SANDBAR REALTY GROUP

FOR SALE

OWNER-USER · INVESTMENT · DEVELOPMENT

8306 Highway 79

Descanso, California · ± 1.12 Acre Mixed-Use Commercial Property

OFFERED AT **$2,250,000**

EXECUTIVE

Summary

OFFERING PRICE

$2,250,000

BUILDING SIZE

± 6,158 SF

LOT SIZE

± 1.12 Acres

GROSS SCHEDULED INCOME

$101,000 / yr

PROPERTY OVERVIEW

A Rare Multi-Unit Opportunity in Descanso

Strategically positioned along a high-traffic corridor serving Julian, Lake Cuyamaca, and Mount Laguna, the property benefits from consistent year-round visibility and limited direct competition in the immediate trade area. The on-site restaurant draws a loyal, repeat clientele further supported by steady destination traffic passing through the region.

The property currently generates **$59,000 in annual rent** from three tenants. The restaurant — the fourth occupant — operates rent-free under current ownership, but carries an estimated market rent of $42,000 per year, placing potential Gross Scheduled Income at **$101,000 annually**.

Since 2022, ownership has invested **$152,000 in targeted capital improvements** across the event center, tenant spaces, on-site residence, and parking (65 spots with plans to expand to 88; ADA in process).

The property is almost entirely zoned **C36**, with a minor boundary adjustment pending that will result in uniform C36 zoning across the entire site. No existing structures or tenants are affected.

ACQUISITION NOTE

Acquisition of this multi-unit commercial property requires the simultaneous purchase of the on-site restaurant, as both assets are held under common ownership. Contact broker for details on the restaurant business listing.

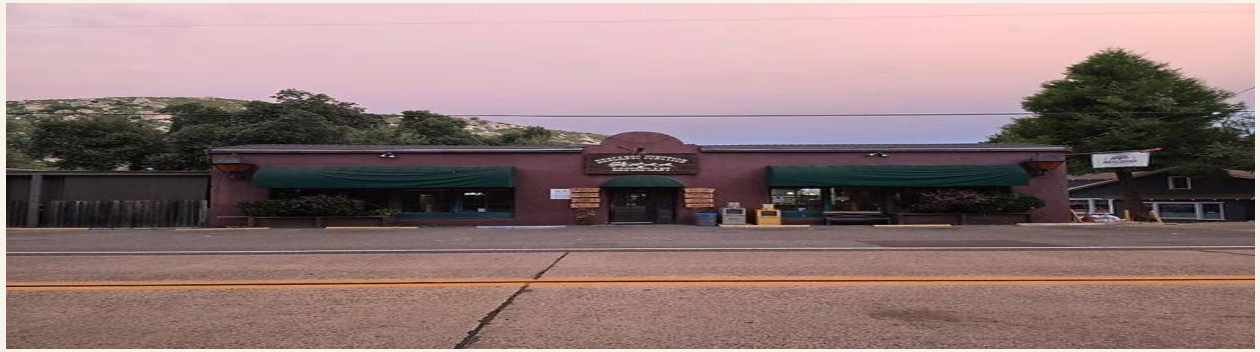
At a Glance

OFFERING PRICE

$2,250,000

$365 / SF · Building Size: ± 6,158 SF

ADDRESS	8306 Highway 79, Descanso, CA
LOT SIZE	± 1.12 Acres
BLDG SIZE	± 6,158 SF
YEAR BUILT	1925
APN	409-021-03-00 & 409-021-04-00
ZONING	C36
STORIES	1 – 2
BUILD-OUT	Restaurant / Booths / House / Event Center
TYPE	Retail / Industrial

