

RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

VALLEY CENTER, CA

\$695,000
6.98 ACRES



LILAC RD

PRICE REDUCED!

VALLEY CENTER RD

LAND ADVISORY GROUP

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PROPERTY INFO

Cushman & Wakefield is pleased to present the opportunity to acquire a 6.98 acre undeveloped parcel of land located at the southwest corner of Valley Center Road and Lilac Road, adjacent to the Valley Center Community Park. The seller has completed a number of studies and reports that will be made available to purchaser for their use.

The property is well located in the growing community of Valley Center and presents the purchaser with the opportunity to develop the first for-rent multifamily project in the community. With a substantial labor force working at the nearby Casino Pauma, Harrah's Resort, and Pala Casino, it is anticipated that substantial demand for rental product is currently going unserved.

LOCATION

28214 LILAC ROAD, VALLEY CENTER, CA 92082

APN

186-230-64

SIZE

6.98 ACRES

ZONING

RURAL RESIDENTIAL (RR)

GENERAL PLAN DESIGNATION

PUBLIC/SEMI-PUBLIC FACILITIES

JURISDICTION

COUNTY OF SAN DIEGO



DEVELOPMENT POTENTIAL

Seller has submitted an application to the County of San Diego for a mixed use project consisting of multifamily residential, retail and office. The submittal includes a General Plan amendment from the existing Public/Semi Public facilities to Village Residential 10.9 and C-I along with a zone change request from Rural Residential (RR) to C36. This is required since the property was previously owned by the County and reverted to the lowest (RR) zoning after being sold to a private party. The proposed land use designation allows for up to 10.9 dwelling units per acre along with a mix of commercial and retail uses. Based on preliminary conversations with County staff, they are supportive of the proposed changes.

After discussions with the community and comments on the submittal from County staff, seller has considered revising the application to a purely multifamily project. A purchaser could pursue completion of the current submittal or redesign a project to their specifications. The below site plan includes 42 apartment units and 5,290 SF of retail. The seller believes an all residential plan may yield a total of 52 apartment units.

UTILITIES

The following utilities are all believed to be located in Valley Center Road at or near the property:

WATER - Valley Center Municipal Water District

WASTEWATER* - Valley Center Municipal Water District

*30 EDUs for wastewater service are included with the property. Any additional EDUs required will need to be acquired by Purchaser.

