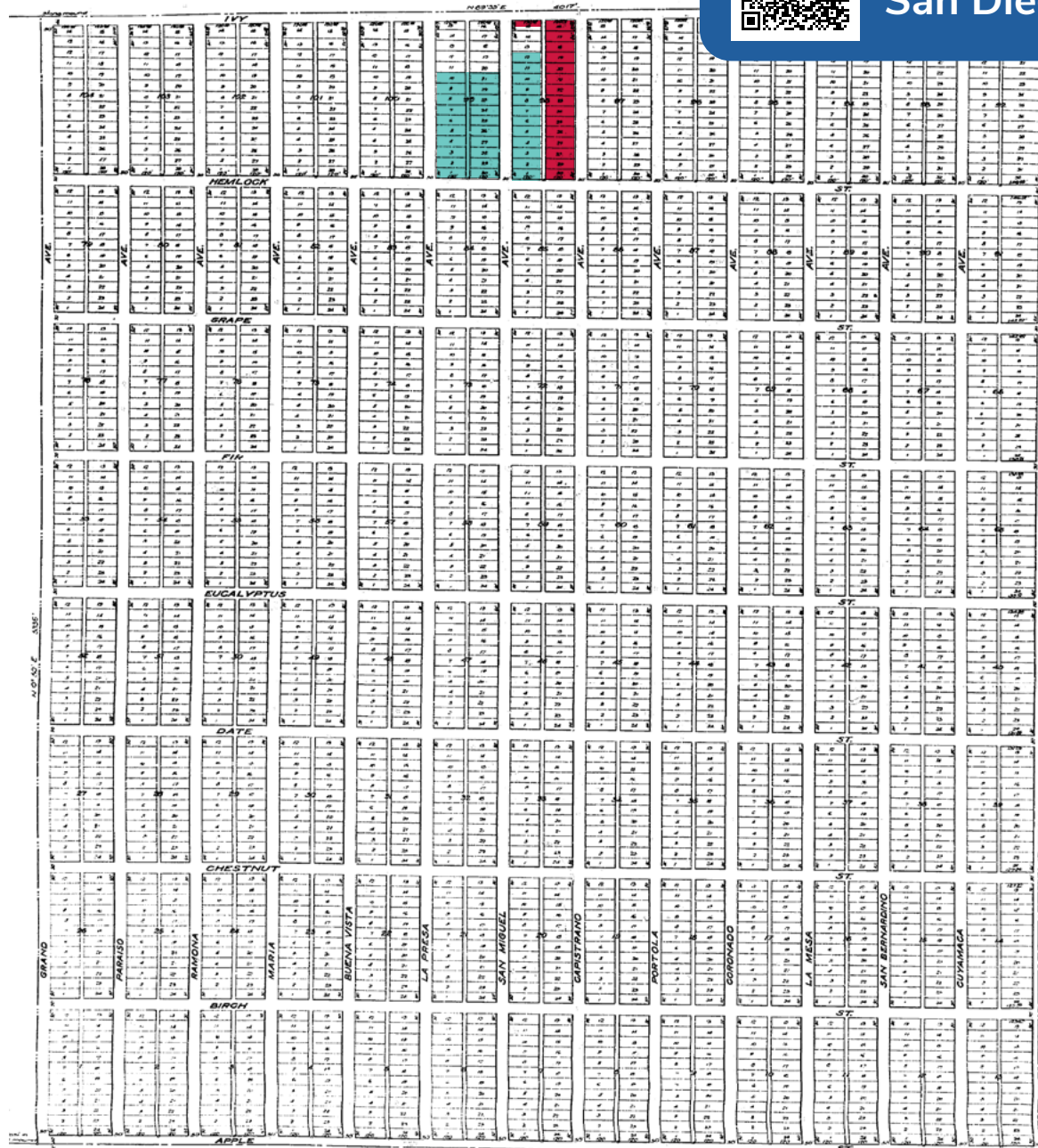
Police: San Diego County Sheriff's Department



