

OAKDALE VILLAGE - 15 TOWNHOMES WITH APPROVED TENTATIVE MAP

1278 OAKDALE AVENUE - EL CAJON

- No Development Impact Fees in El Cajon
- 15 - 2 & 3 Story Townhomes With 2 Car Garages
- Average Unit Size 1,348 Square Feet
- 4 Unit Plans in 4 Buildings

ASKING PRICE: ~~\$1,500,000~~ \$1,350,000

◀ BACK TO NEW LISTINGS



**SUBJECT
PROPERTY**



E Madison Ave

N 1st St

N 2nd St

Wells Park

El Cajon Valley High School



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

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AERIALS



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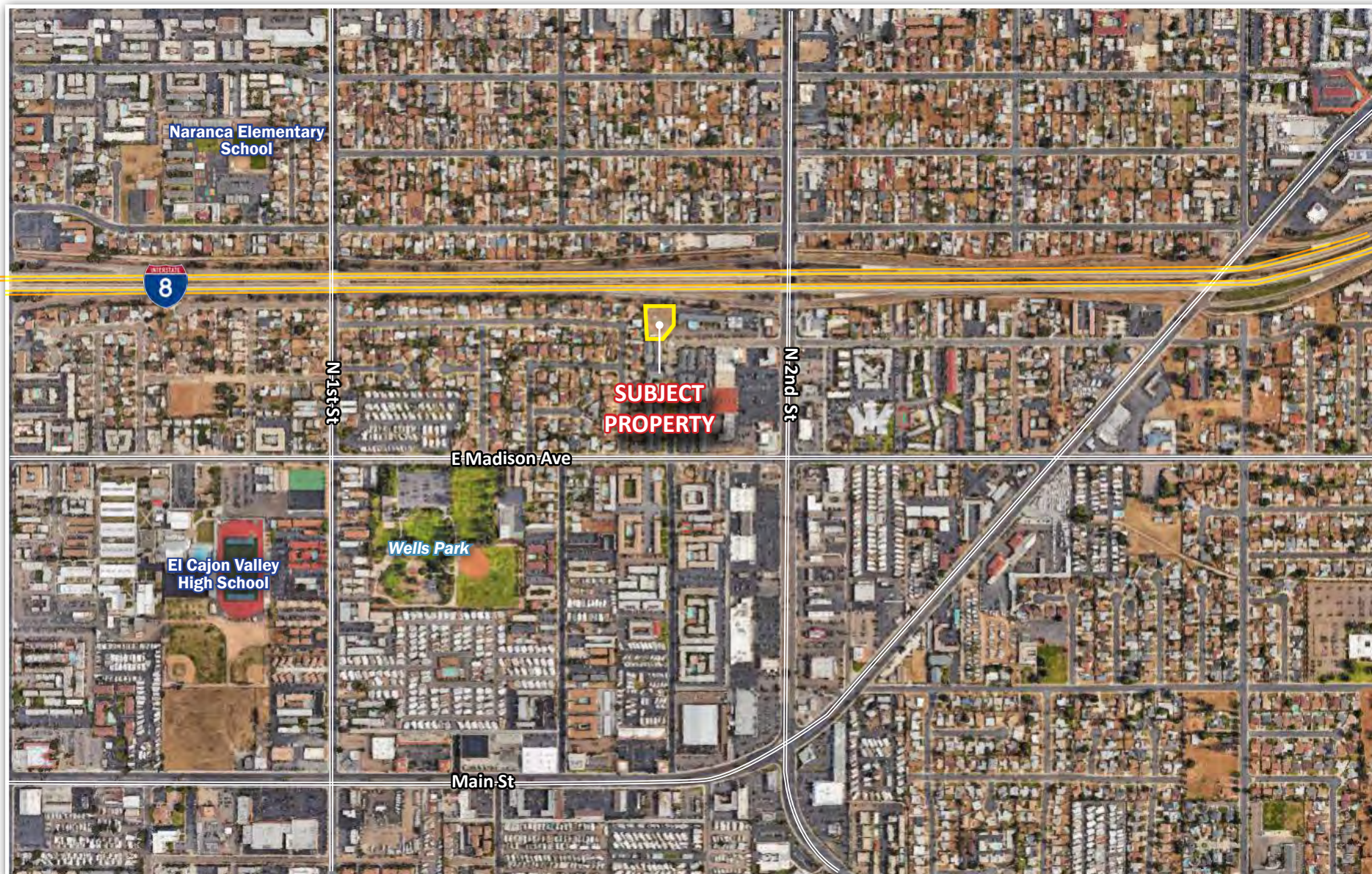
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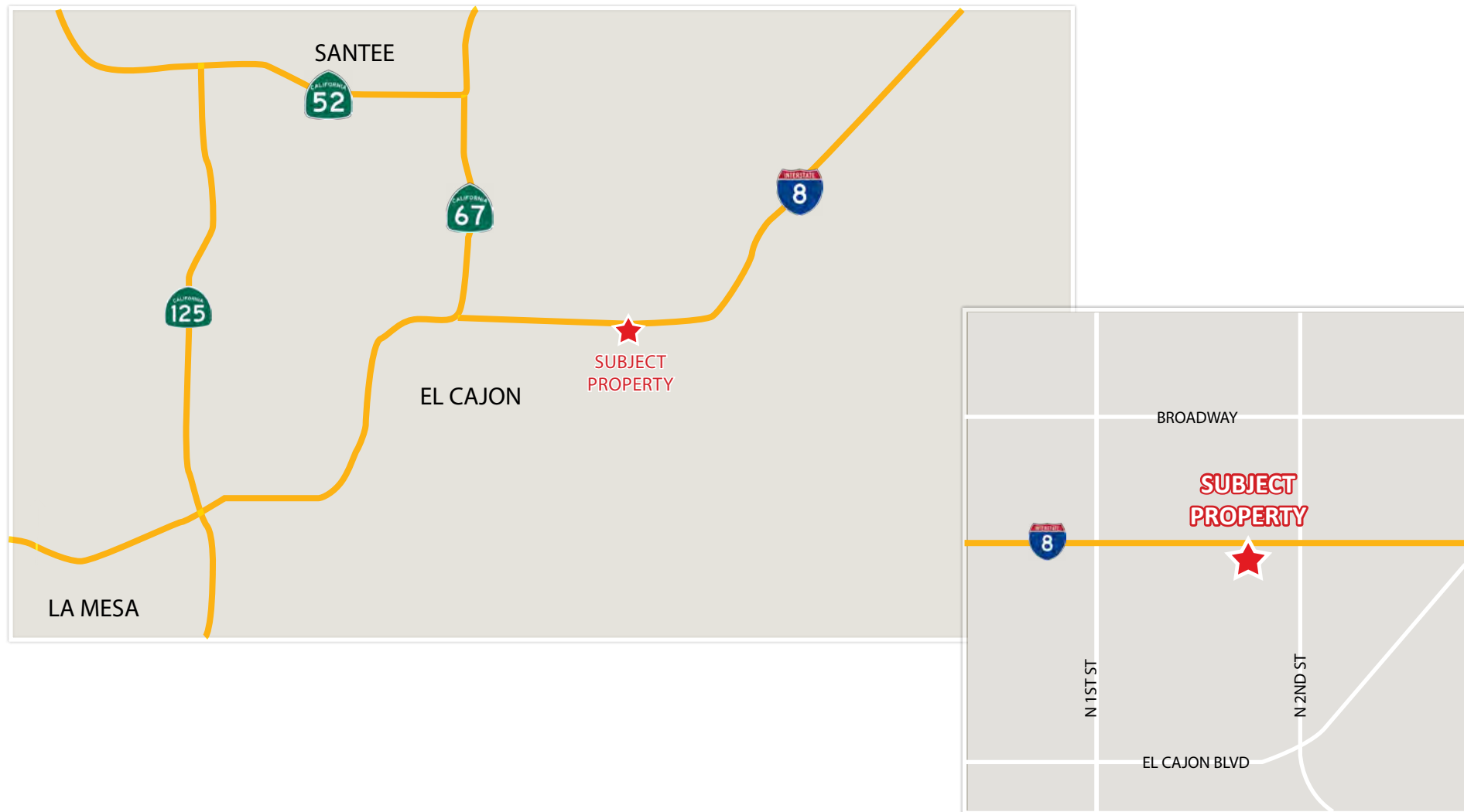
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LOCATION MAP