ELECTRICITY - San Diego Gas & Electric

NATURAL GAS - San Diego Gas and Electric

SCHOOL DISTRICT

Valley Center-Pauma Unified

SITE PLAN

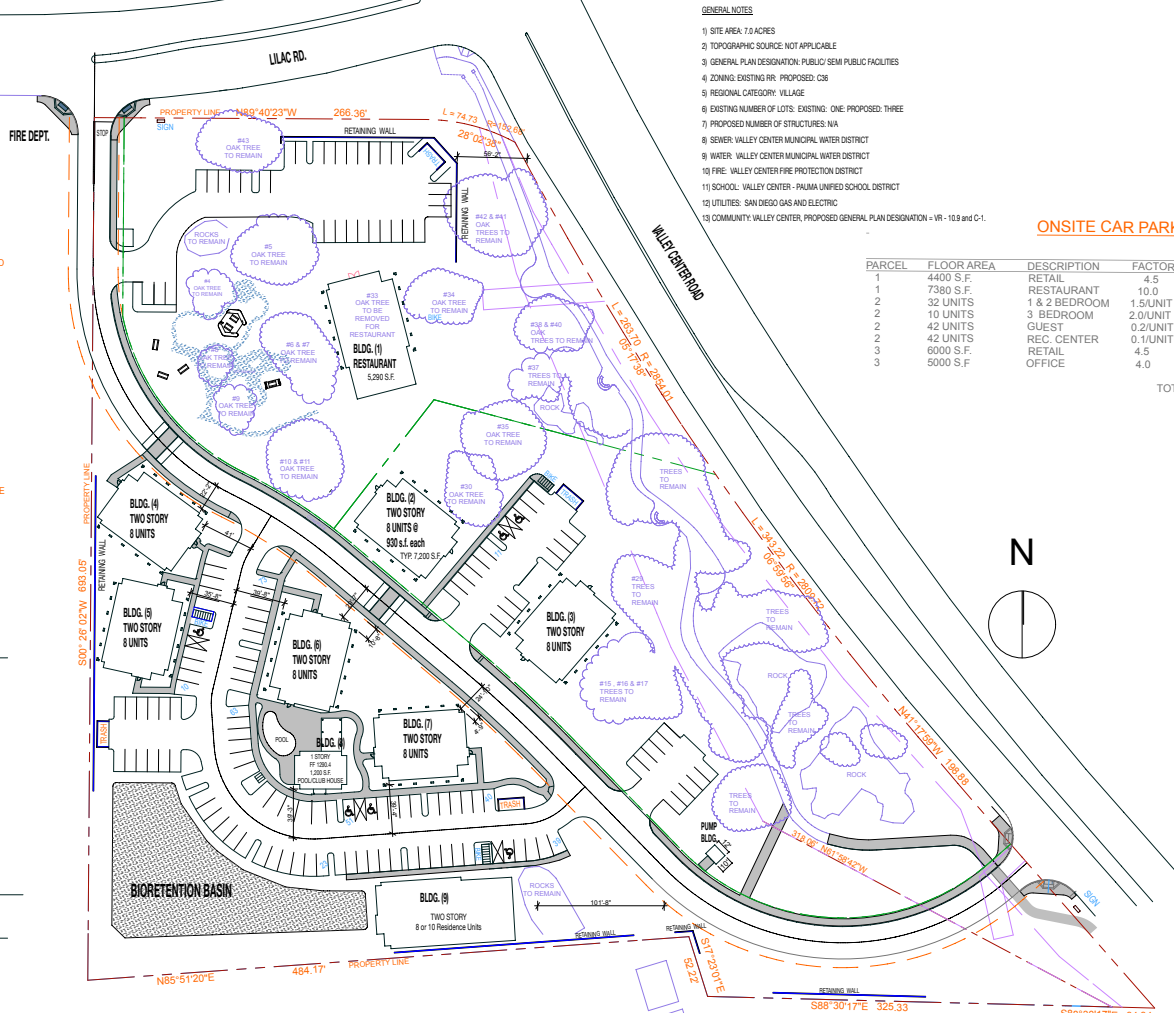
GENERAL NOTES

- ASPHALT PAVING IN PARKING LOT OVER 96% COMPACT SUB GRADE PER ASTM D-1567-78. PROVIDE A.C. PAVING OVER BASE UNLESS NOTED OTHERWISE.
- 9'X18' HANDICAP STALL TO HAVE REQUIRED STRIPPING AND SIGNAGE WITH 1" PER FOOT MAXIMUM SLOPE IN ANY DIRECTION.
- EXISTING DRIVEWAYS COMPLY WITH COUNTY OF SAN DIEGO STANDARDS.

