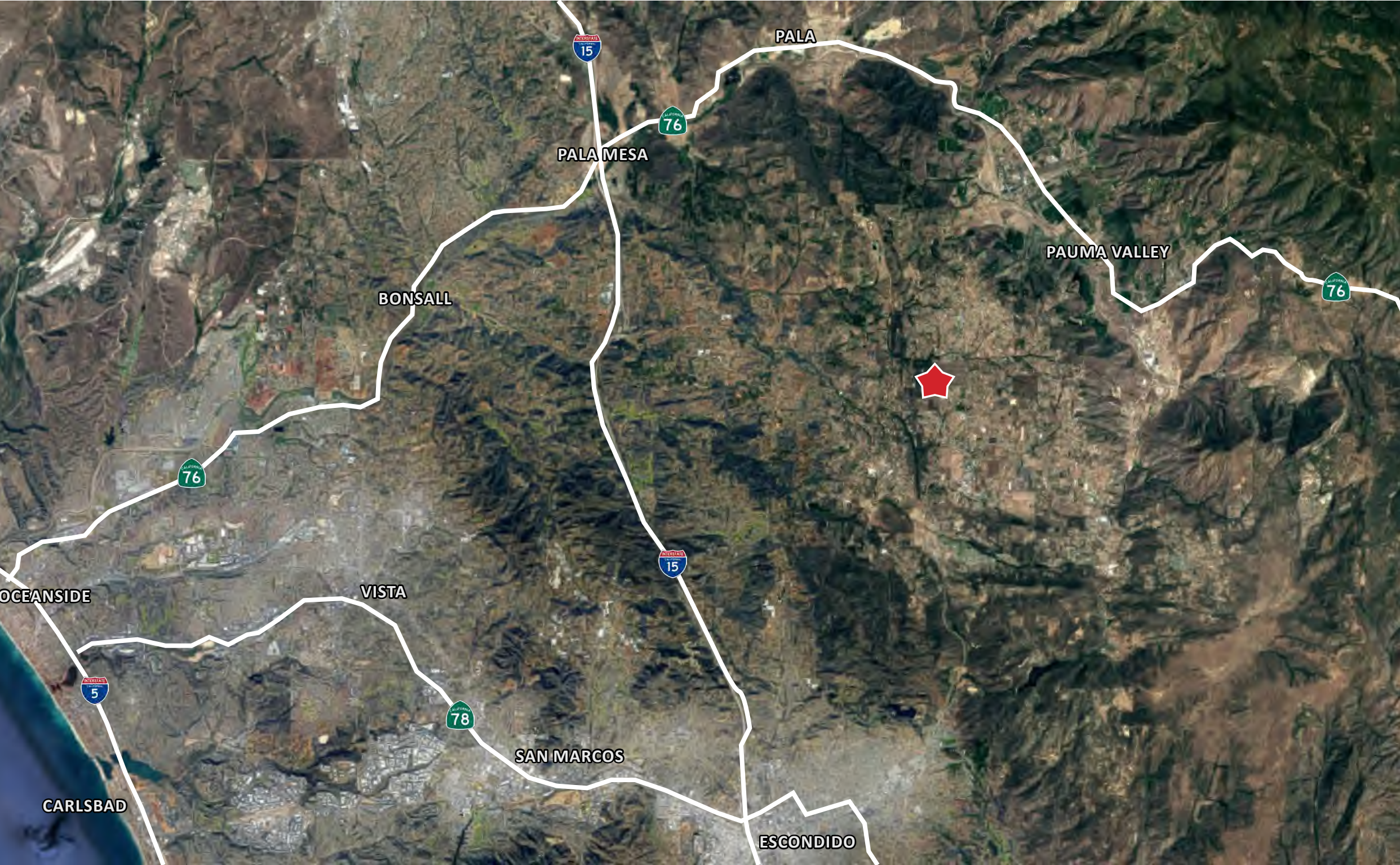




±425 AC - Residential/Solar/Nursery Opportunity
Cole Grade Road, Valley Center, Ca

AERIAL MAP



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COLE GRADE ROAD

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- Surrounding Retail and Public Works
- Valley Center Overview
- San Diego County Overview

Property Overview

The subject property consists of 10 parcels of land totaling to 425 acres in north county San Diego in the unincorporated city of Valley Center. The property sits along Cole Grade Road, one of Valley Center’s major thoroughfares, where it has over half of a mile of frontage. Most of the existing retail presence in Valley Center is just under 2 miles to the south and Valley Center High School is just over a half of a mile to the north from the property, both being along Cole Grade Road. It is a 14-mile drive from the property to access the I-15 Freeway and Highway 78 through Escondido to the south, and 4.5 miles to access the Highway 76 to the north via Cole Grade Road. The property itself is relatively flat with some rolling topography, and has been previously used for agricultural purposes. The site has power lines on its frontage portion along Cole Grade Road and nearby access to public water serviced by the Valley Center Municipal Water District.

