



**8707**  
CARRIBEAN WAY SANTEE, CA

RESIDENTIAL DEVELOPMENT OPPORTUNITY

MISSION GORGE

MISSION GORGE RD

W HILLS PKWY

TREVISO CONDOS

AUBREY GLEN CONDOS

MISSION GORGE RD

PROPOSED 113 UNIT NEW DEVELOPMENT

PROPOSED 11 UNIT DEVELOPMENT

CARRIBEAN WAY

PEPPER TOWNHOMES

STELLA CT

WISTFUL VISTA

RANCHO FANITA DR



3.0 ACRES

8707  
CARRIBEAN WAY

WOODPECKER WAY

SUNRIDGE DR

MATTERHORN DR

# 8707 CARRIBEAN WAY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

## OVERVIEW

The Land Group of Cushman & Wakefield is excited to present a large residential development opportunity in a growing area of San Diego County within the City of Santee. Comprising 3.00 acres, this site is zoned R7, allowing for 7 to 14 units per gross acre.

## ADDRESS

8707 Carribbean Way  
San Diego County, Santee, CA 92071

## PARCEL NO.

383-260-28 and 383-260-29

## SIZE

3.00 acres / 130,680 square feet

## ACCESS

Access is provided via the 30 foot easement road known as Carribbean Way. The easement area allows for ingress and egress and allows for the installation of sewer and water connections.



AUBREY GLEN  
CONDOS

MISSION TRAILS  
REGIONAL PARK

52

TREVISIO  
CONDOS

CARLTON OAKS  
GOLF COURSE

PEPPER  
TOWNHOMES

PROPOSED 113  
UNIT NEW DEVELOPMENT

MISSION GORGE ROAD

PROPOSED 11  
UNIT DEVELOPMENT

CARRIBEAN WAY

52

WOODPECKER WAY



# 8707 CARRIBEAN WAY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

## UTILITIES

The below providers offer utilities to or in close proximity to the site.

UTILITY	PROVIDER
WATER	PADRE DAM
WASTEWATER	PADRE DAM
ELECTRICITY	SDG&E
NATURAL GAS	SDG&E
CABLE	COX CABLE

## ZONING & GENERAL PLAN

The property is zoned R7 by the City of Santee and has a Medium Density Residential General Plan designation. Per the City's Zoning Code, the R7 zone "is intended for a wide range of residential development types including attached and detached single-family units at the lower end of the density range and multiple family attached units at the higher end of the density range." Maximum lot coverage is 55%, maximum height is 35 feet/two stories, and there is no minimum lot size.

## ENTITLEMENTS

The property is being offered unentitled. Development will require a Tentative Parcel Map from the City of Santee. Per Taylor Carrico, at the City, once a complete application is received, the process should take 6 to 12 months and requires City Council approval. A Traffic Study will likely be required as part of any development approval process.

## LOCATION

The site is located south of the 52 Freeway in the western area of Santee. In addition to being located in proximity to some newer multi-family developments such as the existing Treviso and Aubrey Glen condominium projects and two planned residential projects (113 units and 11 units) just to the northwest, the site is also convenient to Mission Trails Regional Park, Carlton Oaks Golf Course, Santee Lakes Regional Park, and West Hills High School.

## EXISTING IMPROVEMENTS

Two single-family homes and outbuildings exist on the site. These homes are tenant occupied. **DO NOT ENTER PROPERTY OR DISTURB TENANTS.** All tours must be coordinated with Cushman & Wakefield.

## PRICE & TERMS

**All offers will be considered.**

Suggested due diligence period is 60 days.

Offers contingent upon entitlements may be considered.

For more information, please contact:

**MATT DAVIS**  
(858) 334 4026  
Lic. #1758818  
matt.davis@cushwake.com

**TERRY JACKSON**  
(858) 558 5685  
Lic. #00669485  
terry.jackson@cushwake.com

**CURTIS BUONO**  
(858) 558 5629  
Lic. #01894905  
curtis.buono@cushwake.com

THE LAND GROUP  
[WWW.THELANDGROUPECW.COM](http://WWW.THELANDGROUPECW.COM)

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.  
4747 Executive Drive, 9th Floor, San Diego, CA 92121  
Lic. #01329963