COUNTY NOTES

- NIC
- COMPLIANCE WITH THE STATE OF CALIFORNIA ACCESSIBILITY REGULATIONS IS REQUIRED, INCLUDING:
 - ACCESSIBLE PATH OF TRAVEL TO ENTRANCES FROM THE PUBLIC SIDEWALK.
 - ALL SIDEWALKS AND CURB WITHIN ANY PEDESTRIAN PATH OF TRAVEL SHALL BE MADE ACCESSIBLE BY USE OF CURBS.
 - ACCESSIBLE PARKING SHALL BE LOCATED AT EACH MAIN ENTRANCE. ALL EMPLOYEE AREAS SHALL BE ACCESSIBLE INCLUDING BEHIND COUNTERS AND ATTENDANTS.
 - DRINKING FOUNTAINS ARE REQUIRED TO BE ACCESSIBLE.
 - ALL PUBLIC TELEPHONES SHALL BE ACCESSIBLE, AT LEAST ONE AND 25% SHALL BE EQUIPPED FOR HEARING IMPAIRED.
 - VOLUME CONTROL AT LEAST ONE TELEPHONE SHALL COMPLY WITH CBC 1117B-2.2.2 FOR TEXT TELEPHONES WHERE THERE ARE AT LEAST 4 PUBLIC PHONES ON SITE.
 - WHEELS SHALL BE ACCESSIBLE.
 - COMPLY WITH COUNTY PARKING STANDARDS.
 - INSTALL CURB, SIDEWALK OR PLANTER IN PLACE OF WHEEL STOPS. IF A PLANTER IS USED, LANDSCAPING SHALL BE LOW GROUND COVER OR TURF AND SHALL NOT EXCEED THE HEIGHT OF THE SIX INCH CURB.
 - NO OCCUPANCY OF THE BUILDING SHALL OCCUR UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN MET.
 - WHEEL CHAIR RAMP AT INTERSECTION SHALL COMPLY WITH ADA OR BE RECONSTRUCTED.
 - ALL NEW ON-SITE UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND. ALL RELOCATED ON-SITE UTILITY SERVICE LINES SHALL BE UNDERGROUND WHEN THE COST OR SQUARE FOOTAGE OF AN ADDITION OR ALTERATION EXCEEDS 50% OF THE EXISTING VALUE OR AREA.
 - THE FIRE DEPARTMENT MUST BE CONTACTED A MINIMUM OF 3-5 DAYS IN ADVANCE TO SCHEDULE INSPECTION OR TESTING.
 - AN APPROVED NUMBER OR ADDRESS MUST BE PROVIDED IN A POSITION THAT WILL BE PLAINLY VISIBLE FROM THE STREET, OR ROAD FRONTING THE PROPERTY. NUMBERS ARE REQUIRED TO BE A MINIMUM OF 6" IN HEIGHT CONTRASTING OF COLORS TO THE BACKGROUND. UPC, SECTION 901.4.4.
 - FIRE ALARM PLANS ARE PERMITTED SEPARATELY BY FIRE DEPARTMENT AND MUST BE APPROVED BEFORE WORK BEGINS. SUBMIT A MIN. OF THREE SETS OF DRAWINGS.
 - THIS DEVELOPMENT SHALL CONFORM TO TITLE 19 AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS 2001 CBC, CMC, CPC, AND CEC.
 - ANNUAL PERMIT MAY BE REQUIRED FROM THE FIRE DEPARTMENT AND SHALL BE DETERMINED BEFORE PROJECT COMPLETION.
 - ALL HARDWARE ON ALL EXIST DOORS SHALL BE OF THE SINGLE ACTION TYPE AND THE MAIN ENTRANCE SHALL STATE OVER THE DOOR THIS DOOR TO REMAIN UNLOCKED WHEN EVER THE BUILDING IS OCCUPIED" CBC, SECTION 1007-2.5.
 - ADEQUATE PROVISIONS SHALL BE MADE FOR ACCEPTANCE AND DISPOSAL OF SURFACE DRAINAGE ENTERING THE PROPERTY FROM ADJACENT AREAS.
 - PARKING LOT AND DRIVEWAY IMPROVEMENTS ON PRIVATE PROPERTY FOR THIS USE SHALL COMPLY COUNTY OF SAN DIEGO STANDARDS.
 - WATER FACILITIES SHALL BE CONSTRUCTED TO AT LEAST MEET THE REQUIREMENTS FOR FIRE FLOW ESTABLISHED BY THE COUNTY'S FIRE DEPARTMENT AND THE REQUIREMENTS OF THE SUBSEQUENT WATER PUMP RIVER OR OWNER OF THE FACILITIES.
 - JOINT USE PARKING AND/OR ACCESS AGREEMENT TO THE SATISFACTION OF THE COUNTY ENGINEER AND COUNTY ATTORNEY SHALL BE RECORDED WITH THE SAN DIEGO COUNTY RECORDER.