east san diego villa heights



Click or Scan to View East San Diego Heights Plans



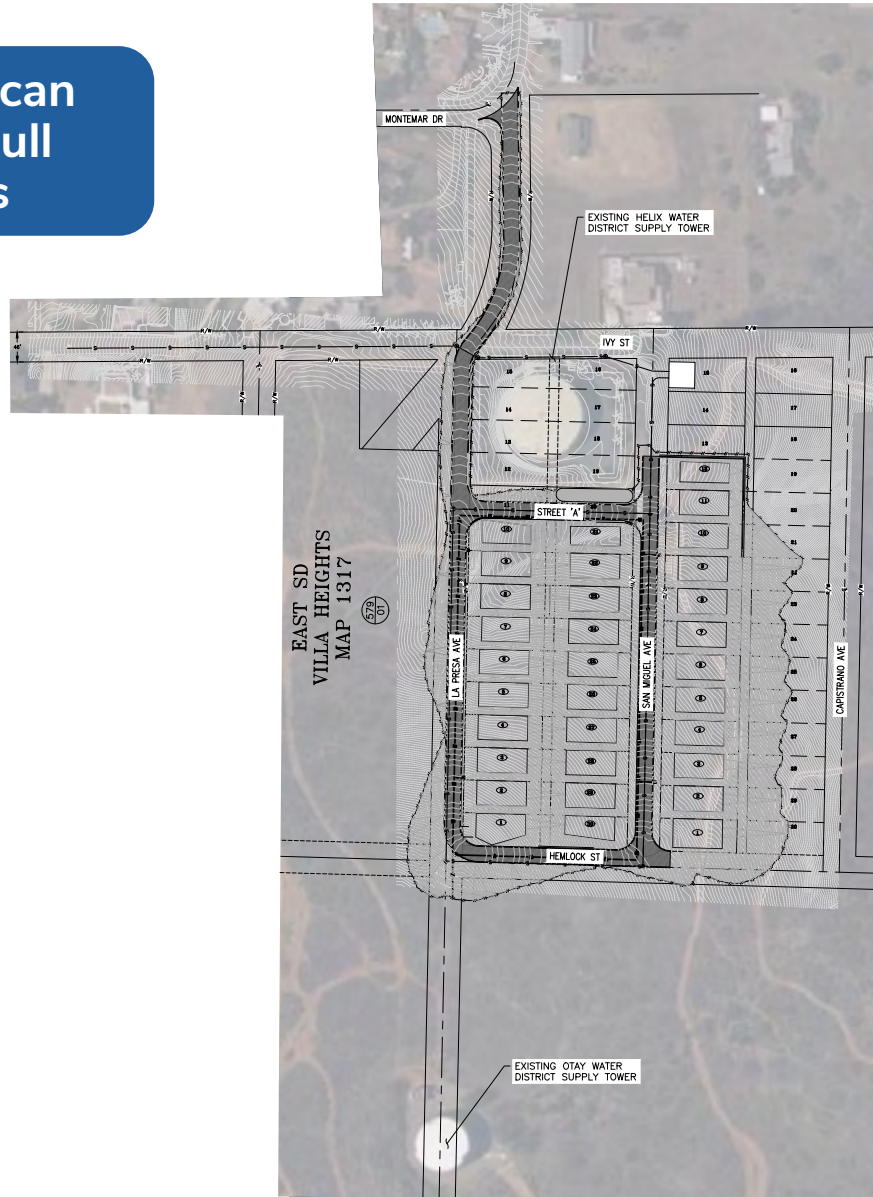
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

preliminary site plan

IVY ST & LA PRESA AVE, SPRING VALLEY



Click or Scan
to View Full
Site Plans



LEGEND

(21)	EXISTING LOTS
— — —	PROPOSED SEWER LINE
— — —	PROPOSED WATER LINE
⊙	PROPOSED SEWER MANHOLE
⊗	PROPOSED WATER VALVE
⊕	PROPOSED FIRE HYDRANT
V V V	2:1 MAXIMUM SLOPE
— — —	LIMITS OF GRADING
R/W	RIGHT OF WAY
---	PROPERTY LINE
▨	PROPOSED AC PAVEMENT
■	PROPOSED BIORETENTION

OWNER INFORMATION:
3-D ENTERPRISES, INC.
3615 KEARNY VILLA ROAD, SUITE 203
SAN DIEGO, CA 92123
(619) 788-4935

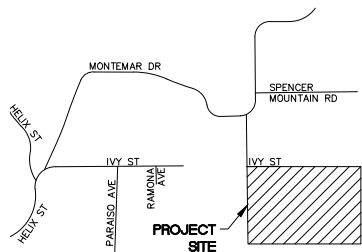
CONTACT:
BRIAN SALTZMAN
1885 VIA DEL CAMPO COURT, SUITE 304
SAN DIEGO, CA 92127
(658) 762-9585

