

+/-118.56 Acres • For Sale

Valley Center, CA

- 3 Active Water Wells
- Three 3-Inch Water Lines Connected



Residential Land W/ Approval for Septic Tank and Buildings Plans for 3 Bed / 3 Bath Residence



COLDWELL BANKER
COMMERCIAL
LAND TEAM

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Property Overview

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Executive Summary

PROPERTY OVERVIEW

The CBC Land Team is pleased to present the offering of this +/- 118.56 acre property in Valley Center, CA. The site is currently raw land but has approvals for onsite waste water treatment / septic for up to 12 bedrooms and 1,800 gallons/day. Additionally, ownership has building plans for a 3 bedroom, 3 bathroom residence on the southwestern end of the westernmost parcel. Both can be provided upon request.

The property is under 3 miles from the intersection Cole Grade Road and Valley Center Road and is surrounded by larger lot home sites. Much of the westernmost and southernmost area is generally flat while the remainder of the property is rolling. Future development on the property will likely be serviced by septic tank and the Valley Center Municipal Water District. Buyer to confirm utilities.

On the southeastern portion of the property, there is an existing office building with a full kitchen and shower room, as well as a detached office space and a 3-car garage. Additionally, the property has three active wells and three 3-inch water lines already connected.

Please reach out to our team with any questions or interest in this opportunity.

PROPERTY FACTS

LOCATION: Valley Center, San Diego County, CA

TOTAL SITE AREA: ±118.56 Acres

APNs:

188-100-35-00, 188-100-54-00, 188-100-55-00,
188-100-56-00

ZONING: RL-20

GENERAL PLAN: Rural Lands 20 (RL-20)

ZONING

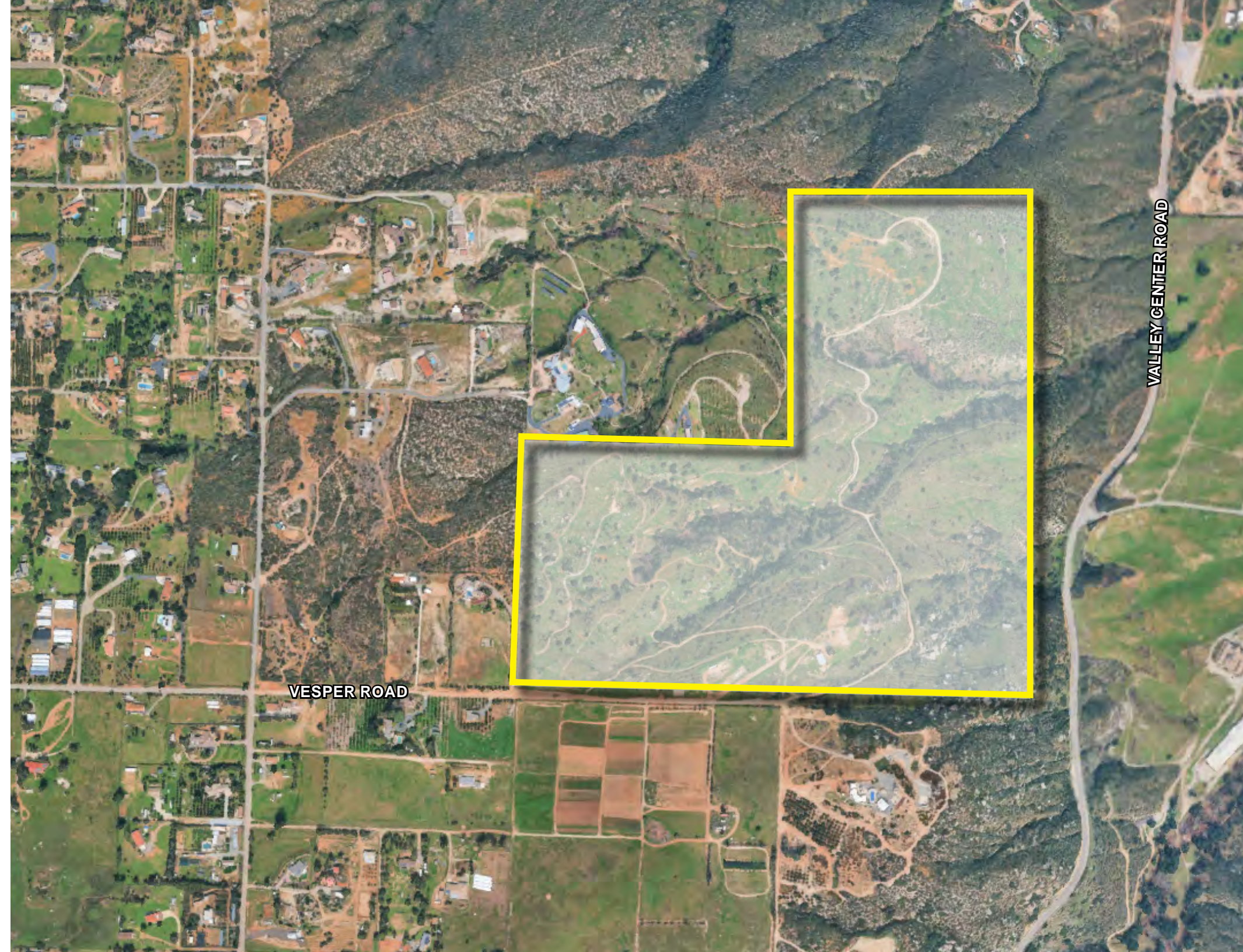
The subject property is zoned Rural Lands 20 (RL-20) which allows for 1 dwelling unit per 20 gross acres of land. Additionally, the property is subject to A70 use regulations which allows for limited agricultural uses.

