

# FULLY LEASED RESIDENTIAL INVESTMENT WITH COMMERCIAL DEVELOPMENT UPSIDE

27845 Valley Center Road | Valley Center, CA 92082



**ASKING PRICE: \$1,750,000**

- o 2.38 Acres
- o Two Fully Leased Units – Immediate, Stable Income form Existing Tenants
- o General Commercial (GC) & Medium-Density Residential (VR 7.3) Zoning
- o Commercial Development Potential – Flexible Use Potential w/ Long-Term Development Upside
- o Valley Center Road Frontage – High Visibility on Main Commercial Corridor



**subject  
property**

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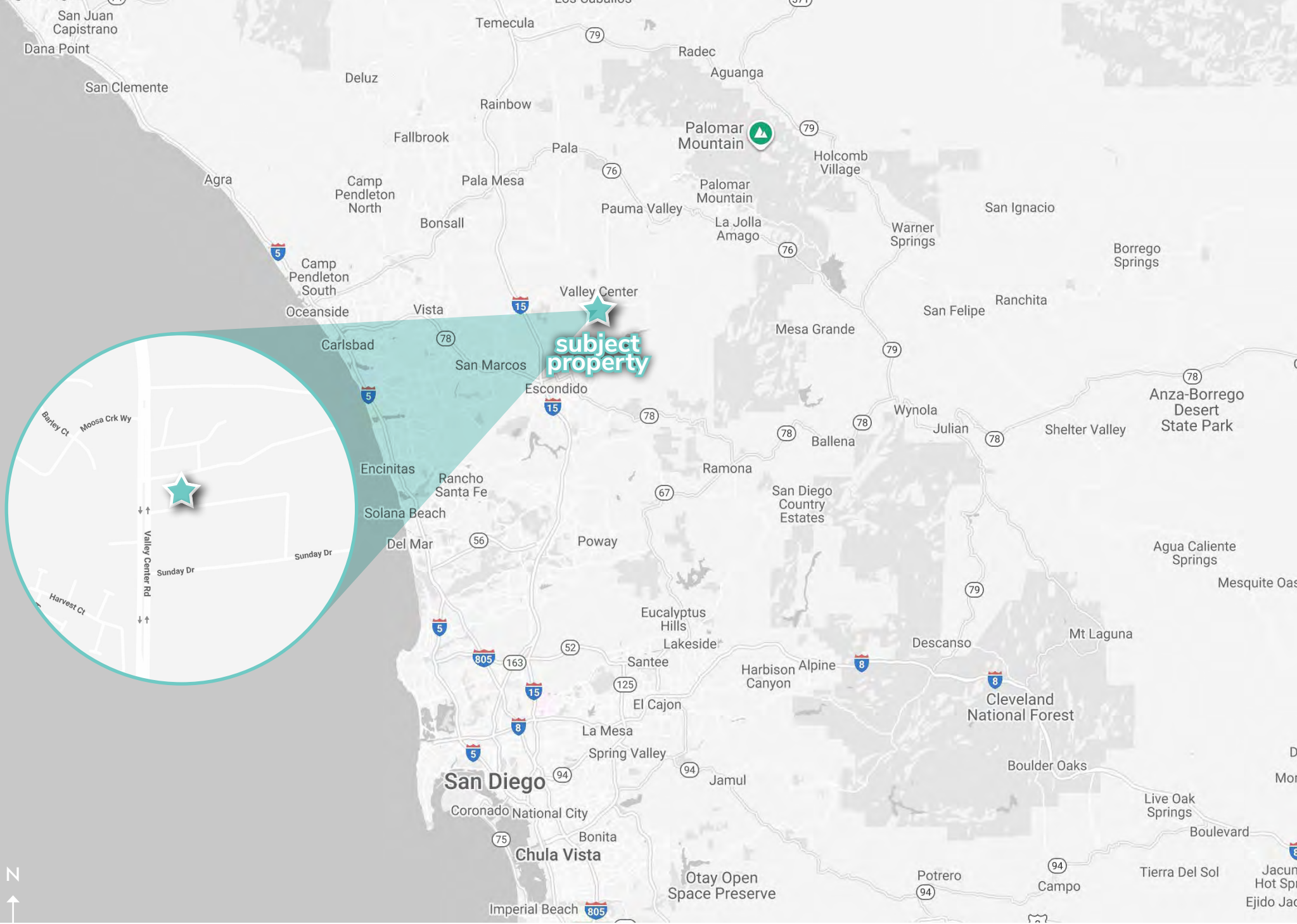




5.6 Miles Away  
Valley View  
Casino







# LOCATION MAP

# PROPERTY LOCATION

27845 Valley Center Road is a well-located property in the heart of Valley Center, California, offering prime frontage along the community's main thoroughfare with strong visibility and convenient access. Just minutes from local retail, schools, and services, the site also provides quick connections to Highway 76 and Interstate 15, linking to Escondido, Temecula, and the greater San Diego region. This strategic location makes it an attractive opportunity for future development, commercial use, or long-term investment in one of North San Diego County's most active growth corridors.