SITE ADDRESS:
MONTEMAR DRIVE & IVY STREET
SPRING VALLEY, CA 91977

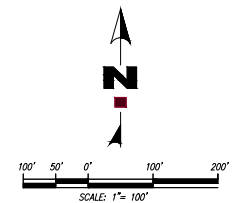
APNS:
579-014-020, 30, 80, 90

ZONING:
RURAL RESIDENTIAL

PROJECT DATA:
TOTAL LOTS: 32
GRADED AREA: 8.22 ACRES
CUT/FILL: 85,000 CY
IMPORT/EXPORT: 0 CY



VICINITY MAP
NOT TO SCALE



DESIGNED BY: BDS	PREPARED AT THE REQUEST OF:
DRAWN BY: BDS	3-D ENTERPRISES, INC.
CHECKED BY: SJM	3615 KEARNY VILLA RD., #203, SAN DIEGO, CA 92123
JOB NUMBER: 2251	

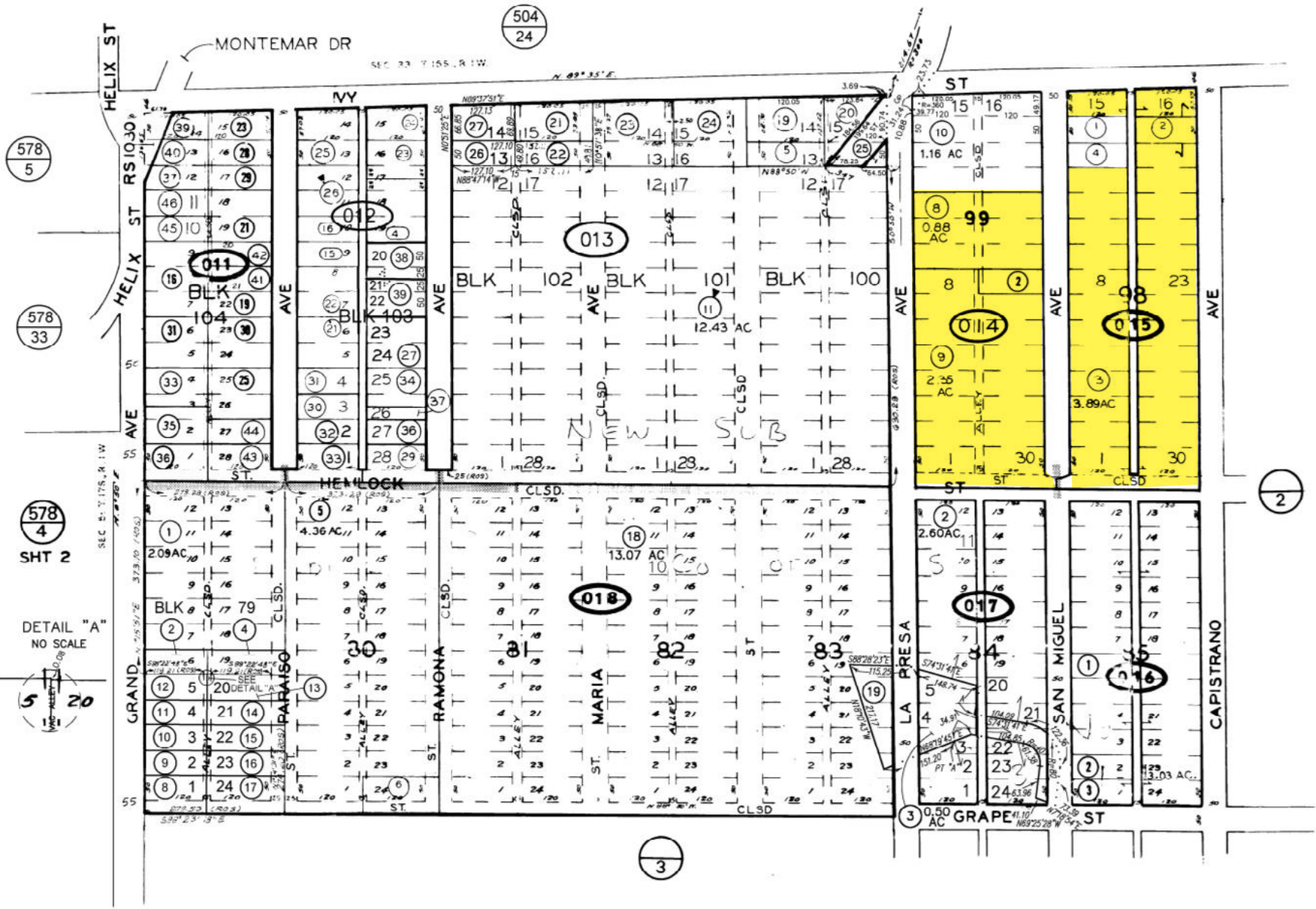
PRELIMINARY
NOT FOR CONSTRUCTION



IVY ST AND LA PRESA AVE., SPRING VALLEY, CA
TITLE SHEET

tax map

579 - 011 thru 018



homes built since 2018

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$1,016,743	\$829,000	\$920,254	\$909,950
SP:\$1,016,740	\$817,228	\$921,586	\$919,000

RESIDENTIAL - Sold

Number of Properties: 10

Num	MLS #	Stat	Prop	S Address	MLS Area	Mjr	Total Bdrms	Total Baths	Close Date	Lot Size Sqft	Living Area	DOM	LP	LP/Living Area	SP	SP/Living Area
1	NDP2206684	S	SFR	10111 Mars Court	SPRING VALLEY (91977)		4	3	7/29/2022	0.00	2012	11	\$829,000	\$412.03	\$817,228	\$406.18
2	220026401SD	S	SFR	1620 Paraiso Ave	SPRING VALLEY (91977)		4	3	12/2/2022		2243	6	\$830,000	\$370.04	\$830,000	\$370.04
3	PTP2303581	S	SFR	10310 Vulcan Court	SPRING VALLEY (91977)		4	3	11/1/2023	0.00	2143	68	\$900,000	\$419.97	\$900,000	\$419.97
4	PTP2202862	S	SFR	10305 Ares Court	SPRING VALLEY (91977)		4	3	6/3/2022	0.00	2012	0	\$899,000	\$446.82	\$910,000	\$452.29
5	230012809SD	S	SFR	2305 Zeus Ct	SPRING VALLEY (91977)		4	3	8/1/2023	0.00	2143	6	\$899,000	\$419.51	\$916,000	\$427.44