APPROVALS

- Approval for Onsite Wastewater Treatment System (Septic @ 1,800 Gallons/Day) for up to 12 Bedrooms.
- Building Plans for a 3 Bedroom / 3 Bathroom Residence on Westernmost Parcel.
- Documents To Be Provided Upon Request

ASKING PRICE

\$1,495,000 (\$12,610/AC)





*PROPOSED HOMESITE AREA

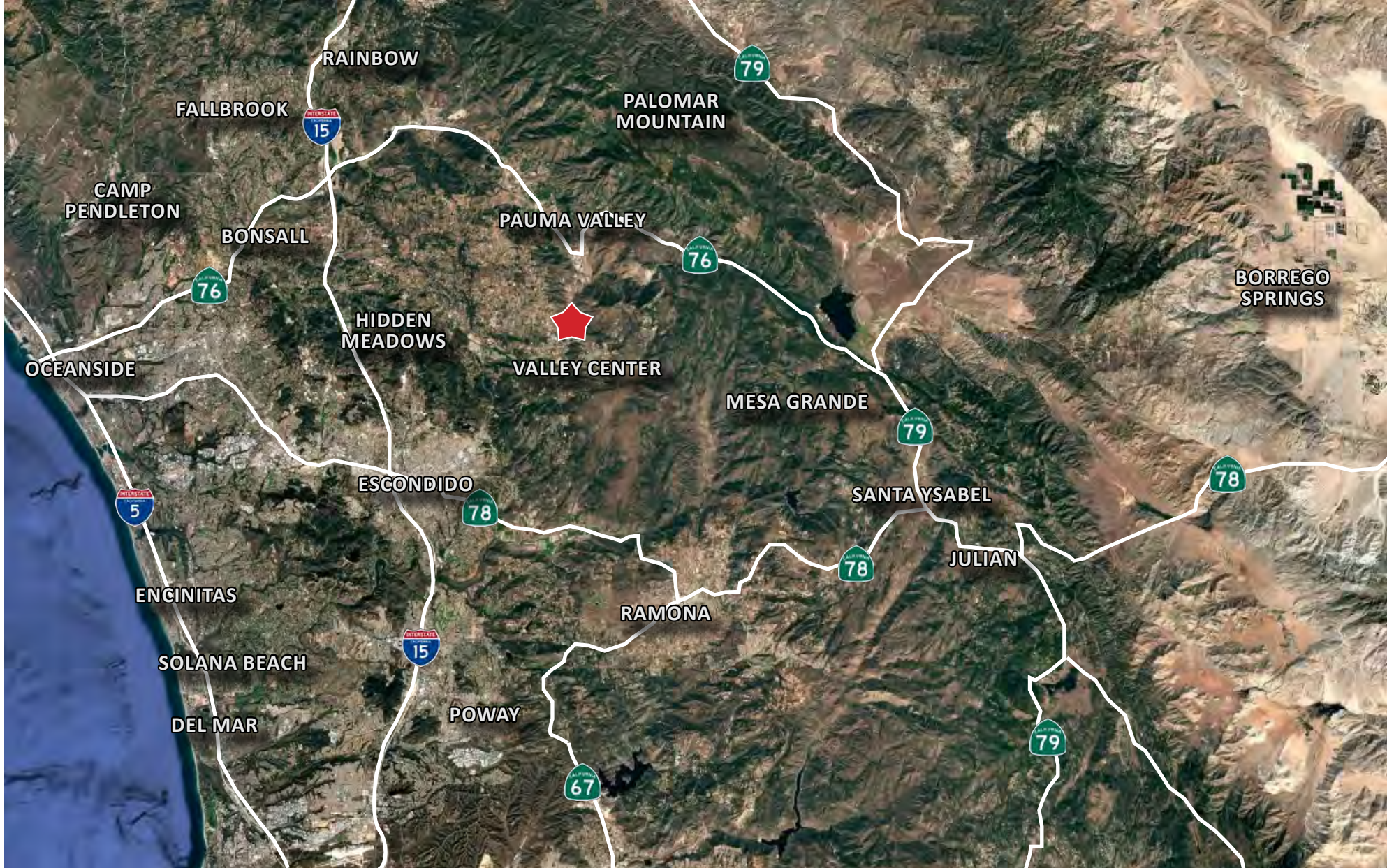
*WEST FACING VIEW