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PROPERTY INFO

Location:	The Oakdale Village Homes project is located at 1278 Oakdale Avenue in El Cajon, California. The property is adjacent to Interstate 8 just west of 2nd Street and lies in a well-established neighborhood of East County; just a short drive to Downtown San Diego and the Pacific Coast.	
Jurisdiction:	City of El Cajon	
APN #:	489-310-20-00	
Acreage:	.65 Acres (Per Plat) .734 Acres (Per Tentative Map)	
Topography:	Flat	
Existing Zoning:	CG (General Commercial)	
Proposed Zoning:	RM-2200 (Multi Residential)	
Proposed Density:	20.43 Units Per Acre	
Height:	35' (Max Height)	
Lot Coverage:	32.9%	
Unit Count:	15 - 2 & 3 story townhomes with 2 car garages in 4 buildings	
Average Unit Size:	1,348 Square Feet	
Project Status:	On February 21, 2017 the Planning Commission and on March 14, 2017 the City Council approved a tentative subdivision map, planned unit development, general plan amendment, zoning change, mitigated negative declaration and mitigation monitoring report program for a 15 unit common interest development project.	
Development Fees:	Approximately \$14,609 per unit (Total Cost: \$219,133)	
Affordable Housing:	2 Units - Moderate income	
School District:	El Cajon Unified School District	
Services:	Water	Helix Water District
	Sewer	City of El Cajon
	Gas/Electricity	SDG&E
	Fire	Heartland Fire & Rescue
	Police	El Cajon Police Department
ASKING PRICE:	\$1,500,000 \$1,350,000	



[CLICK TO VIEW DOCUMENT LINKS](#)

CITY CYCLE REVIEW
COLOR CONCEPTS
ELEVATIONS
NOISE STUDY
PLANNING RESOLUTIONS
PRELIMINARY TITLE REPORT
SITE PLAN
TENTATIVE MAP
ZONING CODE - RM-2200

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UNIT MIX

Plan Type	Unit #	# Units	Beds	Baths	1st Floor Sq Ft	2nd Floor Sq Ft	3rd Floor Sq Ft	Livable Sq Ft / Unit	Total Livable Sq Ft	Deck Sq Ft	Garage Sq Ft	Total Buildable Sq Ft
1	1 & 5	2	2	2	314	777	0	1,091	2,182	40	504	3,270
2	2-4 & 6-9	7	3	3.5	314	777	620	1,711	11,977	120	504	16,345
3	10-14	5	2	1.5	0	558	531	1,089	5,445	25	516	8,150
4	15	1	1	1	56	558	0	614	614	-	460	1,074
Total		15	5	5				1,348	20,218			28,839

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CITY FEES

Oakdale Village Homes - El Cajon	
Estimated Development Fees Per Average 1,348 SF Unit	
<i>Item</i>	<i>Amount / Unit</i>
School Fees - Cajon Valley Union School District (\$2.08/SF)	\$ 2,804
Development Impact Fees (None in City of El Cajon)	\$ -
Helix Water District Capacity Fee (3/4" Meter)	\$ 6,842
S.D.C.W.A Capacity Charge & Water Treatment (3/4" Meter)	\$ 4,963
El Cajon Sewer Capacity Charge (None in the City of El Cajon)	\$ -
TOTAL PER UNIT	\$ 14,609

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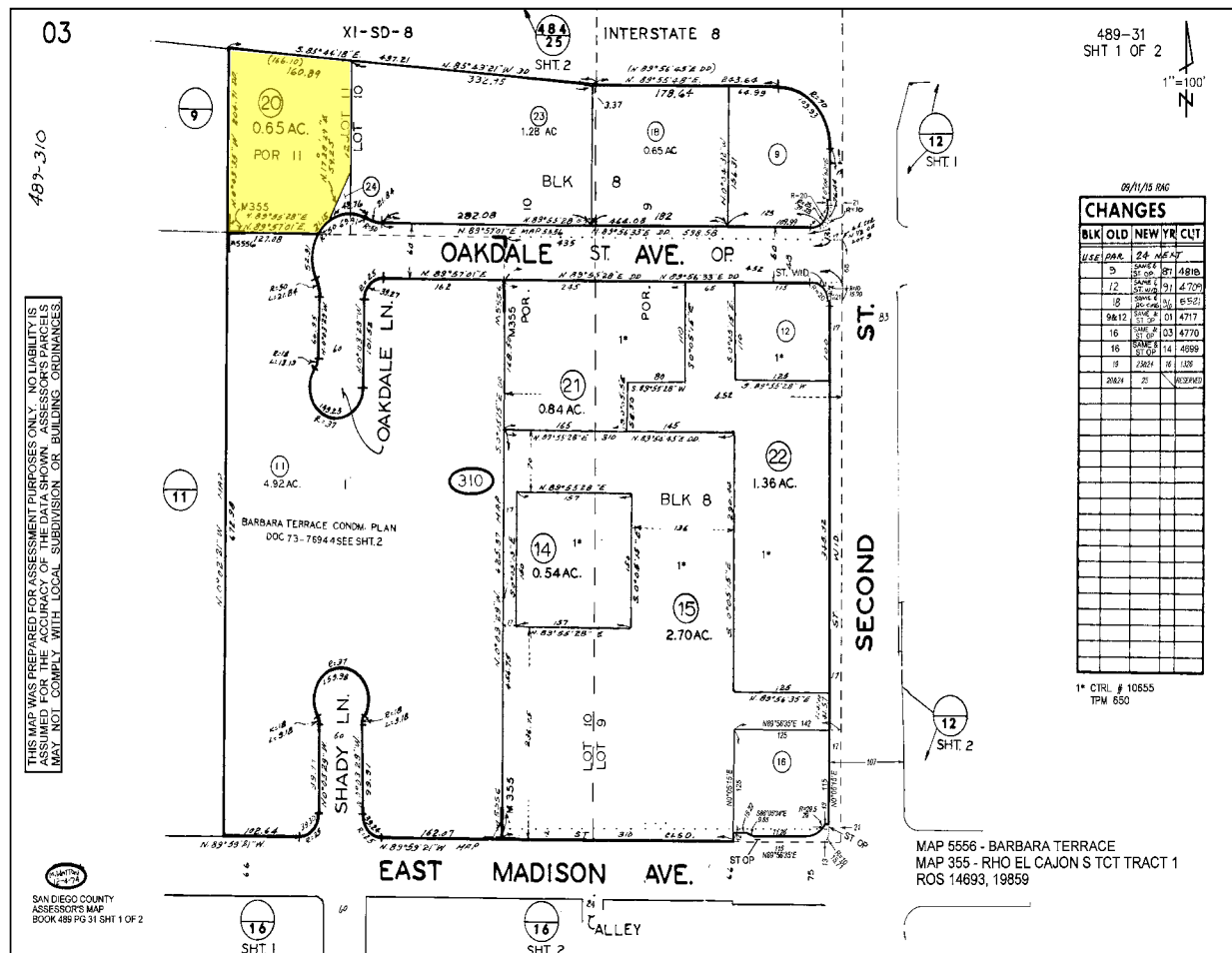
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PLAT MAP