6	PTP2304380	S	SFR	10105 Mars Court	SPRING VALLEY (91977)		4	3	10/23/2023	4,500.00	2143	11	\$899,900 - \$919,900	\$429.26	\$922,000	\$430.24
7	230011050SD	S	SFR	1644 Cuyamaca	SPRING VALLEY (91977)		4	4	7/20/2023		2729	16	\$940,000	\$344.45	\$935,000	\$342.62
8	210006376	S	SFR	2248 Punta Roca Rd	SPRING VALLEY (91977)		4	3	3/5/2021		2870	0	\$955,813	\$333.04	\$955,813	\$333.04
9	210006373	S	SFR	2230 Punta Roca Road	SPRING VALLEY (91977)		4	3	3/3/2021		2870	0	\$1,013,084	\$352.99	\$1,013,084	\$352.99
10	210001002	S	SFR	9607 Tres Palmas Way	SPRING VALLEY (91977)		4	3	1/8/2021		2870	0	\$1,016,743	\$354.27	\$1,016,740	\$354.26
Avg							4	3		900.00	2403	11	\$920,254	\$388.24	\$921,587	\$388.91
Min							4	3		0.00	2012	0	\$829,000	\$333.04	\$817,228	\$333.04
Max							4	4		4500.00	2870	68	\$1,016,743	\$446.82	\$1,016,740	\$452.29
Med							4	3		0.00	2193	6	\$909,950	\$391.04	\$919,000	\$388.11

2023 demographics

1 mile



population

11,960



estimated households

3,841



average household income

\$151,892



median household income

\$113,036



total employees

1,351

3 miles



population

116,563



estimated households

37,481



average household income

\$139,710



median household income

\$99,654



total employees

21,550

5 miles



population

348,321



estimated households

116,376



average household income

\$131,166



median household income

\$96,815



total employees

70,365

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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