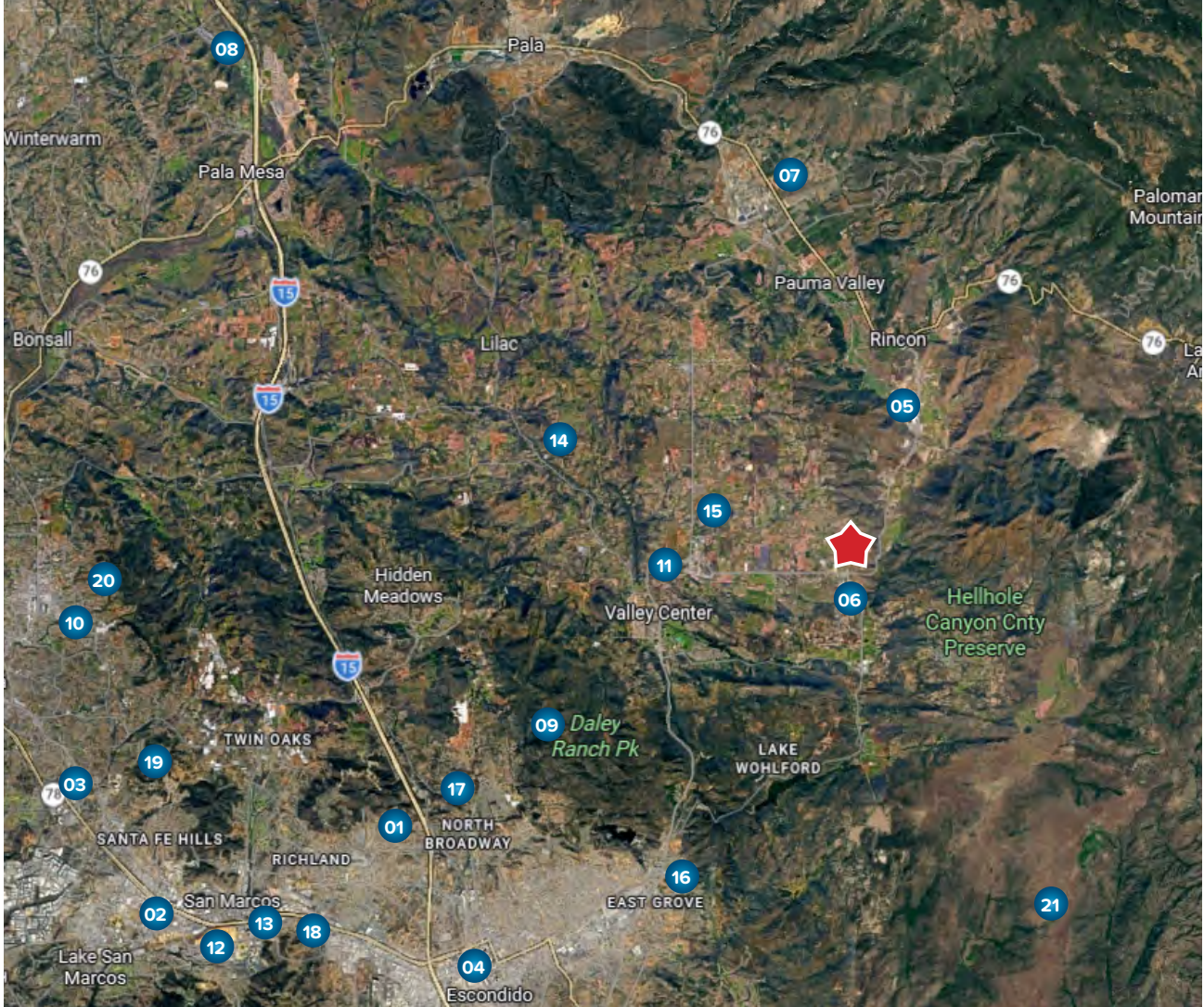
An aerial photograph of a valley with mountains in the background. The foreground shows agricultural fields and a dirt road. The middle ground is a mix of scrubland and some buildings. The background features a range of mountains under a cloudy sky. A large blue gradient overlay covers the left side of the image.

