



COLDWELL BANKER  
COMMERCIAL

WEST



FOR SALE  
**40.33  
ACRES**  
M-54 DEVELOPMENT  
OPPORTUNITY

TAVERN ROAD  
ALPINE, CALIFORNIA 91901

*Rare Alpine Development Opportunity*

Ideally located with convenient access  
to I-8 in the heart of Alpine.



40.33  
ACRES

Prime Development Land



M-54  
ZONING



EASY I-8  
ACCESS

Minutes to Interstate 8



ALPINE, CA

Desirable East County  
Location

**BEN AMEEN**  
BROKER

(619) 840-6692

bensdcommercial@gmail.com

BRE# 01999481



COLDWELL BANKER  
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WEST

810 Jamacha Rd. Suite 102  
El Cajon, CA 92019



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## PROPERTY OVERVIEW

Coldwell Banker Commercial is pleased to exclusively offer For Sale approximately 40.33 Acres of Industrial Land in Alpine, CA. Strategically positioned off of Tavern Rd. with easy access to the interstate 8 corridor.



## INVESTMENT OVERVIEW

This is the First offering to sell since ownership purchased the land over 30 years ago.



## PROPERTY HIGHLIGHTS

- **Desirable Zoning:** The property is zoned M-54. This industrial zone allows outdoor or self storage, Manufacturing.
- Automotive & Equipment wholesale, warehouse, fleet storage, RV vehicles, boats, recycling processing, along with business equipment, sales, and more.
- Unique opportunity for an owner-user, investor, or developer.
- Seller carryback is possible
- Strong demographics

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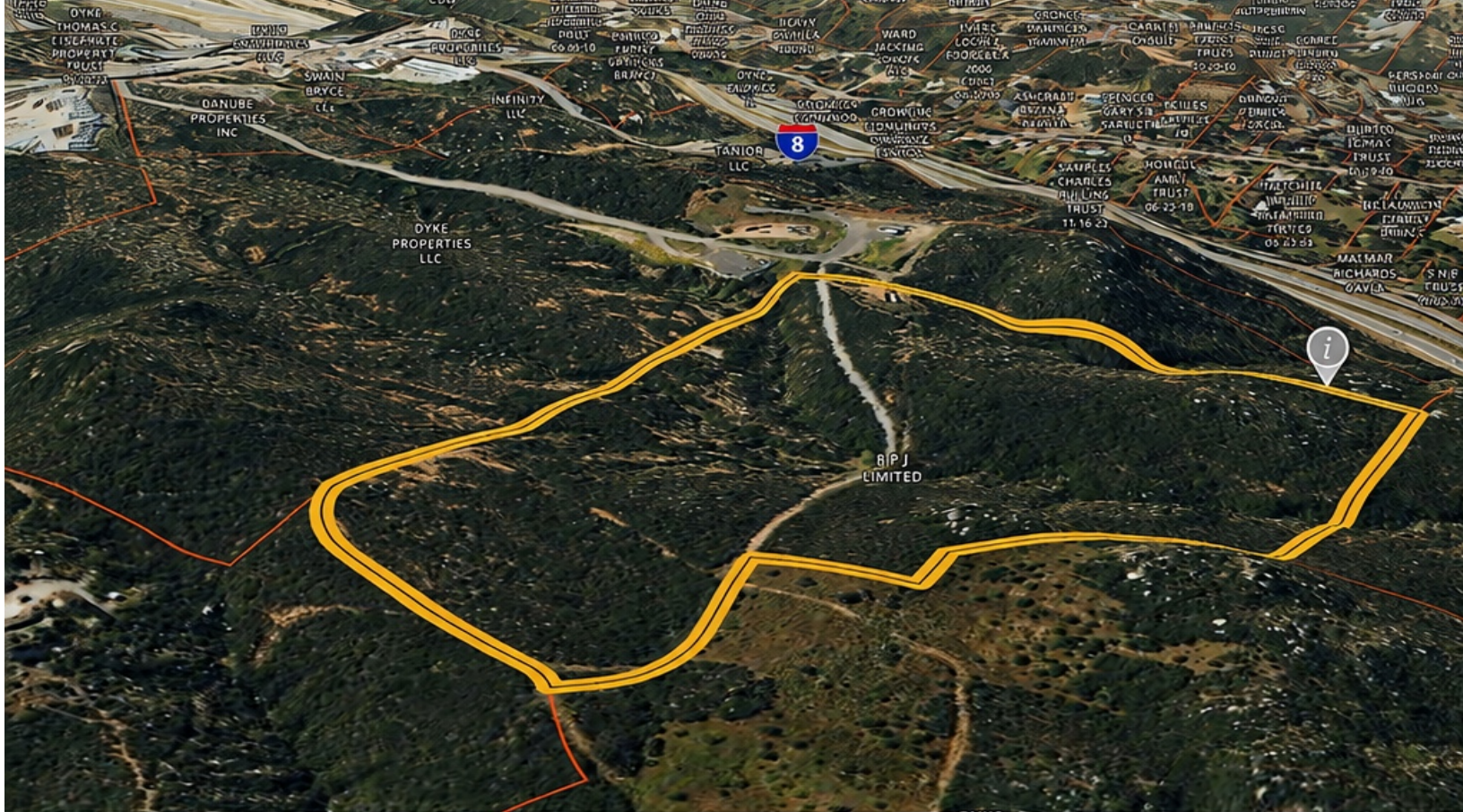


