

16 UNIT DEVELOPMENT PROJECT – ENTITLEMENTS IN PROCESS

NEC Rockcrest Rd & Winter Gardens Blvd | Lakeside, CA 92040

- Subject site is approximately 0.67 acres zoned for 24 du/acre by-right
- Two wells on site
- Current conceptual plans are for 16 units and 2 ADU's
- Apartment units are 2 bd/2ba approximately 935-946 SF
- Potential for more units if 55+

Asking Price:

\$1,195,000



winter gardens blvd

rockcrest rd

N
↑

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959



contents

3 aerials

6 location map

7 property information

8 revised plan - renderings

9 revised plan - site plan

10 plat map

11 demographics





winter gardens blvd

rockcrest rd

STOP

3

N



- Albertsons
- RITE AID
- ARCO
- CHASE

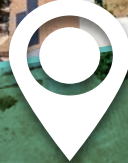
PALA MESA RESORT

- GROCERY OUTLET Bargain Market
- STARBUCKS COFFEE
- KFC

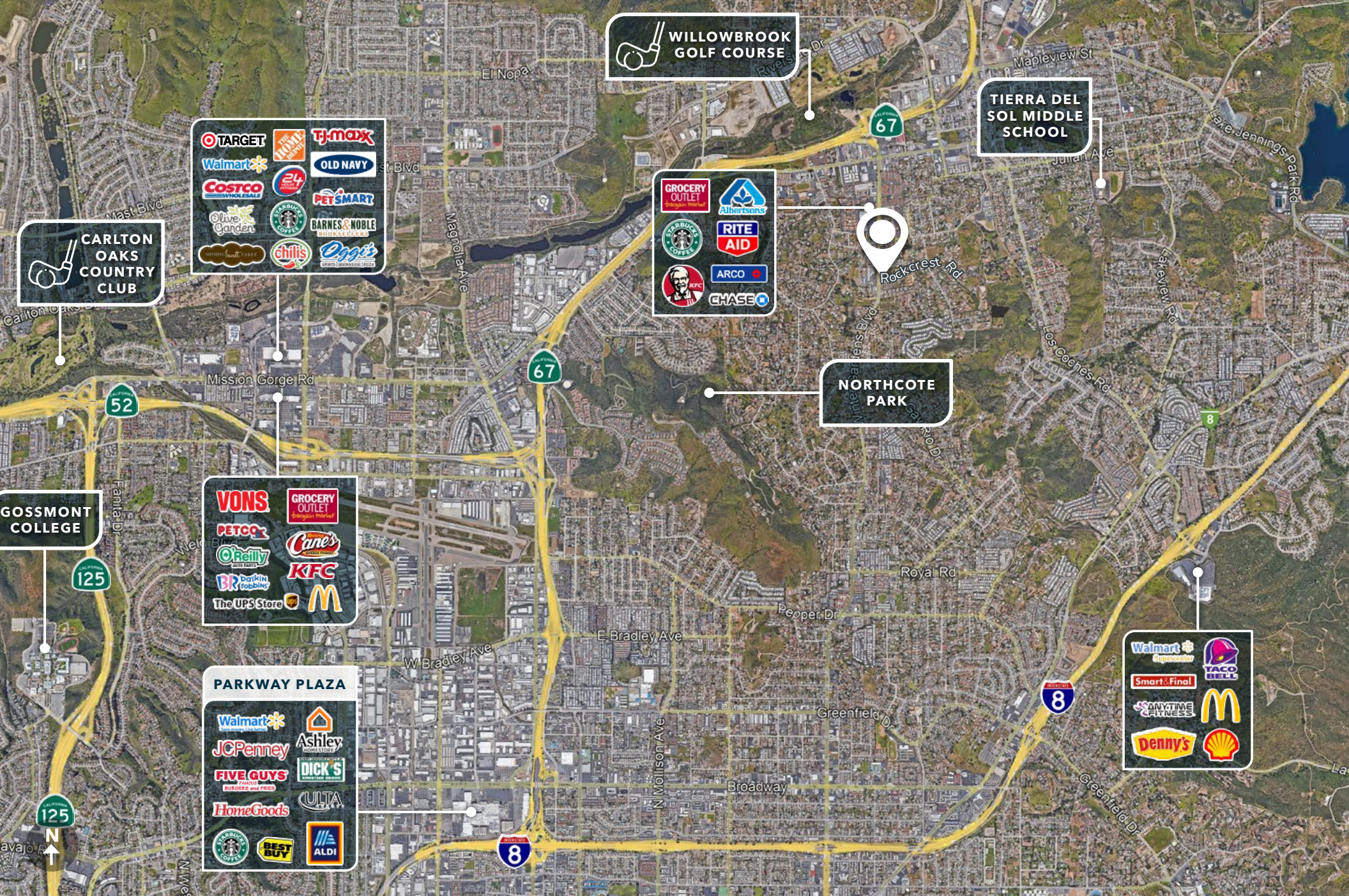
CALIFORNIA 67

winter gardens blvd

rockcrest rd



N



WILLOWBROOK GOLF COURSE

TIERRA DEL SOL MIDDLE SCHOOL

CARLTON OAKS COUNTRY CLUB

TARGET	THE HOME DEPOT	TJ-MAXX
Walmart	OLD NAVY	
COSTCO WHOLESALE	24 HOURS	PETSMART
Olive Garden	STARBUCKS COFFEE	BARNES & NOBLE
chilis	ONYX	

GROCERY OUTLET	ALBERTSONS
STARBUCKS COFFEE	RITE AID
KFC	ARCO
CHASE	

NORTHCOTE PARK

GOSMONT COLLEGE

VONS	GROCERY OUTLET
PETCO	CINELAND
O'Reilly	KFC
DR. PEPPER/ROBBING	MCDONALD'S
The UPS Store	

PARKWAY PLAZA

Walmart	Ashley HOMESTORE
JCPenney	DICK'S
FIVE GUYS	ULTA
HomeGoods	STARBUCKS COFFEE
	BEST BUY
	ALDI

Walmart	TACO BELL
Smart & Final	MCDONALD'S
ANYTIME FITNESS	SHELL
Denny's	

property information

location:

