

Jamacha  
Peak

Jamacha  
Peak

±5.77 ACRE RESIDENTIAL  
DEVELOPMENT SITE

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# Jamacha Peak

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WHY SAN DIEGO?

## EXECUTIVE SUMMARY

CBRE is pleased to present for sale Jamacha Peak, an expansive ±5.77-acre corner lot development site, prime for residential development in San Diego’s coveted East County suburban city of El Cajon. The site is located both within El Cajon’s PRD-LOW zoning overlay allowing for 10 dwelling units per acre as well as RS-20 Zoning allowing for 1 unit per 20,000 SF.

Jamacha Peak is situated in Hillsdale, one of El Cajon’s most desirable neighborhoods, where median household incomes run more than 40% above the city average and home values are 23% higher than the broader market. The community fronts Jamacha Road, a primary corridor connecting residents to greater East County and the I-8 Freeway. With its quiet suburban character, proximity to top schools, retail, and recreational amenities, Hillsdale offers the kind of well-rounded, family-oriented lifestyle that drives lasting demand.

### HILLSDALE STATS

	Median Income	Median Home Sales Price
All El Cajon	\$73,848	\$756,690
Hillsdale	\$106,055 ↑ 40%	\$1,050,000 ↑ 23%

Source: ESRI, MLS



### INVESTMENT HIGHLIGHTS

- Located in the Affluent Hillsdale Neighborhood of El Cajon
- Short Supply of New Construction Homes
- Adjacent to Numerous Shopping and Dining Options
- Strategic El Cajon Location with Connectivity to Major Employment Hubs Through Easy Access to 8 Freeway and 54/94 Freeway
- Family Friendly Location – Many Nearby Schools
- Corner Lot with Development Friendly Site Characteristics

## PROPERTY DETAILS

<b>Pricing</b>	Market Pricing
<b>Address</b>	1020-1080 Jamacha Road
<b>Zip Code</b>	92019
<b>Municipality</b>	El Cajon
<b>APN</b>	514-432-21-00, 514-160-22-00, 514-160-23-00 & 514-160-24-00
<b>Lot Size</b>	± 251,466 SF / ± 5.77 AC
<b>Entitlements</b>	None
<b>Existing Land Use</b>	Residential
<b>Site Condition</b>	Three Single Family Homes, Delivered As-Is, Where-Is
<b>General Plan/Zoning</b>	Planned Residential Development Zone (PRD-LOW); Residential Single-Family (RS-20)

## UTILITIES

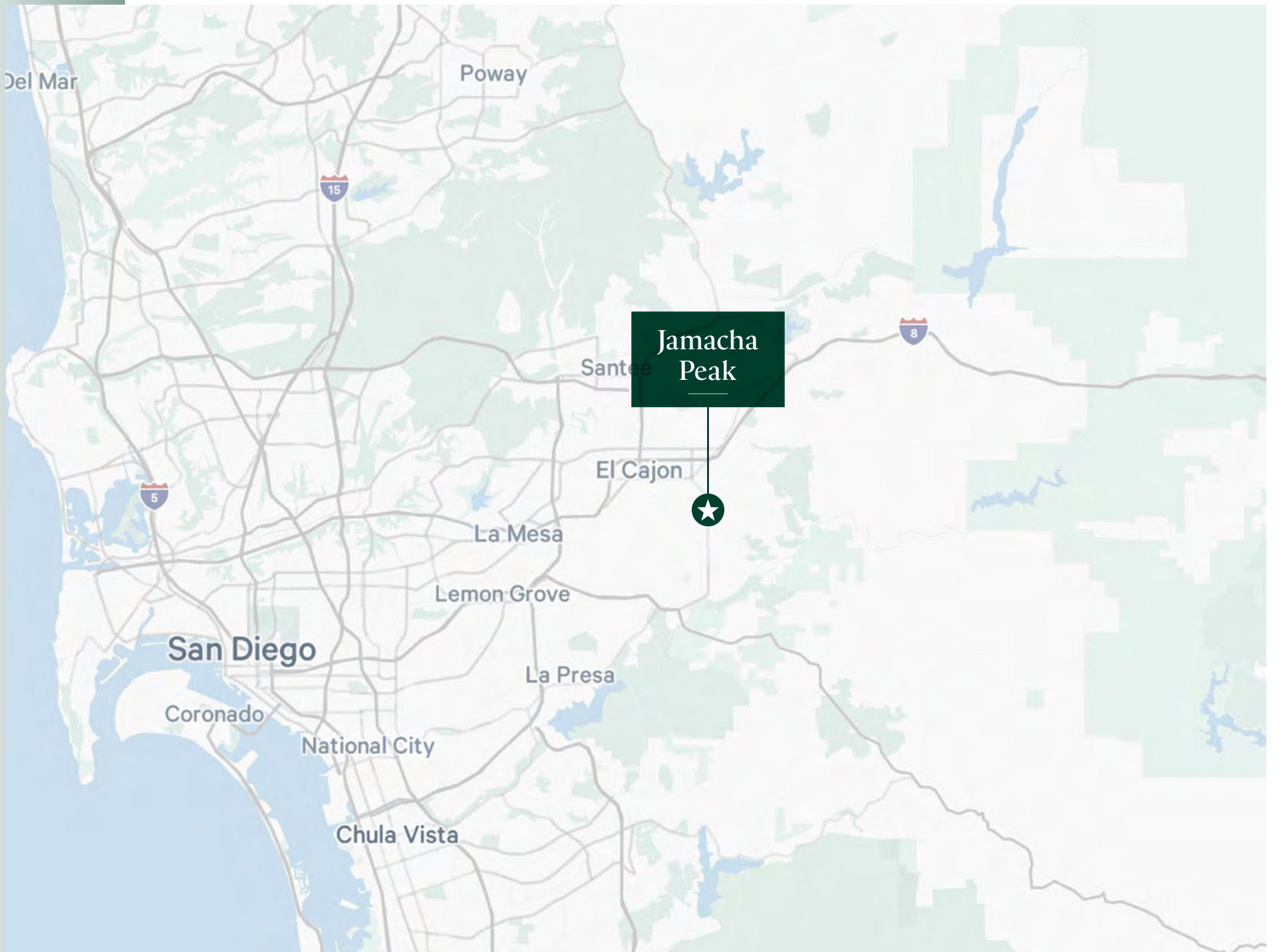
<b>Water</b>	City of El Cajon
<b>Sewer</b>	City of El Cajon
<b>Electric/Gas</b>	San Diego Gas and Electric
<b>Fire</b>	El Cajon Fire Department

