



RANCHO SIERRA

10 Premium 1-Acre Lots in the heart of Alpine, CA


HERITAGE
REAL ESTATE

S GRADE ROAD
ALPINE, CA 91901



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Property Overview

LOCATION

S GRADE ROAD ALPINE, CA 91901

APN

404-430-45-00

PROPERTY SIZE

501,811 square feet • 11.52 Acres

PROPERTY LEGAL DESCRIPTION

M15195 PAR 2*PAR B OF DOC05-0423284 IN PARS 1& Recorder's Map Ref: PM15195

UTILITIES

**Padre Dam Municipal Water District
San Diego Gas & Electric**

SCHOOLS

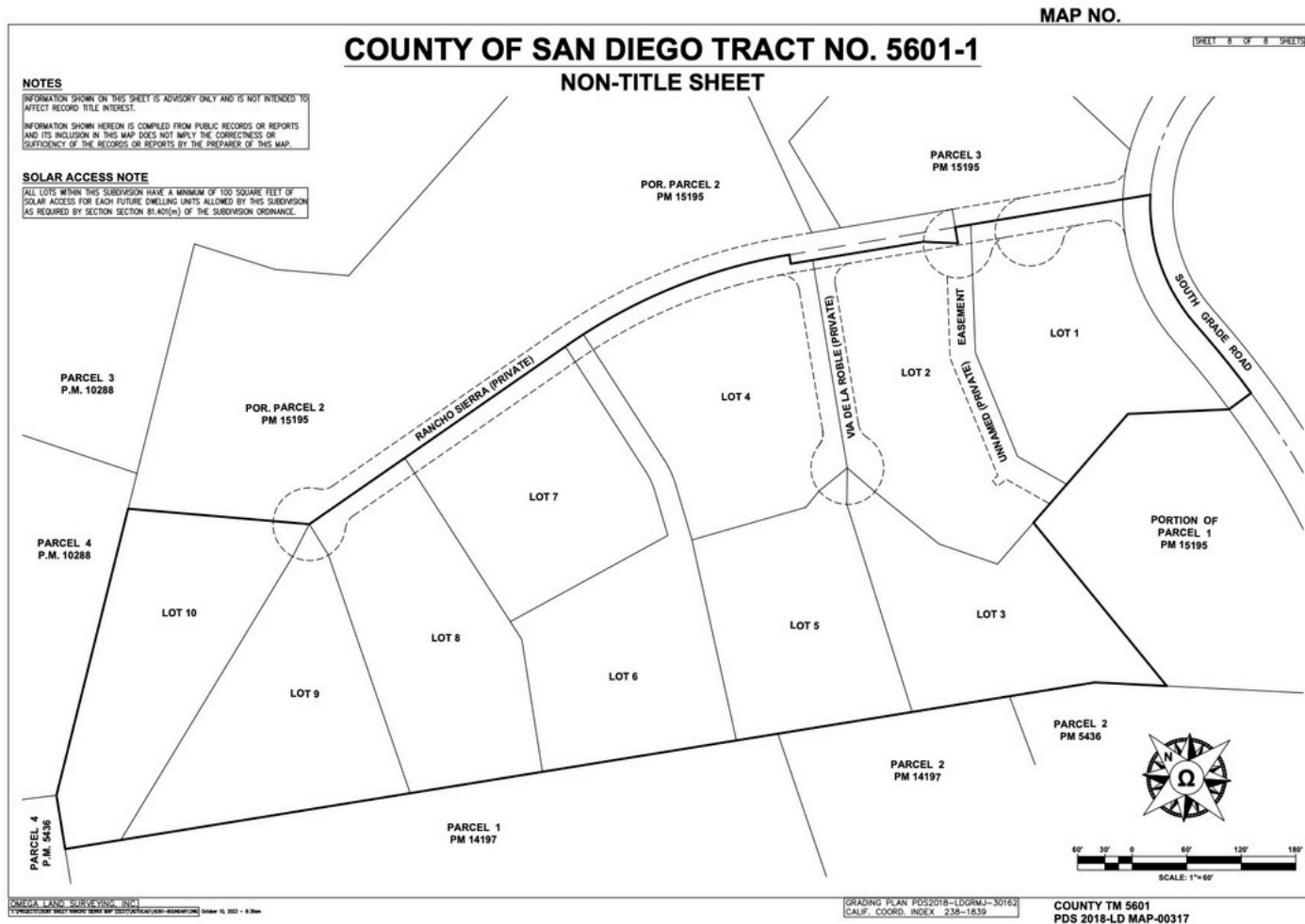
**Alpine Union School District
Boulder Oaks Elementary School, Creekside Early Learning Center, Joan MacQueen Middle School,
Mountain View Learning Academy, Shadow Hills Elementary School**