The subject property is located on the northeast corner of Winter Gardens Blvd and Rockcrest Rd in Lakeside, CA. It is directly across from Riverview Elementary School, less than a mile south of the 67, and approximately 3 miles north of the I-8.

property profile:

The subject property is approximately 0.67 Acres of land with a site plan for a 16-unit apartment project with 2 ADU's. Additional units may be achieved through density bonus, but all plans need to be approved by the County. Current plans consist of two buildings with 8 units and one ADU each, parking and storage on the first floor, and apartments on the second. The apartments are 2bd/2ba approximately 935-946 SF. A buyer may take advantage of the work already completed by the seller and move forward with approvals for the current plans, or there may be an opportunity for additional units by attributing a percentage to affordable units.

jurisdiction:

County of San Diego

APN:

394-340-39-00

acreage:

0.67 Acres

zoning:

Urban Residential (RU)

[Zoning](#)

general plan:

Village Residential (VR-24)

density:

24 du/acre

maximum height:

35' or 2 stories

entitlements:

Initial submittal was made to county with comments received. The property is subject to ceqa. Preliminary landscape plan completed.

affordable units:

20% Of the units to be affordable at 80% ami. Its estimated these units can be rented for approx. \$2,342 Per month each.

costs:

Seller estimates the following approx costs: (buyer to verify)

- \$3,200,000 for vertical construction
- \$370,000 for site work
- \$450,000 in fees

school district:

Lakeside Union General Elementary & Grossmont Union High School District

services:

Water/Sewer- Lakeside Water District.