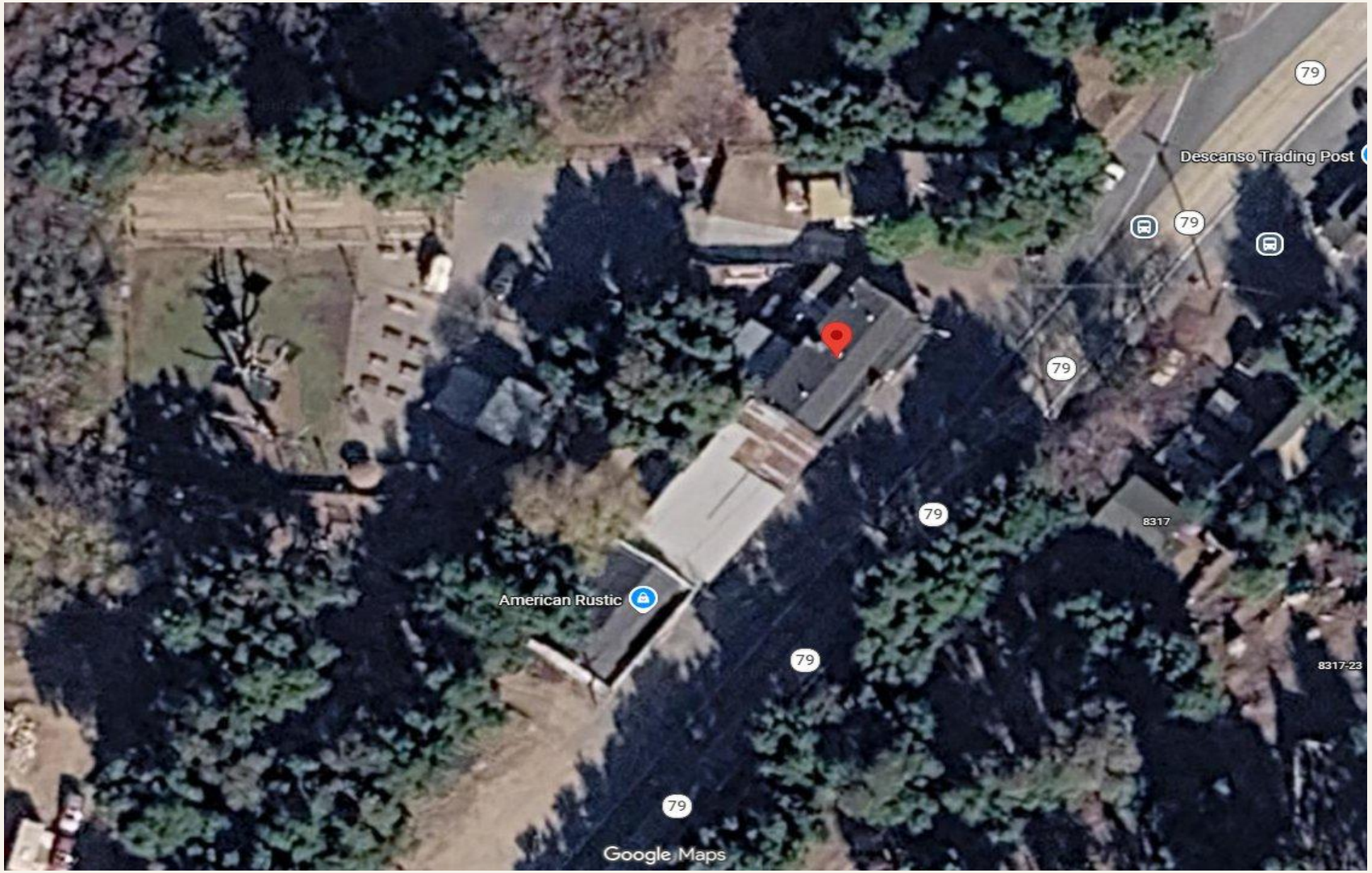


A Venue that Drives Destination Traffic

$152,000 IN CAPITAL IMPROVEMENTS SINCE 2022

$82,000	$28,000	$24,000	$18,000
Outdoor Event Center	Parking (65 → 88, ADA)	Tenant Space Upgrades	On-Site Residence

Site Layout & Frontage



LOCATION HIGHLIGHTS

Why Descanso

Highway 79 Frontage

High-visibility corridor with direct roadway exposure.

Destination Traffic

Year-round flow to Julian, Lake Cuyamaca, and Mount Laguna.