NOTE: NOISE MEASURES - INSTALL FIVE-FOOT SCREEN WALLS PLACED AROUND THE CLUSTER OF HVAC UNITS AT ALL BUILDINGS CLOSEST TO THE SOUTHERN AND WESTERN PROPERTY LINE AS SHOWN ON FIGURE 10.



PROJECT DESCRIPTION
 AN APPLICATION FOR A GENERAL PLAN AMENDMENT TO REVIEW FOR COMMERCIAL BUILDINGS INCLUDING PARKING AREA AND APPURTENANT USES.

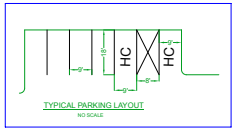
NOTE:
 PER MEETINGS: NO LIGHTING PLAN REQUIRED

LEGAL DESCRIPTION
 PORTION OF THE WEST 1/4TH OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARD MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
 APN: 188-230-84

- GENERAL NOTES**
- SITE AREA: 7.0 ACRES
 - TOPOGRAPHIC SOURCE: NOT APPLICABLE
 - GENERAL PLAN DESIGNATION: PUBLIC SEMI-PUBLIC FACILITIES
 - ZONING: EXISTING RR; PROPOSED: C38
 - REGIONAL CATEGORY: VILLAGE
 - EXISTING NUMBER OF LOTS: EXISTING: ONE; PROPOSED: THREE
 - PROPOSED NUMBER OF STRUCTURES: N/A
 - SEWER: VALLEY CENTER MUNICIPAL WATER DISTRICT
 - WATER: VALLEY CENTER MUNICIPAL WATER DISTRICT
 - FIRE: VALLEY CENTER FIRE PROTECTION DISTRICT
 - SCHOOL: VALLEY CENTER - PALMA UNIFIED SCHOOL DISTRICT
 - UTILITIES: SAN DIEGO GAS AND ELECTRIC
 - COMMUNITY: VALLEY CENTER, PROPOSED GENERAL PLAN DESIGNATION + VR - 10.9 and C-1.

ZONE BOX

USE REGULATIONS	EXISTING IRR	PROPOSED MIXED USE CS4
ANIMAL REGULATIONS	J	J
LOT SIZE	2 ACRE	0.5 ACRE
BUILDING TYPE	C	L
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
FREIGHT	G	G
LOT COVERAGE	-	-
SET BACK	B	V
COURT YARD	-	-
SPECIAL AREA REGULATIONS	-	B



ONSITE CAR PARKING TABLE

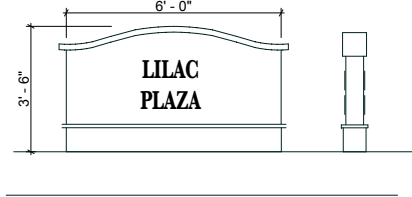
PARCEL	FLOOR AREA	DESCRIPTION	FACTOR	PARKING REQUIRED (PS/1000 S.F)	PARKING PROPOSED (PER PARCEL)
1	4400 S.F.	RETAIL	4.5	19.8	-
1	7380 S.F.	RESTAURANT	10.0	73.8	65
2	32 UNITS	1 & 2 BEDROOM	1.5/UNIT	48	-
2	10 UNITS	3 BEDROOM	2.0/UNIT	20	-
2	42 UNITS	GUEST	0.2/UNIT	8.4	-
2	42 UNITS	REC. CENTER	0.1/UNIT	4.2	86
3	6000 S.F.	RETAIL	4.5	27	-
3	5000 S.F.	OFFICE	4.0	20	33
				TOTAL	**184

** SEE SHARED PARKING ANALYSIS

NEW EXTERNALLY LIGHTED MONUMENT SIGN SCALE: 3/4" = 1' - 0"