Market Overview

Aerial



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 El Norte Parkway Plaza
- 02 Grand Plaza
- 03 North County Square
- 04 Escondido Shopping Center

ENTERTAINMENT

- 05 Harrah's Resort
- 06 Valley View Casino & Hotel
- 07 Casino Pauma
- 08 Pala Mesa Resort
- 09 Daley Ranch
- 10 Alta Vista Botanical Gardens

MEDICAL FACILITIES

- 11 Palomar Health Medical Group
- 12 Kaiser Permanente
- 13 Scripps Coastal Medical Center

EDUCATION

- 14 Lilac School
- 15 Valley Center Primary School
- 16 Quantum Academy
- 17 Reidy Creek Elementary School
- 18 Baypoint Preparatory Academy
- 19 Paloma Elementary School
- 20 Foothill Oak Elementary School

GOVERNMENT

- 21 Ramona Dirt Strip

Location Overview

VALLEY CENTER OVERVIEW

Valley Center is a small, rural community in northern San Diego County, about 15–20 minutes east of Escondido and roughly an hour from San Diego. It's known for its open land, agricultural roots, and quiet lifestyle.

County: San Diego County
 Region: Inland from the coast
 Elevation: ~1,300 ft

Lifestyle & Vibe

- Rural / semi-rural feel — lots of ranches, farms, and larger properties
- Quiet, slower pace compared to nearby cities like Escondido or Temecula
- Strong small-town community with local events and traditions
- Popular for people wanting space, privacy, or agricultural land

Housing & Cost of Living

- Primarily single-family homes, often on acreage
- High homeownership rate (~92%)
- Generally more affordable than coastal San Diego, but prices - have risen in recent years
- Many properties include room for horses, farming, or vineyards

Economy & Jobs

Local economy includes:
 Agriculture (avocados, citrus, nurseries)
 Tribal enterprises (casinos & resorts nearby)
 Small local businesses
 Median household income is relatively high (~\$132K)

Things to Do

Outdoor lifestyle: hiking, horseback riding, farming
 Nearby access to:
 Palomar Mountain
 Local wineries
 Community events:
 Western Days Parade
 Stampede Rodeo & Festival

2025 Summary	
Population	11,119
Households	3,493
Median Age	42.1
Median Household Income	\$132,361
Average Household Income	\$166,060



SAN DIEGO COUNTY OVERVIEW

San Diego County is located in the far southwestern corner of California, bordering Mexico to the south, the Pacific Ocean to the west, and the counties of Orange, Riverside, and Imperial to the north and east. Covering roughly 4,300 square miles, it is one of the state's largest and most geographically diverse counties. Its landscapes range from long stretches of coastline and densely populated urban zones to inland valleys, mountain ranges, and eastern desert regions.

With a population of more than 3 million residents, San Diego County is the second-most populous county in California. The region is known for its cultural and ethnic diversity, shaped by significant immigration and strong cross-border ties with Baja California. The climate varies from mild Mediterranean conditions along the coast to hotter, drier environments farther inland, contributing to a wide range of lifestyles and outdoor opportunities.

The county's economy is driven by major sectors including the military and defense, biotechnology, healthcare, tourism, higher education, and technology. San Diego hosts multiple Navy and Marine Corps bases, a globally respected cluster of research institutions, and numerous biotech companies. The tourism industry is bolstered by attractions such as Balboa Park, the San Diego Zoo, SeaWorld, and the beaches and coastal towns that define the region's identity.

San Diego County includes 18 incorporated cities, with the city of San Diego serving as the county seat and primary urban center. Other major cities such as Chula Vista, Oceanside, Escondido, and Carlsbad contribute to a metropolitan region known for its high quality of life, outdoor recreation, vibrant neighborhoods, and rich cultural blend. Overall, the county stands out as a dynamic region that combines economic strength, natural beauty, and diverse communities.

2025 Summary

Population	3,300,000
Households	1,181,259
Median Age	36.2
Median Household Income	\$102,000
Average Household Income	\$132,500



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