**The property has two wells that will need to be tested. There is a sewer line located on Winter Gardens Road. The property will need to be annexed into the local sewer district.*

Gas/Electric- SDG&E

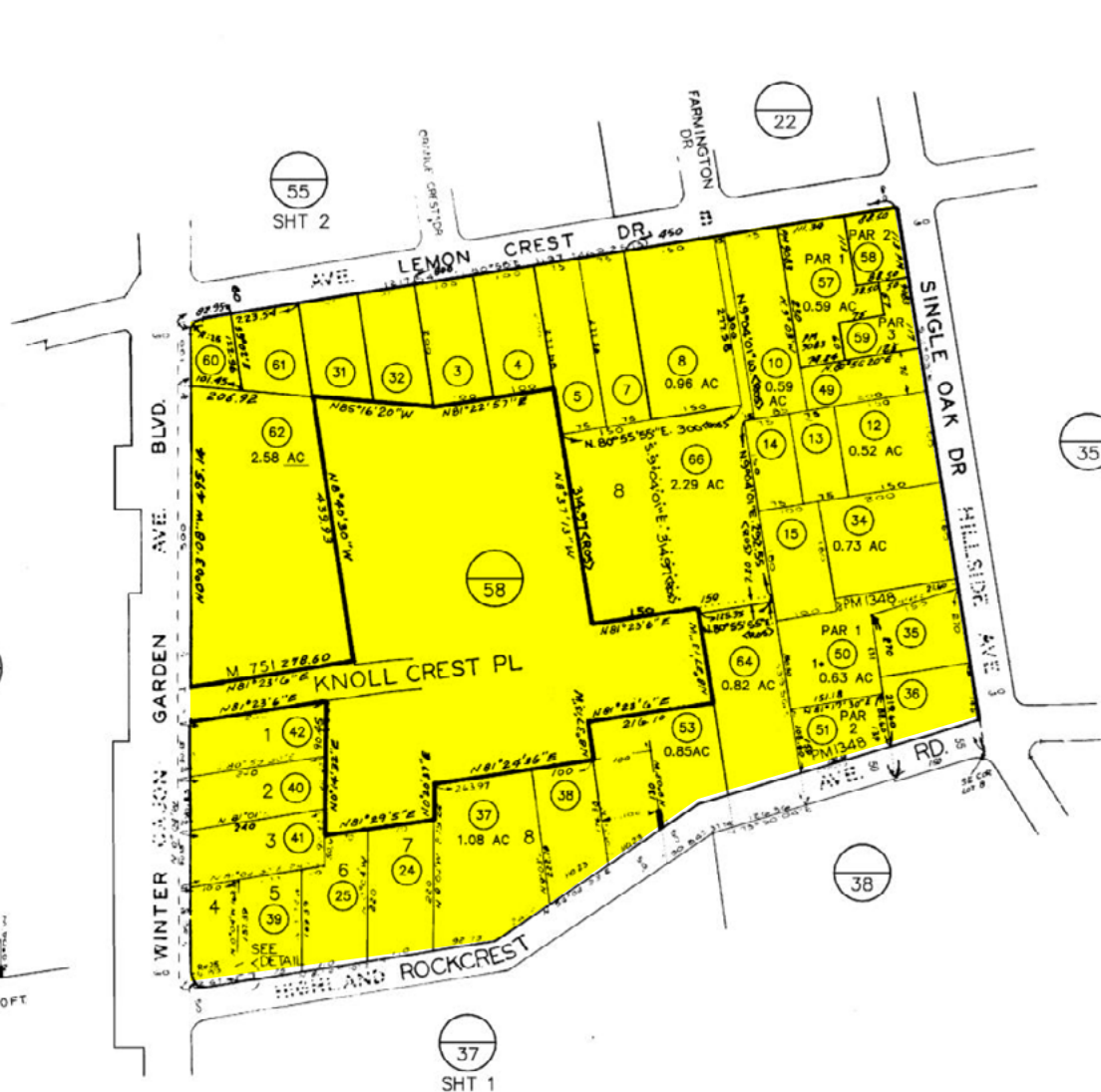
Fire- Lakeside Fire Protection District

Police- San Diego County Sheriff- Lakeside Substation



plat map

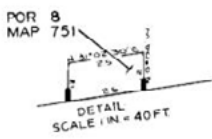
10



08/15/2009 ALL

CHANGES

BLK	OLD	NEW	YR	CUT	
340	20121	52153	70	4971	CC
	619	54	77	827	
	54	55156	78	2412	CC
	48	57-59	80	2350	
	45	60-61	85	1074	
	43	62-63	85	2059	TRA
	19456	64+65	85	1852	
	47, 52, 4, 63	PG 58	96	84	
	50	773-943	03	4222	
		50-01	KILL	04	4044
	55&65	66	04	2100	

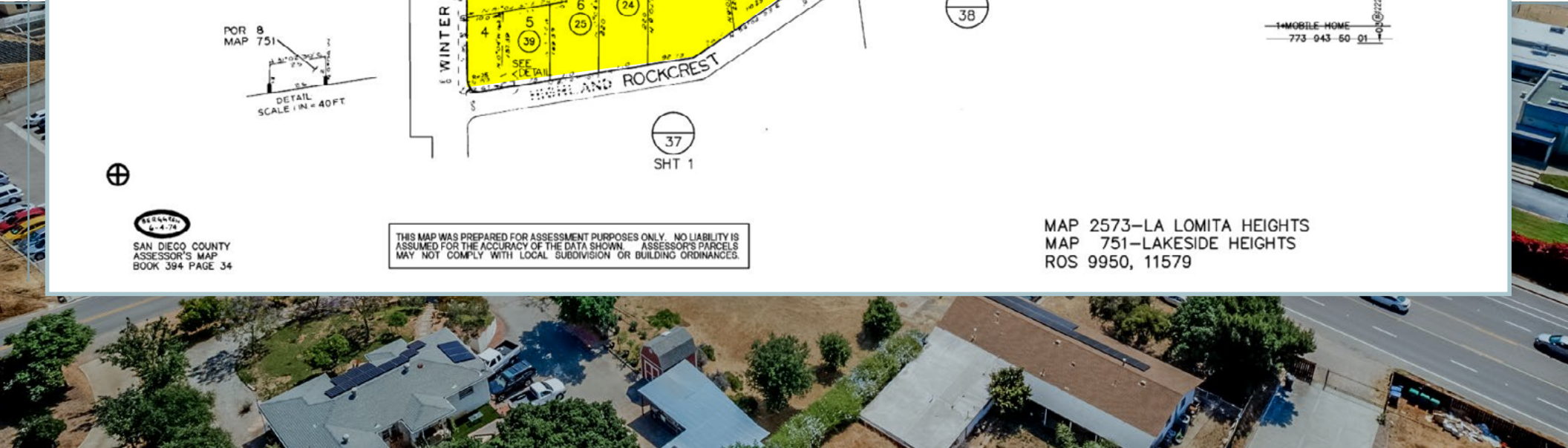


1 MOBILE HOME
773-043-50-01

RECORDED
6-4-74
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 394 PAGE 34

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.

MAP 2573-LA LOMITA HEIGHTS
MAP 751-LAKESIDE HEIGHTS
ROS 9950, 11579



2023 demographics

3 miles



population
14,585



estimated households
5,231



average household income
\$118,661



median household income
\$86,447



total employees
485

5 miles



population
99,005



estimated households
34,260



average household income
\$124,019



median household income
\$98,487



total employees
2,990

7 miles



population
227,510



estimated households
78,466



average household income
\$115,070



median household income
\$91,915



total employees
8,166

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.





for more information, please contact

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

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

ALEX BENTLEY
760.448.2492
abentley@lee-associates.com
CalDRE Lic #02062959

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth