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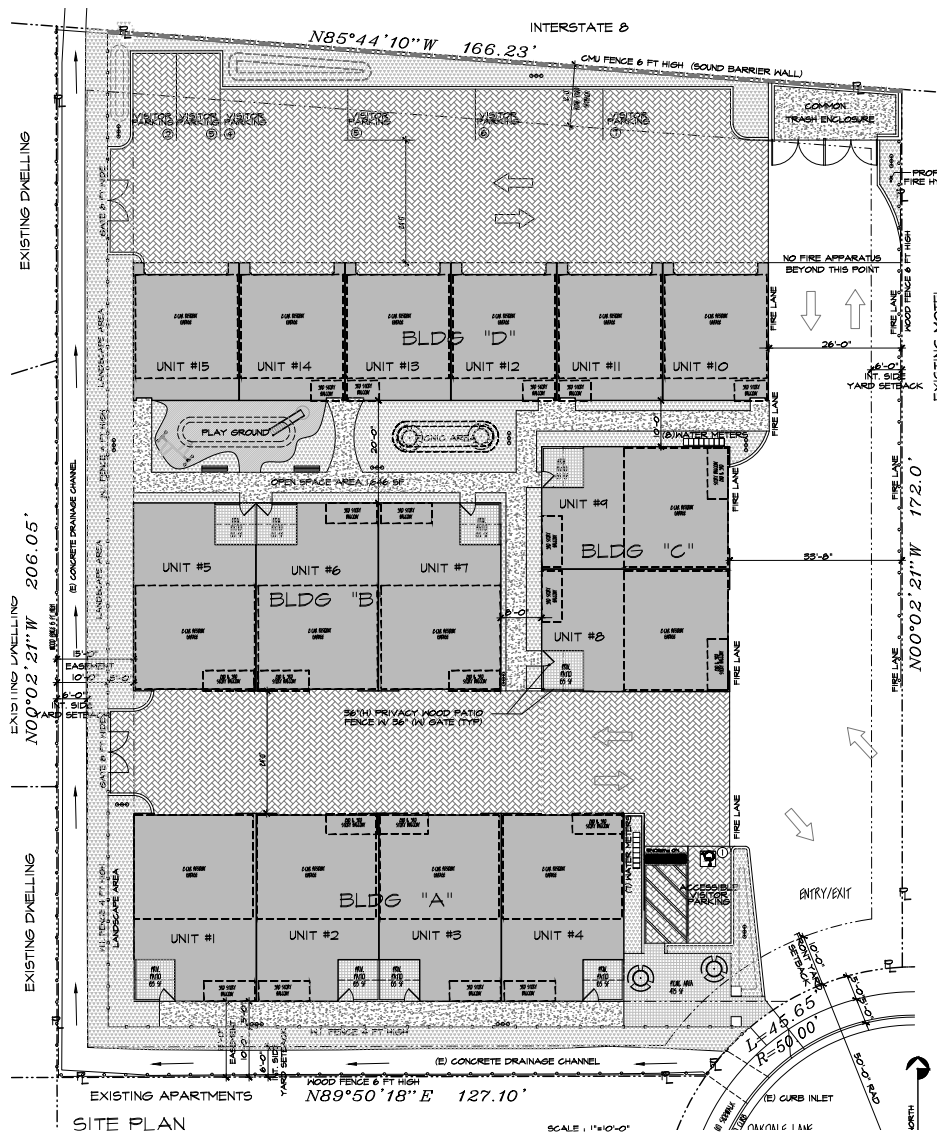
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SITE PLAN