# PROPERTY INFORMATION

## property description:

The property has two existing single family residence's built in 1950's and completely remodeled and updated in 2022. New electrical, new heat and air units, new plumbing and all cosmetic finishes were updated in the recent remodel. The residences are currently leased to long term tenants on a month-to-month basis. The tenants pay for electric, propane, and trash utilities. The Landlord pays for water, insurance, and trash utilities, as well as property taxes. The property has split zoning comprised of General Commercial (C36) & Medium Density Residential (VR-7.3). The property is surrounded by various types of commercial and residential developments. The property consists of one legal parcel that is 2.38 acres in size.

## jurisdiction:

San Diego County, CA

## city:

Valley Center

## apn:

189-281-19-00

## acreage:

2.38

## square feet:

103,672 SF

## current use:

Two Existing single family residence's and a portion of unimproved commercial land.

## allowable uses:

Retail Stores, Office (Professional & Medical), Restaurants, Hotel, Banks, Residential (Single Family & Multifamily), Mixed-Use, Entertainment, and more...

## minimum lot size:

6,000 SF

## maximum height:

35 Feet (2 Stories)

## unit A:

- 1,650 Square Feet
- 3 Bd, 1 Bath + Carport

**Income: \$2,450/m**

## unit B:

- 1,067 Square Feet
- 1 Bd, 1 Bath

**Income: \$1,950/m**

## topography:

Flat to gentle slope.

## general plan designation:

General Commercial (GC)  
Village Residential (VR-7.3)

## zoning:

General Commercial (C36)  
Rural Commercial (C40)  
Single Family, Duplex, Multi and Variable Family Residential (RV)  
([Click to View Zoning](#))

## property summary report:

([Click to View Report](#))

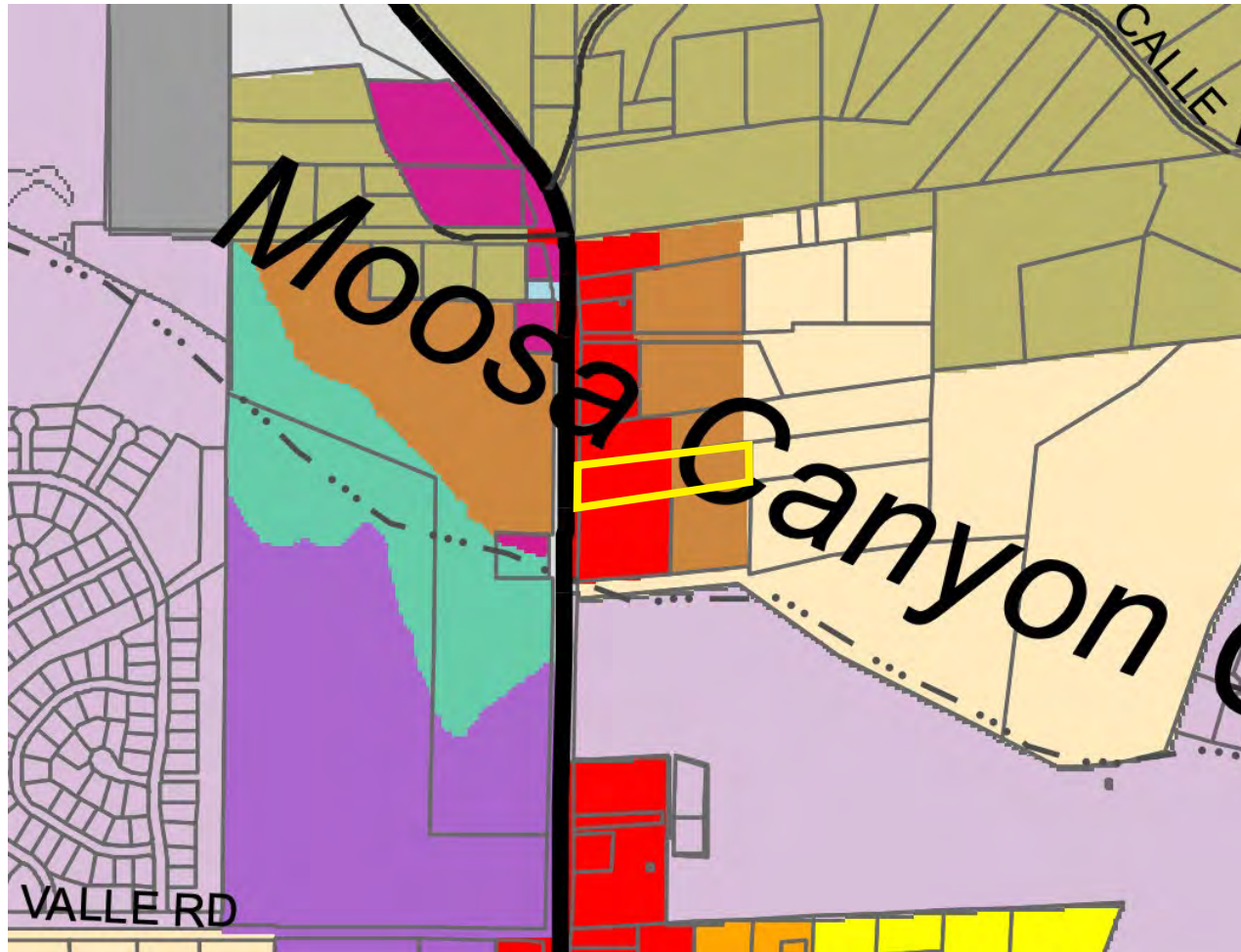
## services:

|              |                                   |
|--------------|-----------------------------------|
| Water/Sewer  | Valley Center Water District      |
| Gas/Electric | San Diego Gas & Electric          |
| Fire         | Valley Center Fire Protection     |
| Police       | City of Menifee Police Department |

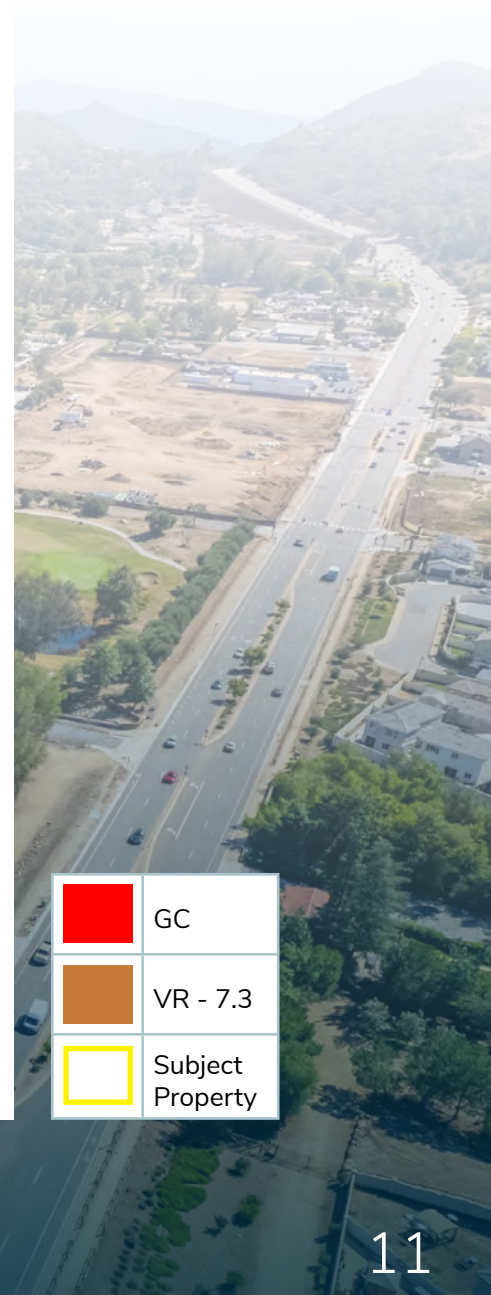




# GENERAL PLAN ZONING


















|   |                  |
|---|------------------|
|  | GC               |
|  | VR - 7.3         |
|  | Subject Property |





# 2025 DEMOGRAPHICS

| 1 MILE   | 3 MILES  | 5 MILES  |
|--|--|--|
| <br>POPULATION<br>3,302                   | <br>POPULATION<br>9,244                   | <br>POPULATION<br>41,676                  |
| <br>ESTIMATED HOUSEHOLDS<br>1,114         | <br>ESTIMATED HOUSEHOLDS<br>3,002         | <br>ESTIMATED HOUSEHOLDS<br>13,332        |
| <br>AVERAGE HOUSEHOLD INCOME<br>\$180,723 | <br>AVERAGE HOUSEHOLD INCOME<br>\$167,893 | <br>AVERAGE HOUSEHOLD INCOME<br>\$168,733 |
| <br>MEDIAN HOUSEHOLD INCOME<br>\$131,871  | <br>MEDIAN HOUSEHOLD INCOME<br>\$126,129  | <br>MEDIAN HOUSEHOLD INCOME<br>\$125,651  |
| <br>TOTAL EMPLOYEES<br>588              | <br>TOTAL EMPLOYEES<br>2,464            | <br>TOTAL EMPLOYEES<br>6,290            |

## NEARBY TRAILS

- 1** **Cougar Pass Trailhead**  
27072 Cougar Pass Rd  
Escondido, CA 92026
- 2** **Stanley Peak**  
3024 La Honda Dr  
Escondido, CA 92027
- 3** **Paradise Mountain Trailhead**  
19324 Santee Ln  
Valley Center, CA 92082



**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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