Submit Offers and Request Information:

Brandon Sudweeks, CCIM
President
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 442-3763
brandons@cbcsocalgroup.com
CALDRE: 01435174

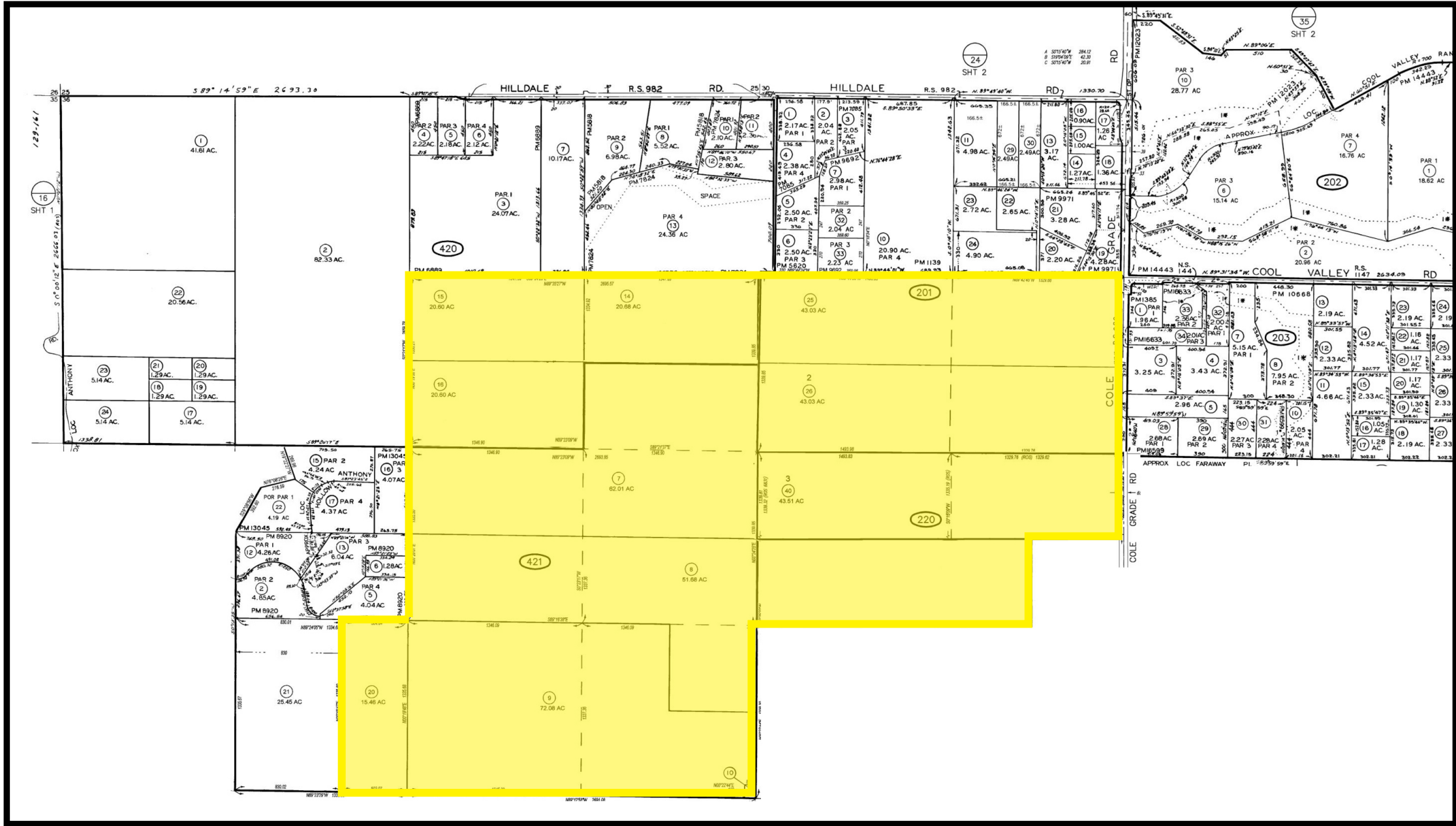
Eric Washle
Vice President
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 297-7429
ericw@cbcsocalgroup.com
CALDRE: 02076218