PROJECT INFORMATION

TOTAL 15 RESIDENTIAL UNITS	
(2) UNITS #1 & #5	2 SCORES 2 BED / 2 BATH GARAGE BALCONY
FIRST FLOOR 314 SF	904 SF
SECOND FLOOR 777 SF	40 SF
LANDSCAPE 1,091 SF	
(7) UNITS # 2, 3, 4, 6, 7, 8 & 9	
FIRST FLOOR 314 SF	5 SCORES 2 BED / 1.5 BATH
SECOND FLOOR 777 SF	904 SF
THIRD FLOOR 620 SF	40 SF
LANDSCAPE 1,091 SF	80 SF
(5) UNITS #10 TO #14	
FIRST FLOOR 908 SF	5 SCORES 2 BED / 1.5 BATH
SECOND FLOOR 851 SF	916 SF
THIRD FLOOR 1,089 SF	29 SF
(1) UNIT #15	
FIRST FLOOR 56 SF	2 SCORES 1 BED / BATH
SECOND FLOOR 908 SF	460 SF
THIRD FLOOR 614 SF	
LOT AREA 52,507 SF	
BUILDING FOOTPRINT 10,924 SF	
50% OF THE AREA DEVOTED TO COMMON DRIVEWAYS AND STREETS 9,972 SF	
GROSS BUILDING AREA 29,877 SF	
LANDSCAPE AREA 4,760 SF - 14.6%	
CONCESSIONS BEING SOUGHT INCLUDE:	
DENSITY 15 UNITS	
PARKING AREA	
TOTAL PARKING SPACES 97 SPACES	
(15) 2-CAR PRIVATE GARAGE	
(6) VISITOR OPEN PARKING SPACES	
(1) VAN ACCESSIBLE OPEN PARKING SPACE	
COMMON OPEN SPACE	
225 SF PER UNIT = 15 X 225 SF = 5,575 SF REQUIRED	
1,234 SF PROPOSED	

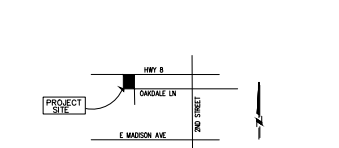
PROJECT DATA

SCOPE	15 APARTMENT UNITS
ADDRESS	1278 OAKDALE AVE. EL CAJON, CA 92020
APN	498-510-20
OCCUPANCY	R-5-U TOWNHOMES
BLDG TYPE	V/P W/ SPRINKLER SYSTEM
SPRINKLER	YES
SCORES	THREE

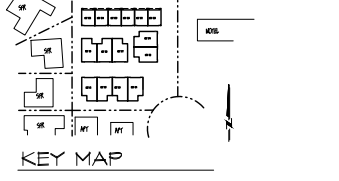
DEVELOPMENT REGULATIONS

ZONE EXISTING	C-G GENERAL COMMERCIAL
PROPOSED	RM-2200
SETBACKS	REQUIRED PROPOSED
FRONT	10 FT 24 FT
INT. SIDE	6 FT 15 FT / 15 FT / 26 FT
REAR YARD	12 FT 56 FT
HEIGHT	35 FT MAX 50 FT

VICINITY MAP



KEY MAP




SHEET INDEX

- A 1 TITLE SHEET / SITE PLAN
- C 1 TENTATIVE MAP
- L 1 LANDSCAPE PLAN
- A 2 BLDG A & C TYPICAL UNIT FLOOR PLAN
- A 3 BLDG D TYPICAL UNIT FLOOR PLAN
- A 4 ELEVATIONS BLDG "A"
- A 5 ELEVATIONS BLDG "B"
- A 6 ELEVATIONS BLDG "C"
- A 7 ELEVATIONS BLDG "D"
- A 8 ELEVATIONS SITE
- A 9 WEST ELEVATION
- A 9 ELEVATIONS SITE COLOR

SITE LEGEND

- VEHICULAR DRIVEWAY PROPOSED PERMEABLE PAVERS
- VEHICULAR DRIVEWAY IMPERMEABLE CONCRETE
- PATIO PERMEABLE CONCRETE
- PEDESTRIAN WALKWAY IMPERMEABLE CONCRETE
- LANDSCAPE AREA
- PLAY AREA (SAND)
- WOOD FENCE 6 FT HIGH
- KI. FENCE 4 FT HIGH
- CMU FENCE 6 FT HIGH (SOUND BARRIER WALL)
- PROPERTY LINE
- DRAINAGE FLOW
- BIORETENTION / LANDSCAPE POND
- FLOOD LIGHT POLE

CITY OF EL CAJON		DATE	JUNE 05, 2015
PERMIT # _____		PROJECT #	1471
APPLICANT		SHEET TITLE	
GULF DEVELOPMENT & CONSTRUCTION CORP. 516 FRONT STREET SUITE 101 EL CAJON, CA 92020 RAY KAFALI (618) 465-7777		SITE PLAN	
ASSESSOR PARCEL NO(S) 448-510-20		SHEET #	
REQUEST:		A 1	
PG RESOLUTION No. _____		APPROVED BY:	
CG RESOLUTION No. _____		DATE:	
ORDINANCE No. _____			



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LANDSCAPE & ARCHITECTURE
(619) 921-4455