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**M-54 ZONING**

Industrial Zoning



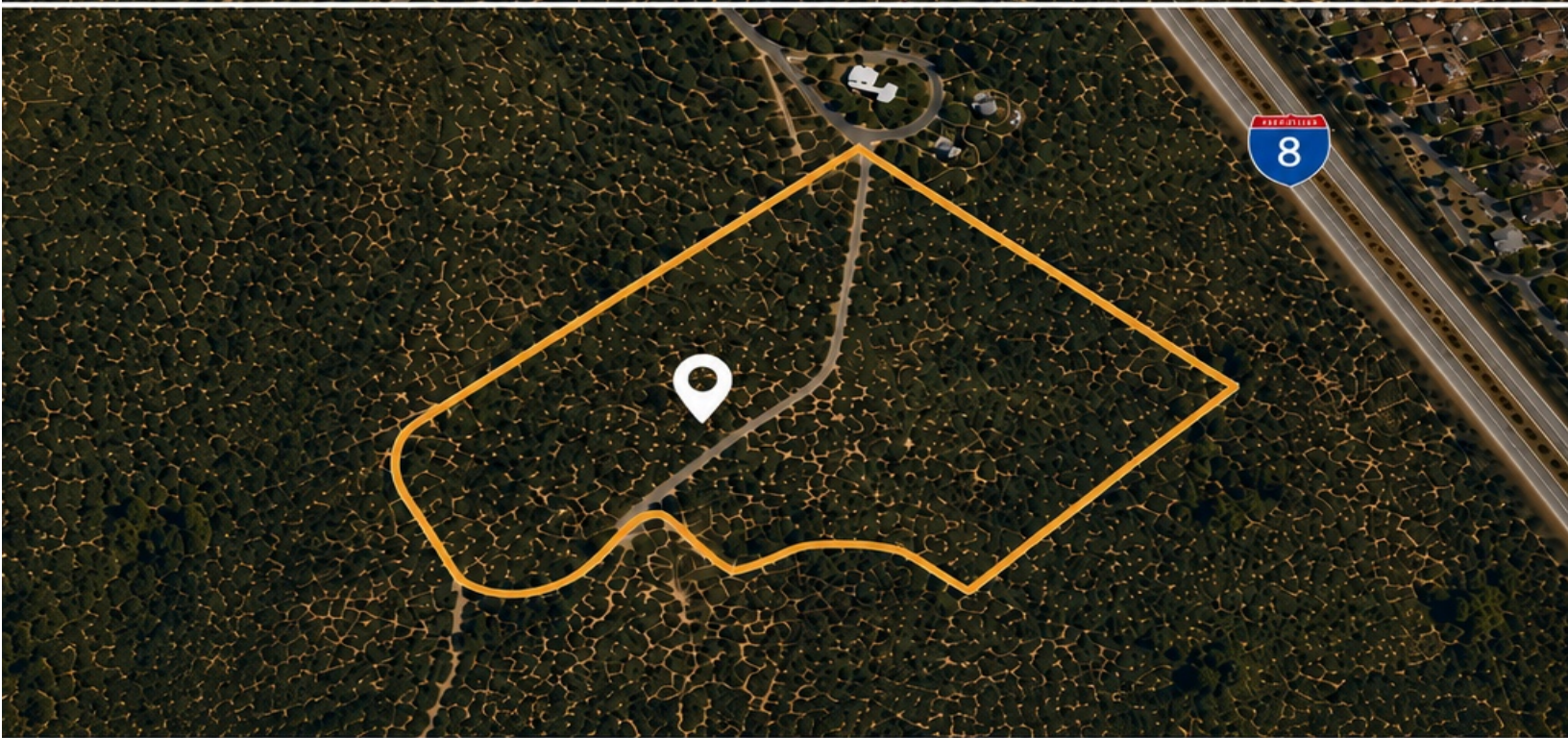
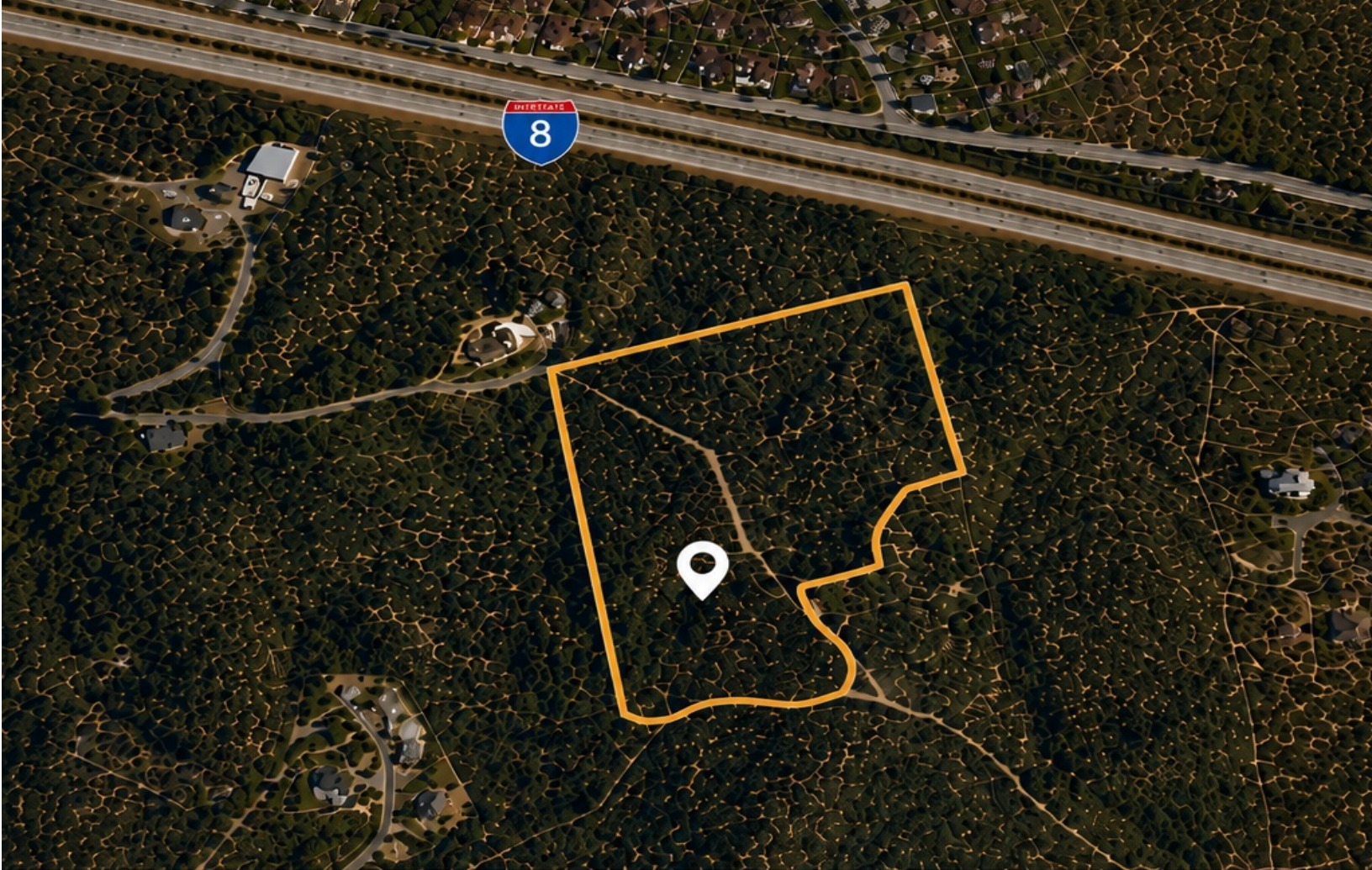