Michael Pizzagoni
Associate
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 267-2912
mpizzagoni@cbcsocalgroup.com
CALDRE: 02200504

**COLDWELL
BANKER
COMMERCIAL
LAND TEAM**
CalDre: 02089395

Property Facts

- LOCATION: Valley Center - San Diego County, CA
- TOTAL SITE AREA: ±425 Acres
- APN’S: 133-220-40-00, 133-201-25-00, 133-201-26-00, 129-420-14-00, 129-420-15-00, 129-420-16-00, 129-421-07-00, 129-421-09-00, 129-421-20-00, 129-422-01-00
- PURCHASE PRICE: \$21,000,0000
- PRICE/AC: \$49,412
- For Sale or Lease



Proposed Uses

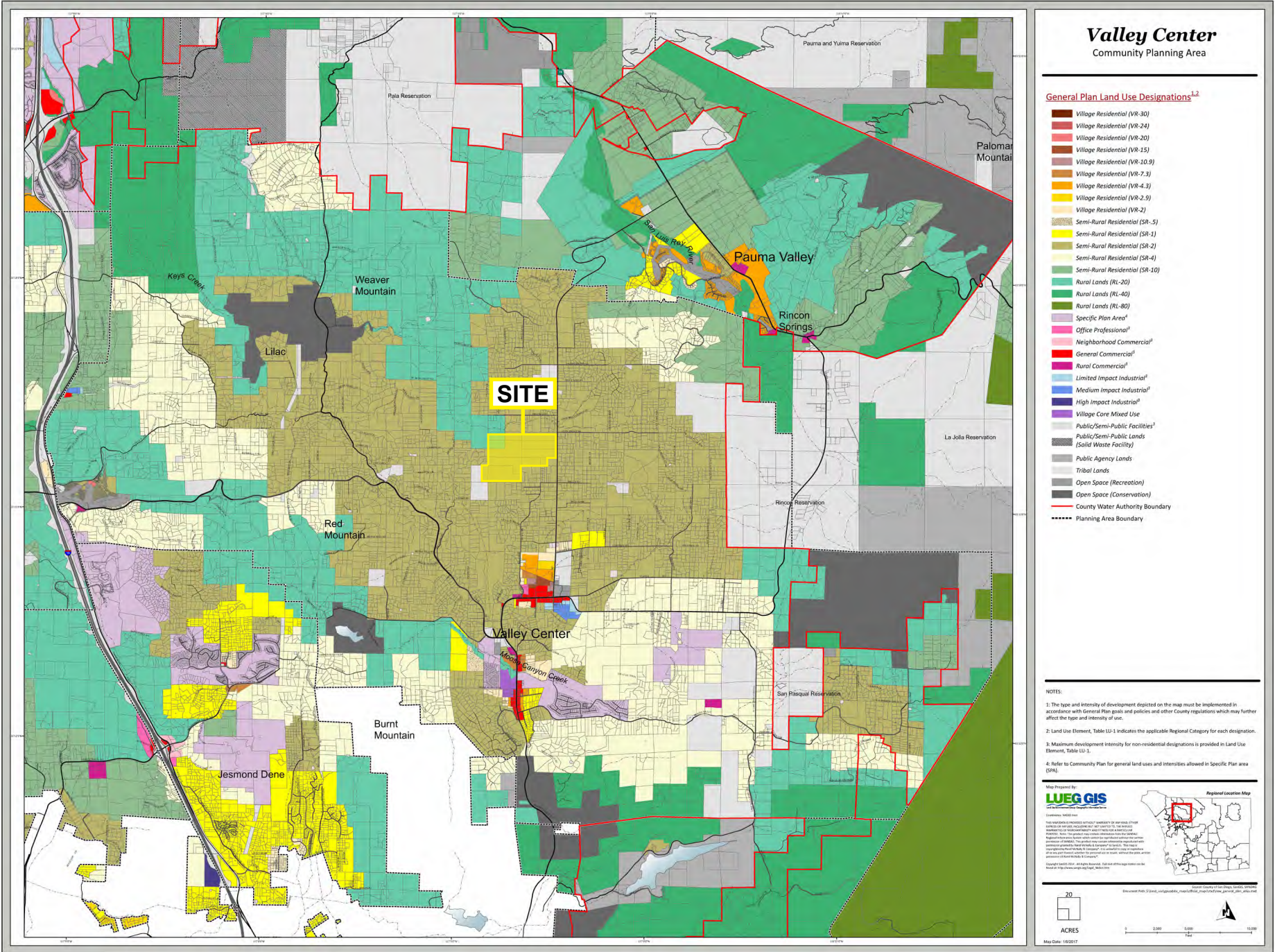
- Large Lot Residential Development
- Cluster Home Development
- Solar Farm Development
- Nursery