REVISIONS	
	JULY 24, 2015
	MARCH 04, 2016
	SEPT 01, 2016
	FEB 12, 2017

OAKDALE VILLAGE HOMES
1278 OAKDALE AVE EL CAJON, CA 92020

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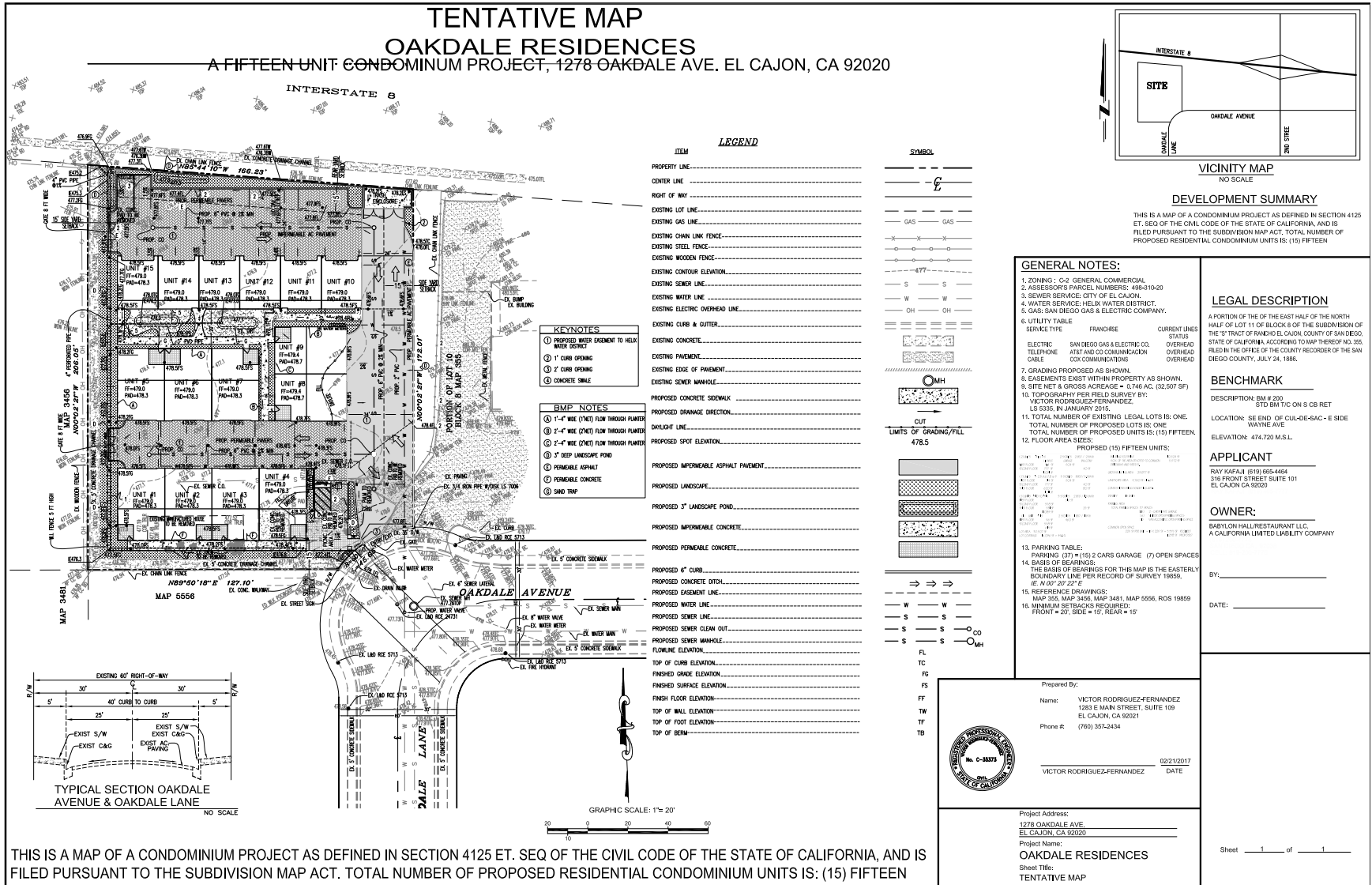
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TENTATIVE MAP



THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF PROPOSED RESIDENTIAL CONDOMINIUM UNITS IS: (15) FIFTEEN

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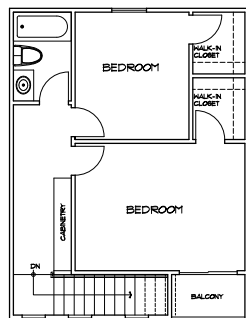
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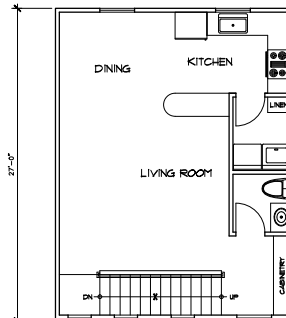
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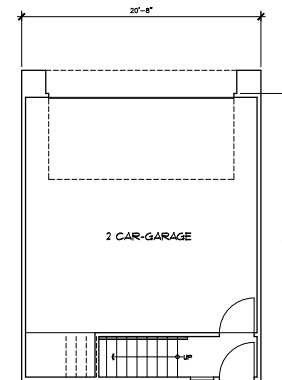
FLOOR PLANS