- ALUMINUM & SHEET METAL FABRICATION
- PAINTED TO MATCH BUILDING
- MONTEX TEXTURED FINISH ON BACKGROUND, SMOOTH FINISH ON HORIZONTAL PIECES
- ACRYLIC PUSH THRU COPY WITH DUAL TONE VINYL: DAY BLACK, WHITE NIGHT
- TERRAZZO TILES AT BASE

NOTE: EXTERNAL LIGHTING ONLY



SIGN DETAIL

PROJECT SIGNATURES

OWNER:
 Erik Fox

ARCHITECT:
 Mark Burginger

SITE PLAN

SCALE: 1" = 50' - 0"

APN: 188-230-64

OWNER/APPLICANT
 LILAC PLAZA LLC
 P. O. BOX 420130
 SAN DIEGO, CA 92142
 TEL: 619-279-2472

OFFERING TERMS

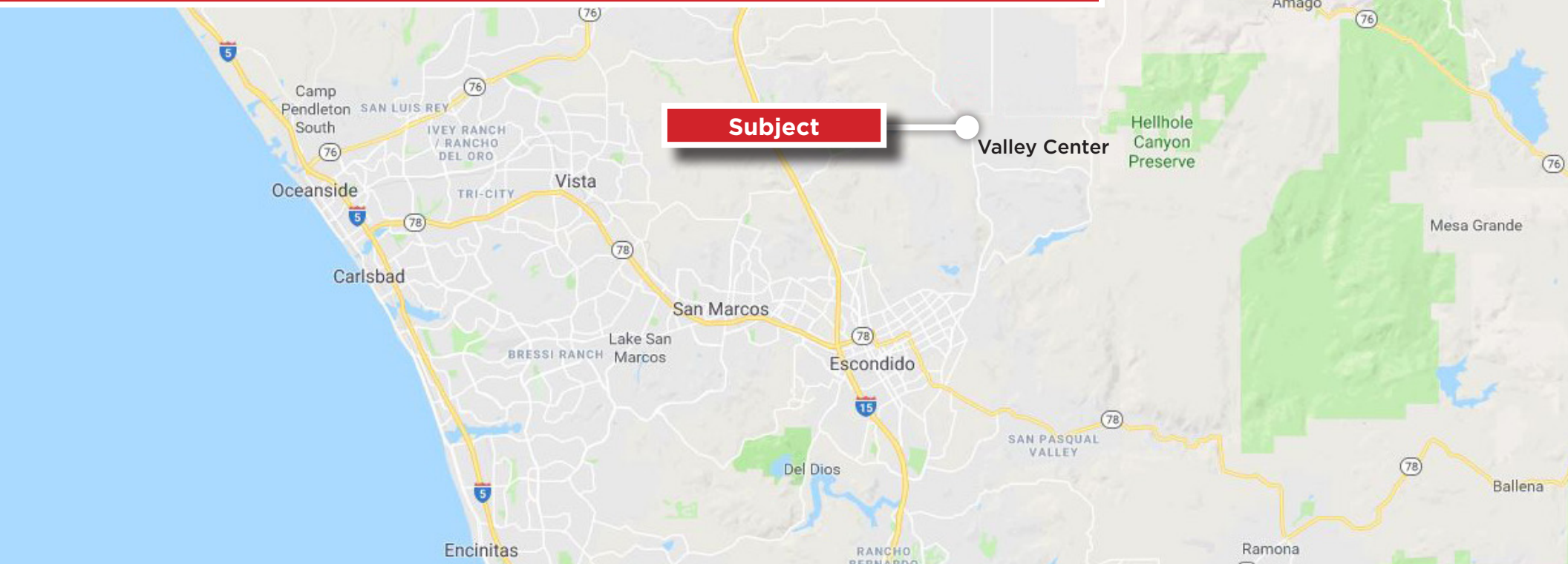
Price: \$695,000

Due Diligence: Recommended to be 30 days

Close of Escrow: Recommended to be 30 days from completion of Due Diligence.

Seller will also consider offers contingent upon purchaser's receipt of project approval.

DO NOT ENTER THE SUBJECT PROPERTY.



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