Zoning

The property’s land use is set by the Valley Center Community Planning Area General Plan which is consistent with San Diego County’s land use element. A majority of the property, +/- 385 acres, is designated as Semi-Rural Residential 2 (SR-2), and the remaining +/-40 acres is designated as Rural Lands 20 (RL-20). Per the county’s land use element:

“The semi-rural category identifies areas of the county that are appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities.”

The density allowance in SR-2 zones range from 1 unit per 2,4, or 8 gross acres, depending on the slope percentage of the land. Due this site having very minimal sloping, the density allowance is 1 unit per 2 acres. Additionally, the +/- 40 acre portion of the property with the RL-20 designation allows for 1 unit per 20 gross acres.





Facing South



Facing Southeast



Facing Southeast



Facing East



Facing Northeast



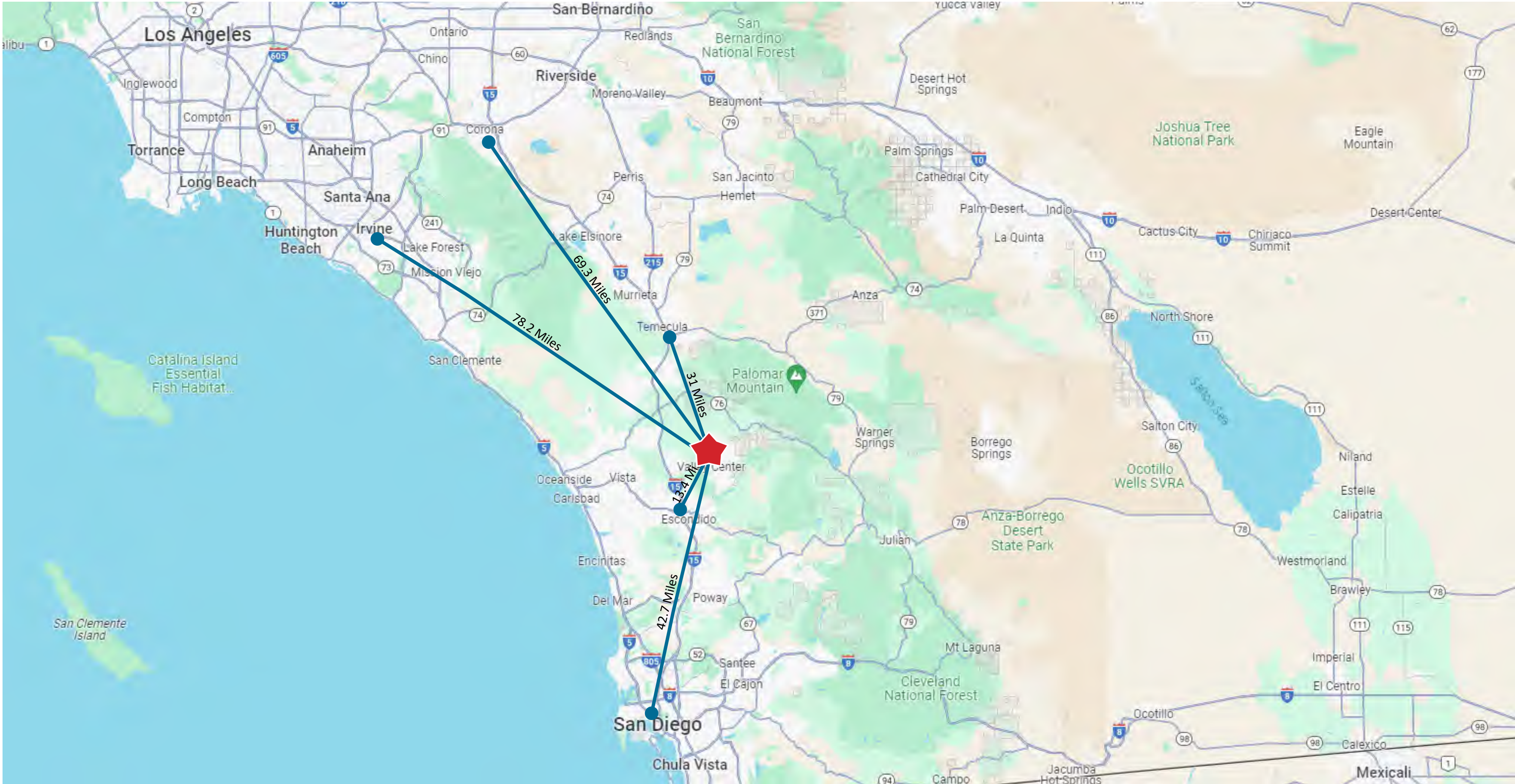
Facing North





Distance to Major Cities

- 13.4 Miles to Escondido
- 42.7 Miles to Downtown SD
- 31 Miles to Temecula
- 69.3 Miles to Corona
- 78.2 Miles to Orange County



Surrounding Retail and Public Works

SHOPPING CENTERS

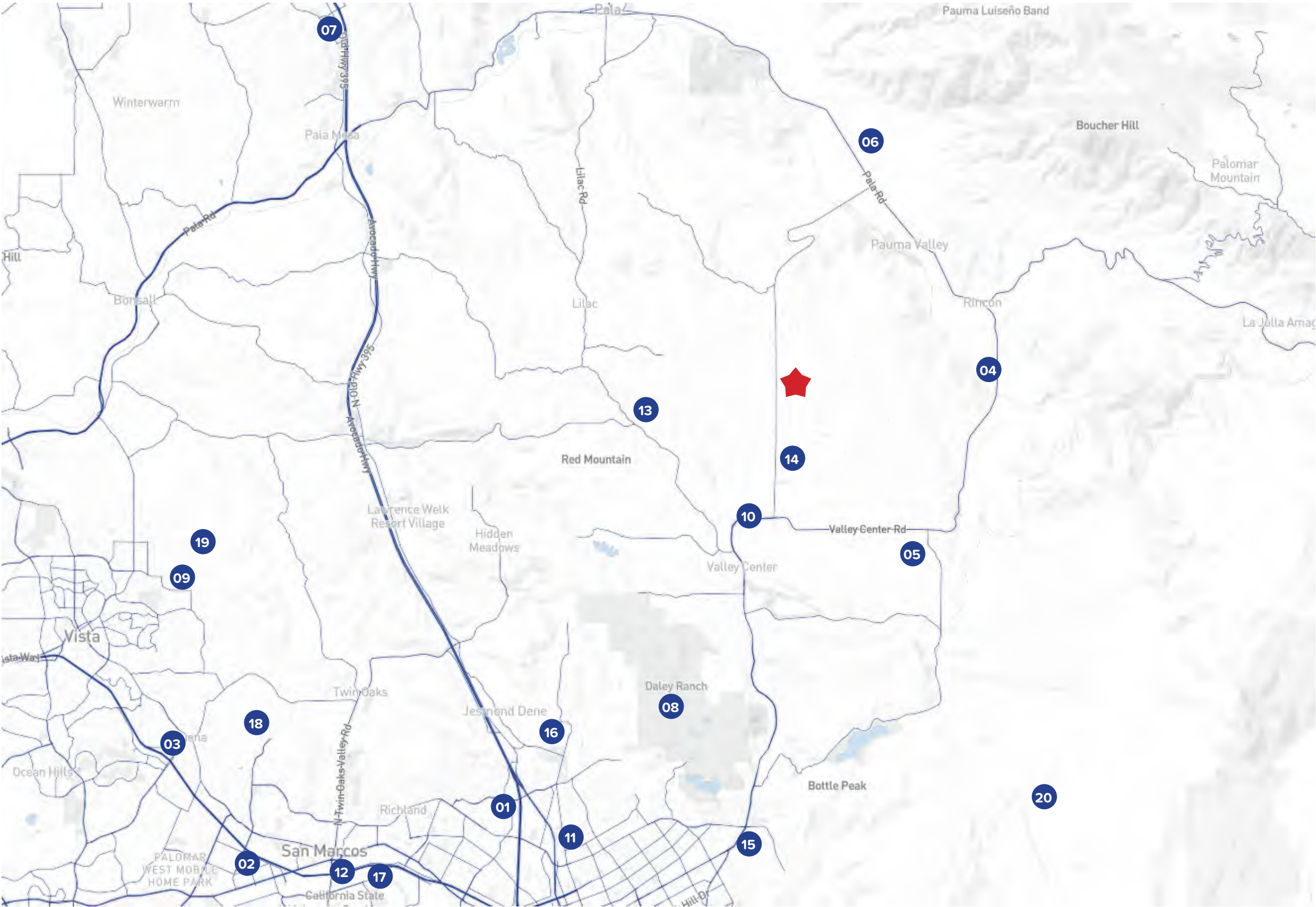
- 01 El Norte Pkwy Plaza
- 02 Grand Plaza
- 03 North County Square