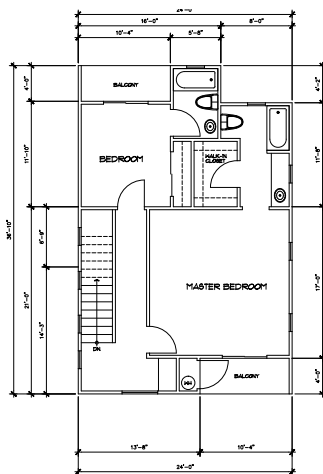
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



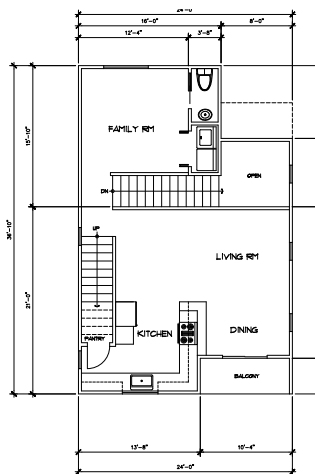
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



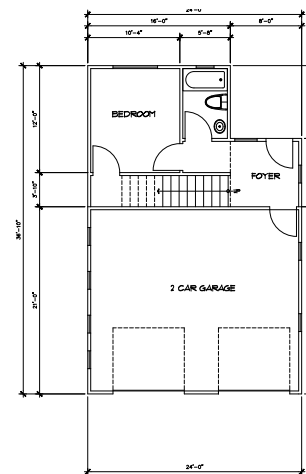
GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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ELEVATIONS



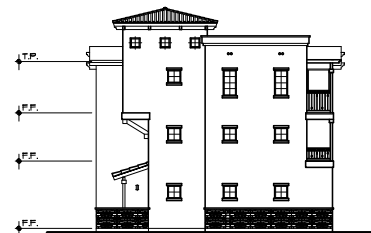
NORTH ELEVATION
SCALE: 1/8"=1'-0"



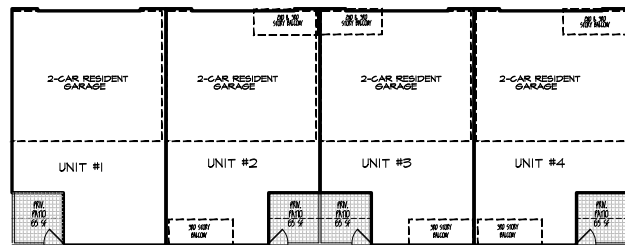
WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



BLDG "A"
SCALE: 1/8"=1'-0"



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LUNZ@LEEANDASSOCIATES.COM
(619) 923-4433

RESOLVING PLANS PREPARED BY: SA
DRAWINGS CHECKED BY: AND THE PROPERTY
OF JUAN LO GONZALEZ, OWNER OF 1278
OAKDALE AVE / OF PLANS SHALL BE VOID
UNLESS HE, WRITELY APPROVES ON
JUAN LO GONZALEZ

REVISIONS	
▲	FEB 12, 2017
▲	
▲	
▲	
▲	

OAKDALE VILLAGE HOMES
1278 OAKDALE AVE EL CAJON, CA 92020

CITY OF EL CAJON		DATE
PERMIT # _____		PROJECT # _____
APPLICANT: GULF DEVELOPMENT & CONSTRUCTION CORP., 316 FRONT STREET SUITE 101 EL CAJON, CA 92020 RAY KAFALI (619) 465-7777		SHEET TITLE
ASSESSOR PARCEL NO(S) 448-310-20		BLDG "A" ELEVATIONS
REQUEST: _____		SHEET #
PG RESOLUTION No. _____ APPROVED BY: _____		A 4
CC RESOLUTION No. _____		SHEET 1 OF
ORDINANCE No. _____ DATE: _____		

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NEW HOME SALES COMPARABLES

Project Name	Builder Name	City	Open Date	Product Type	Unit Size Min	Unit Size Max	Min Price	Max Price	Min Price / Sq Ft	Max Price / Sq Ft	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sales Rate (Last 3 Months)	Zip Code
Park Avenue Row Homes	DP Homes	El Cajon	11/12/2016	Attached	1,790	1,954	\$ 436,900	\$ 459,900	\$ 235.36	\$ 244.08	48	3	45	0.9	0.7	92020
Boulder Point	KB Home	Lakeside	5/9/2015	Attached	1,465	1,748	\$ 420,990	\$ 459,490	\$ 262.87	\$ 287.37	132	114	18	5.5	4	92040
Mission Trails Collection	City Ventures	Santee	7/24/2016	Attached	1,455	1,902	\$ 479,990	\$ 484,990	\$ 254.99	\$ 329.89	60	59	1	9	6	92071



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RESALE HOME COMPARABLES

2 BEDROOM UNITS

CMA Summary Report

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$335,000	\$245,000	\$305,414	\$319,900
SP:\$333,999	\$248,000	\$300,714	\$313,000