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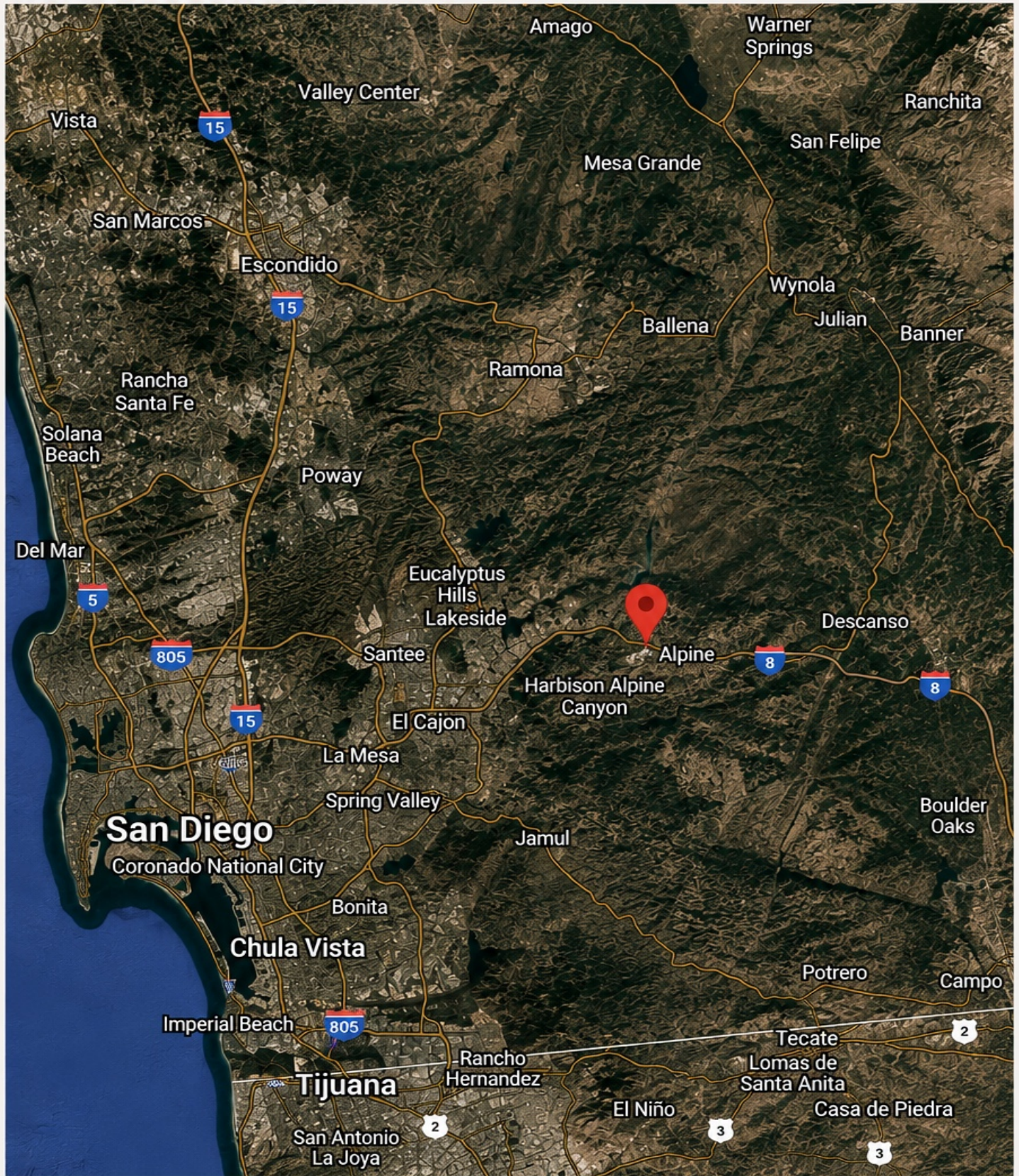