MUNICIPALITY

**San Diego County
Alpine, CA**



Subdivision Lot Map



LOT	ACRES	SQ FT
1	1.37	59,677
2	1.31	57,064
3	1.03	44,867
4	1.33	57,935
5	1.02	44,431
6	1.13	49,223
7	1.10	47,916
8	1.20	52,272
9	1.16	50,530
10	1.19	51,836

Terms



RANCHO SIERRA

Offered at \$2,499,000

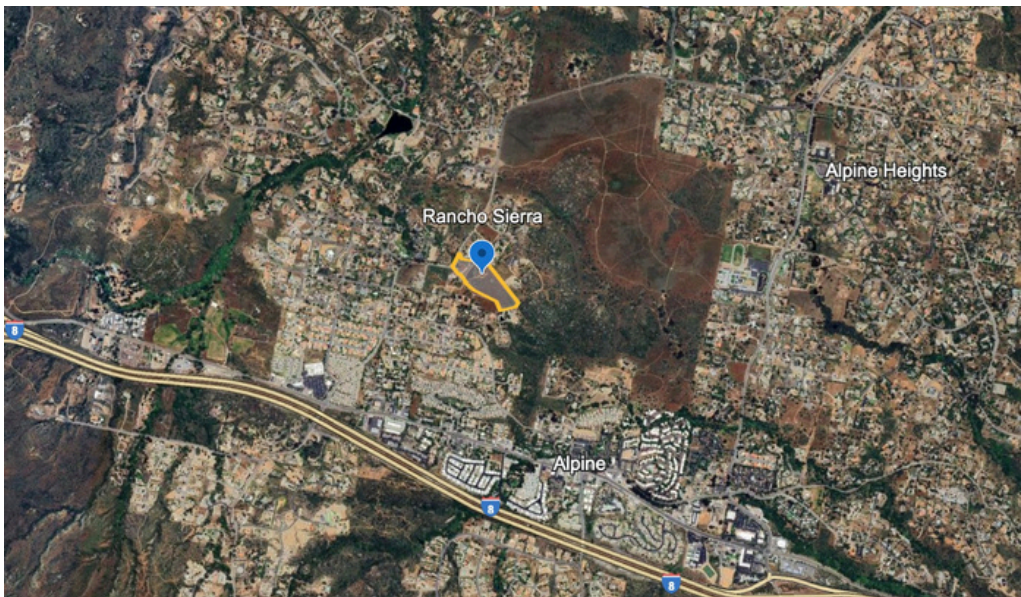
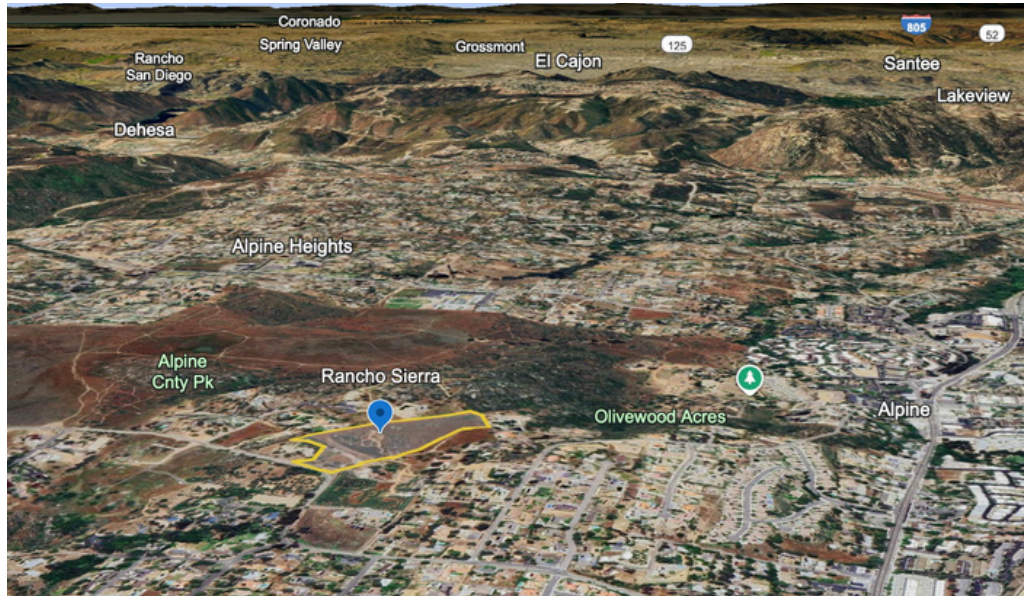
11.52 Acres of Residential Land