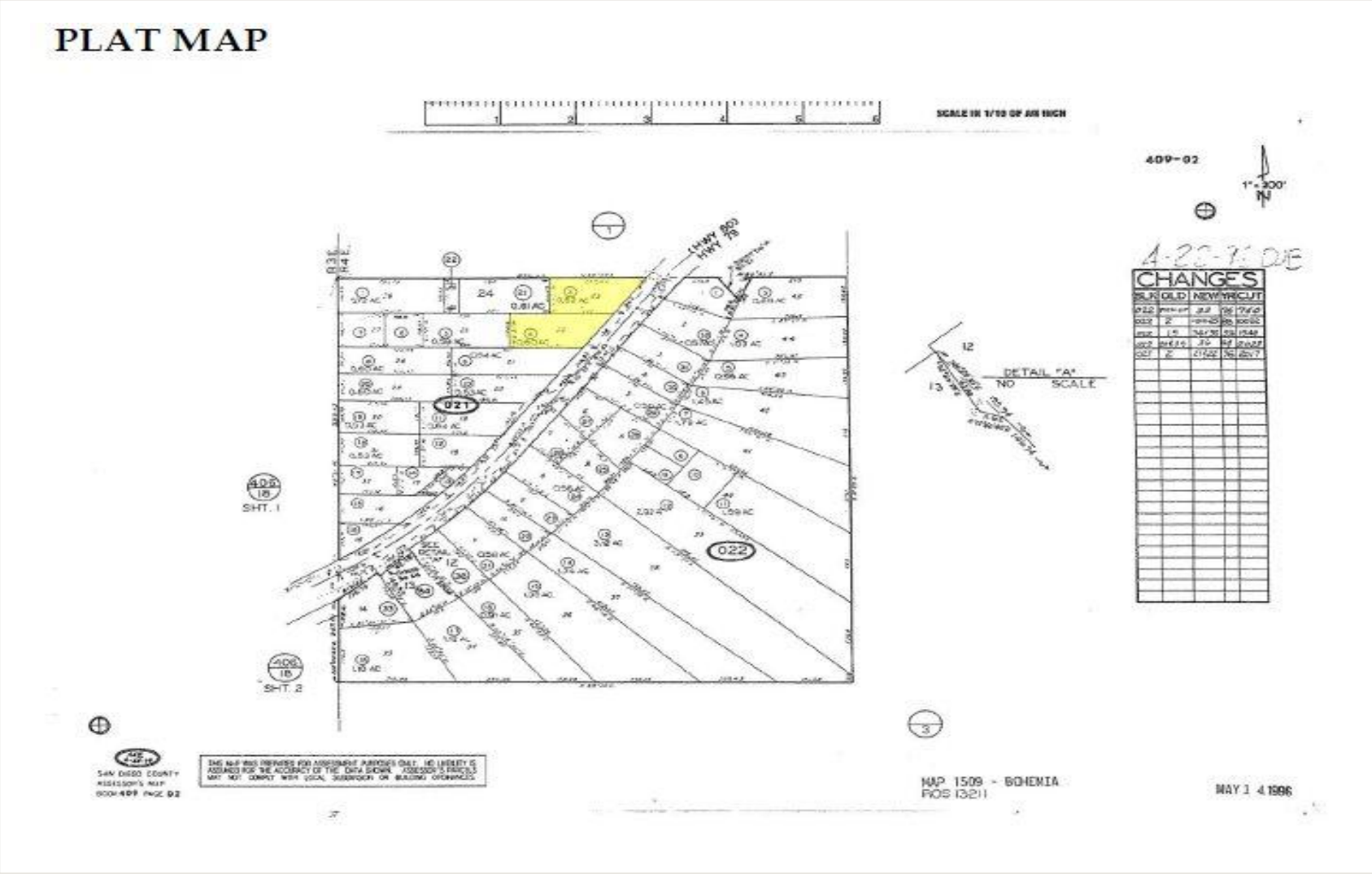
Limited Competition

Sparse direct competition in the immediate trade area.

± 1.12 Acre Footprint

Two APNs; parking expansion in progress (from 65 to 88 spaces).

Parcel Identification — APN 409-021



ZONING

C36

General Commercial

BOUNDARY ADJUSTMENT

A minor adjustment is pending to exchange a small residential strip with the adjacent property for a comparable commercial parcel — resulting in uniform C36 zoning across the entire site. No existing structures or tenants are affected.

APN: 409-021-03 & -04

Legal Notices & Broker Contact

Disclaimer

Seller has retained Sandbar Realty Group as their exclusive listing agent for the sale of 8306 Highway 79. The marketing materials contained in this Sales Brochure have been prepared for general informational purposes only and are not intended to serve as a complete or definitive summary of the property or any related documents.

All financial projections and forecasts have been developed by the Seller, Sandbar Realty Group, and referenced third-party sources. Such projections are based on assumptions regarding general economic conditions, competitive factors, and other variables outside the Seller's control, and are therefore subject to change.

While the information presented herein has been gathered from sources believed to be reliable, neither the Seller nor Sandbar Realty Group makes any representation or warranty — express or implied — as to its accuracy or completeness. Prospective buyers are expected to conduct their own independent due diligence to verify all information. The Seller, Sandbar Realty Group, and their respective employees expressly disclaim any and all liability arising from representations, warranties, or omissions in connection with this Brochure.

The Seller and Sandbar Realty Group each reserve the right, in their sole discretion, to reject any expression of interest or offer, and to discontinue discussions with any party at any time, with or without notice. No legal obligation or commitment shall arise on the part of the Seller with respect to any party reviewing this Brochure or submitting a purchase offer unless and until a written purchase agreement has been fully executed and delivered.

LISTED BY

Bryan Gonzales

Broker · LIC# 1191461

PHONE
619.777.6884

EMAIL
bg@sandbar.realestate

BROKERAGE

SANDBAR
REALTY GROUP

LIC# 02101135