ALPINE, CA

Desirable East County Location

# Regional Map

Tavern Rd Alpine, CA 91901



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M-54 ZONING  
Industrial Zoning

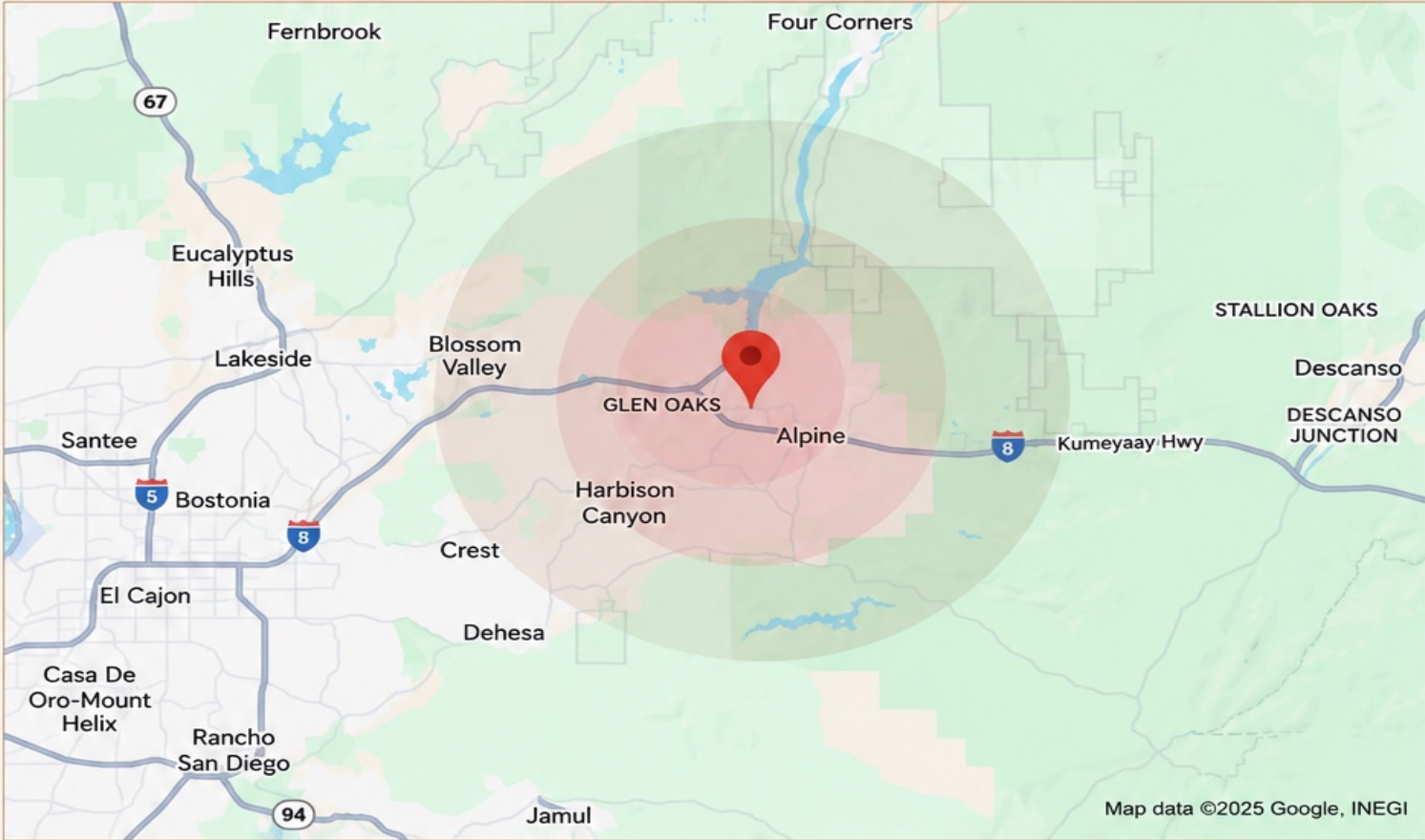


EASY I-8 ACCESS  
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ALPINE, CA  
Desirable East County Location

# Demographics



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 971    | 8,549   | 12,946  |
| Female           | 1,007  | 8,534   | 12,902  |
| Total Population | 1,978  | 17,083  | 25,848  |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 336    | 2,999   | 4,507   |
| Ages 15-24 | 183    | 1,669   | 2,543   |
| Ages 25-54 | 686    | 6,120   | 9,135   |
| Ages 55-64 | 293    | 2,548   | 3,969   |
| Ages 65+   | 480    | 3,748   | 5,693   |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 1,293  | 11,177  | 16,943  |
| Black        | 44     | 366     | 522     |
| Am In/AK Nat | 8      | 92      | 140     |
| Hawaiian     | 2      | 41      | 57      |
| Hispanic     | 469    | 3,933   | 6,010   |
| Asian        | 71     | 735     | 1,101   |
| Multi-Racial | 83     | 680     | 993     |
| Other        | 8      | 58      | 85      |

| Income              | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Median              | \$129,814 | \$115,949 | \$118,930 |
| < \$15,000          | 39        | 330       | 449       |
| \$15,000-\$24,999   | 3         | 167       | 226       |
| \$25,000-\$34,999   | 26        | 222       | 371       |
| \$35,000-\$49,999   | 23        | 425       | 625       |
| \$50,000-\$74,999   | 66        | 777       | 1,208     |
| \$75,000-\$99,999   | 60        | 741       | 1,012     |
| \$100,000-\$149,999 | 213       | 1,372     | 2,029     |
| \$150,000-\$199,999 | 160       | 972       | 1,359     |
| > \$200,000         | 141       | 1,318     | 2,167     |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 786    | 6,744   | 10,058  |
| Occupied        | 732    | 6,323   | 9,446   |
| Owner Occupied  | 526    | 4,532   | 7,213   |
| Renter Occupied | 206    | 1,791   | 2,233   |
| Vacant          | 53     | 420     | 612     |



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