RESIDENTIAL - Sold

Number of Properties: 7

Num	MLS #	Status	Style	FIIAdd	ZipArea	Beds	TotB	COEDate	LotSFapx	EstSF	DOM	LP	\$/EstSF	SP	\$/EstSF
1	160049656	SOLD	ATT	3183 Dehesa Rd 24	EL CAJON (92019)	2	2	11/30/2016		1,371	41	\$319,000	\$232.68	\$310,000	\$226.11
2	170005289	SOLD	ATT	3259 DEHESA RD 64	EL CAJON (92019)	2	2	3/9/2017		1,371	7	\$319,900	\$233.33	\$313,000	\$228.30
3	170006198	SOLD	ATT	3267 Dehesa 67	EL CAJON (92019)	2	2	3/10/2017		1,197	13	\$324,000	\$270.68	\$330,000	\$275.69
4	170006346	SOLD	TOWNH	3275 Dehesa Road 80	EL CAJON (92019)	2	2	3/21/2017	253,311	1,371	9	\$329,999	\$240.70	\$333,999	\$243.62
5	160062536	SOLD	ATT	3267 Dehesa Road 71	EL CAJON (92019)	2	2	3/1/2017	253,310	1,371	72	\$335,000	\$244.35	\$315,000	\$229.76
6	160029142	SOLD	ATT	1321 Greenfield Dr. 27	EL CAJON (92021)	2	2	8/10/2016		1,024	7	\$245,000	\$239.26	\$248,000	\$242.19
7	160063132	SOLD	ATT	1321 Greenfield Dr 8	EL CAJON (92021)	2	2	2/3/2017	46,324	1,024	34	\$265,000	\$258.79	\$255,000	\$249.02
Avg						2	2		184315	1247	26	\$305,414	\$245.68	\$300,714	\$242.10
Min						2	2		46324	1024	7	\$245,000	\$232.68	\$248,000	\$226.11
Max						2	2		253311	1371	72	\$335,000	\$270.68	\$333,999	\$275.69
Med						2	2		253310	1371	13	\$319,900	\$240.70	\$313,000	\$242.19

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RESALE HOME COMPARABLES

3 BEDROOM UNITS

CMA Summary Report

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$429,900	\$335,000	\$403,811	\$412,500
SP:\$425,000	\$335,000	\$398,722	\$405,000

RESIDENTIAL - Sold

Number of Properties: 9

Num	MLS #	Status	Style	FIIAdd	ZipArea	Beds	TotB	COEDate	LotSF	Apx EstSF	DOM	LP	\$/EstSF	SP	\$/EstSF
1	160054531	SOLD	ATT	3313 Dehesa Rd 85	EL CAJON (92019)	3	3	12/8/2016		1,699	28	\$399,000 - \$424,000	\$249.56	\$425,000	\$250.15
2	160058376	SOLD	ATT	3259 Dehesa Rd 62	EL CAJON (92019)	3	3	12/22/2016		1,699	8	\$399,000 - \$425,000	\$250.15	\$416,000	\$244.85
3	170004382	SOLD	ATT	623 Emerald Ave 102	EL CAJON (92020)	3	3	2/27/2017		1,125	1	\$335,000	\$297.78	\$335,000	\$297.78
4	160017016	SOLD	TOWNH	325 Kentucky Ave	EL CAJON (92020)	3	3	6/16/2016		1,765	40	\$379,000	\$214.73	\$375,000	\$212.46
5	160005801	SOLD	TOWNH	362 Kentucky Avenue	EL CAJON (92020)	3	3	4/11/2016		1,865	31	\$390,000 - \$399,000	\$213.94	\$399,000	\$213.94
6	160014892	SOLD	ATT	389 Kentucky Ave	EL CAJON (92020)	3	3	5/4/2016		1,865	9	\$395,000 - \$410,000	\$219.84	\$396,000	\$212.33
7	160031190	SOLD	ATT	257 Indiana Ave.	EL CAJON (92020)	3	3	9/28/2016	1,364	1,865	37	\$399,000 - \$429,900	\$230.51	\$417,000	\$223.59
8	160036766	SOLD	TOWNH	1022 Teatro	EL CAJON (92021)	3	3	8/9/2016	55,564	1,544	27	\$412,500	\$267.16	\$420,500	\$272.34
9	160065567	SOLD	ATT	1212 Winter View	EL CAJON (92021)	3	3	2/10/2017	2,990	1,418	29	\$419,900	\$296.12	\$405,000	\$285.61
Avg						3	3		19972	1649	23	\$403,811	\$248.87	\$398,722	\$245.89
Min						3	3		1364	1125	1	\$335,000	\$213.94	\$335,000	\$212.33
Max						3	3		55564	1865	40	\$429,900	\$297.78	\$425,000	\$297.78
Med						3	3		2990	1699	28	\$412,500	\$249.56	\$405,000	\$244.85

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OAKDALE VILLAGE - 15 TOWNHOMES WITH APPROVED TENTATIVE MAP

1278 OAKDALE AVENUE - EL CAJON

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