ENTERTAINMENT

- 04 Harrah’s Resort
- 05 Valley View Casino & Hotel
- 06 Casino Pauma
- 07 Pala Mesa Resort
- 08 Daley Ranch
- 09 Alta Vista Botanical Gardens

MEDICAL FACILITIES

- 10 Palomar Health Medical Group
- 11 Palomar Health Medical Group
- 12 Scripps Coastal Medical Center



EDUCATION

- 13 Lilac School
- 14 Valley Center Primary School
- 15 Quantum Academy
- 16 Reidy Creek Elementary School
- 17 Baypoint Preparatory Academy
- 18 Paloma Elementary School
- 19 Foothill Oak Elementary School

GOVERNMENT FACILITIES

- 20 Ramona Dirt Strip

Valley Center, CA

Valley Center is a rural community located in northern San Diego County. Valley Center is situated inland, north of the city of Escondido and east of the city of Oceanside. It’s nestled in the foothills of the Palomar Mountains. Known for its rural and agricultural character. The area is characterized by rolling hills, farmland, and open spaces. The region has a history of agriculture, including citrus groves, avocado orchards, and nursery crops. It’s common to see farms and ranches in the area.

One of the notable features of Valley Center is the Pala Casino Resort and Spa, which offers gaming, entertainment, dining, and a resort experience. The casino has been an important economic and cultural asset for the community. The San Pasqual Band of Mission Indians is based in Valley Center. The tribe operates the aforementioned Pala Casino Resort and Spa and has a cultural presence in the area.

Valley Center hosts various community events and activities throughout the year, including fairs, festivals, and farmers’ markets. The Valley Center-Pauma Unified School District serves the educational needs of the community, with several schools offering K-12 education.

The area’s proximity to the Palomar Mountain range and nearby nature reserves provides opportunities for outdoor activities such as hiking and nature exploration.

2023 Summary	
Population	22,557
Households	7,460
Median Age	41.9
Median Household Income	\$107,157
Average Household Income	\$127,572
2028 Summary Est.	
Population	23,459
Households	7,763



San Diego County, CA

San Diego County’s nearly perfect year-round weather combined with a dynamic economy make the region one of the most desirable places to live and work in the United States. San Diego’s quality of life and expanding economy attract residents, businesses and visitors from around the world. Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy wireless and telecommunications technologies, and electronics manufacturing.

With a population close to 1.4 million, San Diego is the second largest city in California behind Los Angeles and the eighth largest city in the United States. At approximately 3.2 million people, San Diego County is the second largest county in the state and the fifth largest county in the country.

North County San Diego is one the of the most affluent regions in California and hosts the world’s largest gold manufacturing industry. South County boasts a flourishing industrial and manufacturing base fueled by large defense contractors, medium-sized, family-owned companies, and international Maquiladoras. The city of San Diego encompasses 372 square miles in Central San Diego County and includes densely populated coastal and inland communities. San Diego East County is a mix of established older neighborhoods, rural communities and expansive open space.

Framed but the Pacific Ocean to the west, mountains and desert to the east, Camp Pendleton and Riverside County to the north, and the U.S./Mexico border to the south, San Diego County encompasses 4,526 square miles. Unlike markets such as Las Vegas and Phoenix, San Diego is land-constrained, resulting in a limited availability of development land. This land shortage raises high entry barriers for new real estate development but also creates a premium for land values.



Transportation

San Diego is well-served by a large network of interstate freeways and state highways. The four major interstates serving San Diego are I-5, I-15, I-8 and I-805. Over the past five years, regional access has increased dramatically with several improvements including the creation of the I-15 Reversible Lane Control System, a system that switches the direction of traffic in several lanes from the morning commute to the afternoon rush hour to accommodate the daily changes in the north/south flow of traffic on I-15.



FOR MORE INFORMATION CONTACT:

MICHAEL PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174



27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

www.cbcsocalgroup.com

CALDRE: 02089395