Neighborhood Highlights



Alpine is a picturesque community located in the foothills of the Cuyamaca Mountains, just east of San Diego. Once a stagecoach stop, Alpine has come a long way since its humble, late-1800s beginnings. Today, nearly 15,000 people call this foothill city home. Sandwiched between San Diego and the Cuyamaca Mountains, there's big-city fun to the east and a vast wilderness to the west. Alpine delivers on its name: The semiarid mountaintops create a breathtaking skyline that gives the Southern California city its rural character. Beneath the mountains are suburbs with rustic flair. In between more than 100 square miles of mountains, forests and deserts lies the Viejas reservation, as well as its five smaller settlements. Surrounded by Cleveland National Forest, residents are just a stone's throw from dozens of hiking and biking trails, along with the fishing and boating opportunities found at nearby El Capitan Reservoir. Alpine is large enough to sustain multiple shopping centers and restaurants. And when residents want to enjoy some entertainment, or take advantage of the more extensive shopping and dining opportunities of a big city, San Diego is just 25 miles away on Interstate 8.

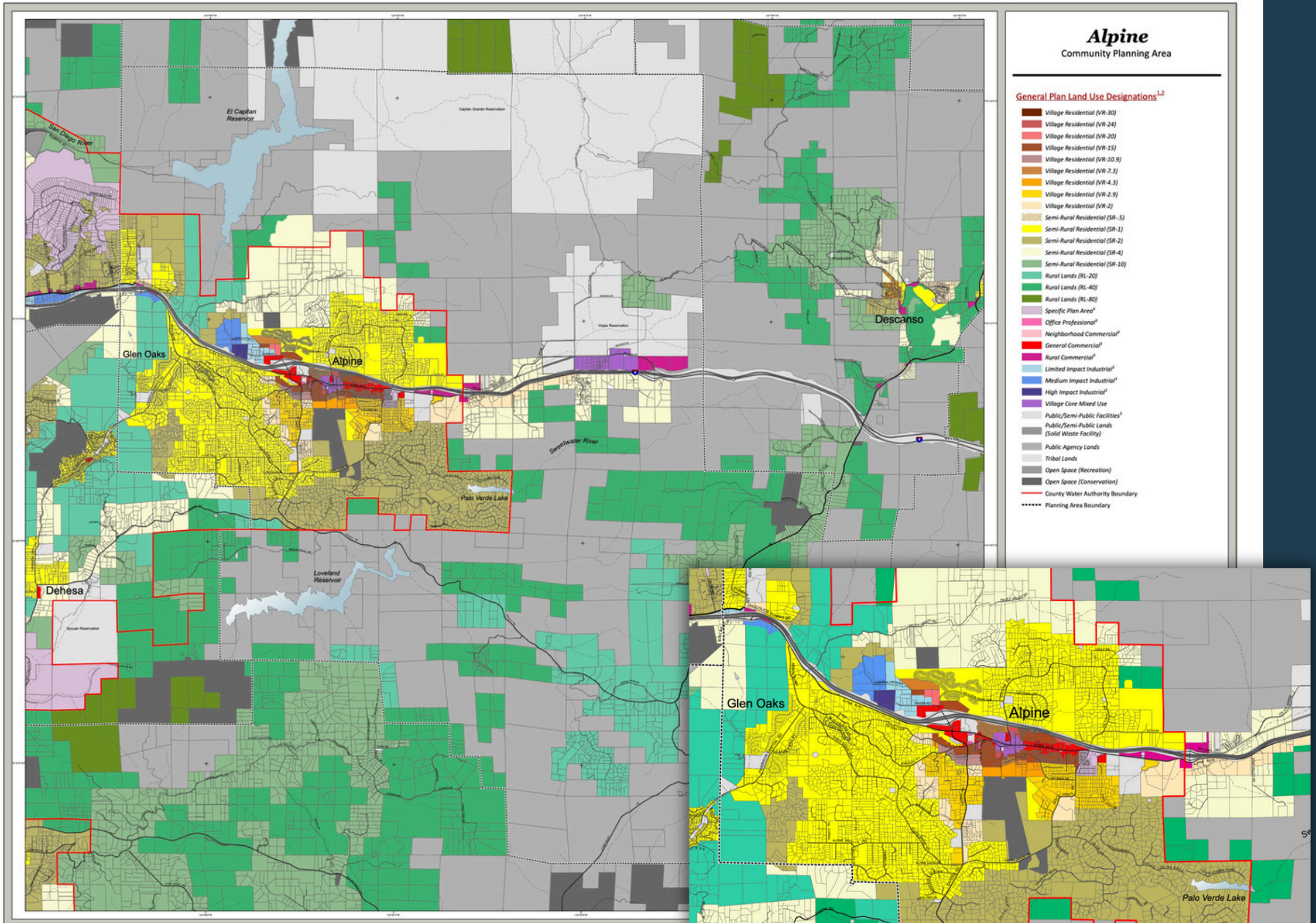
Property Map



Vicinity Map



Zoning



Demographics of Alpine, CA



Population

16,190



Housing
Units

5,536



Household
Income

\$106,433



Parks

10



Distance

El Cajon - 16.1 mi
SDSU - 22.9 mi
Poway - 25.5 mi
San Diego - 30.1 mi



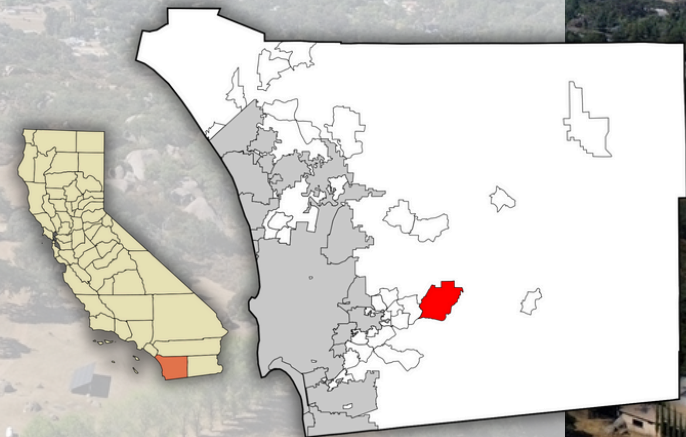
Schools

5



Land Size

26.8
sq mi



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