## EDUCATION

<b>School District</b>	Cajon Valley Union School District
<b>Elementary</b>	Jamacha Elementary
<b>Middle</b>	Hillsdale Middle
<b>High School</b>	Valhalla High

*\*There are also numerous highly-acclaimed private charter schools in the region.*





# ZONING INFORMATION

## HILLSDALE - EL CAJON DISTRICT PLAN AREA

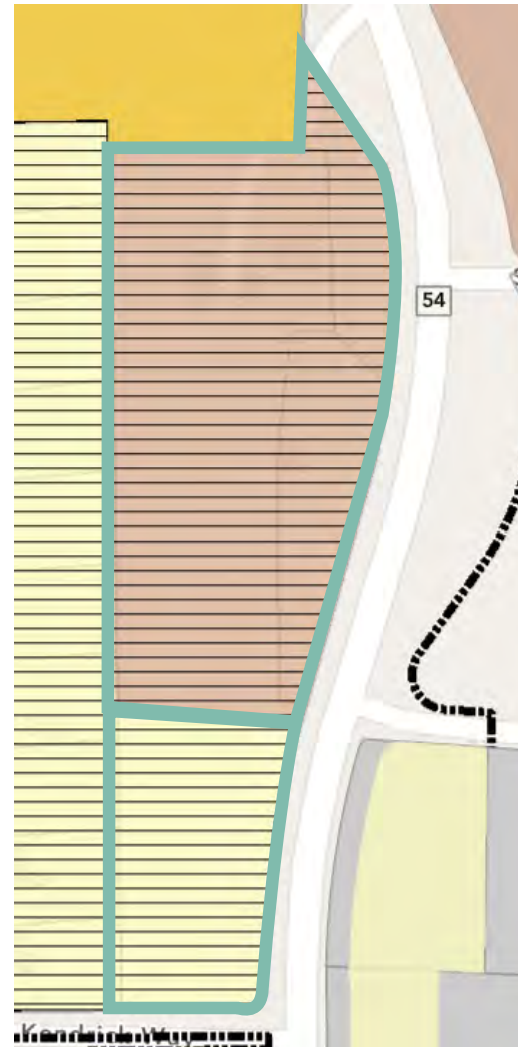
The Hillsdale area of El Cajon, an established residential enclave anchored along Jamacha Road (State Route 94) in the southern portion of the city, represents one of the most compelling infill development opportunities in East County San Diego. Situated approximately 17 miles east of downtown San Diego, the corridor is framed by a dramatic backdrop of layered mountain ranges and rolling hillsides, with mature eucalyptus and palm canopies lining the road — an aesthetic that reflects the area’s deep-rooted, semi-rural character. Residents consistently cite the area’s atmosphere, hills, nature, scenery, wildlife, and quiet as the qualities they value most, creating a neighborhood identity that new residential development will be expected to complement and reinforce.



The City of El Cajon has identified the need for approximately 3,200 new housing units over its current eight-year planning cycle, and the Hillsdale corridor along Jamacha Road is positioned as a natural site for thoughtfully scaled residential infill. El Cajon’s City Council and planning leadership have signaled strong support for townhome development as the ideal “in-between step” for workforce and first-time buyers, particularly as the city’s median single-family home price has climbed to approximately \$979,000. The PRD-Low zoning already in place on a portion of 1022 Jamacha Road reflects the City’s existing framework for exactly this type of planned, community-scaled residential development — allowing design flexibility while maintaining compatibility with the low-density character of the surrounding Hillsdale neighborhood.

[LINK TO ZONING ORDINANCE](#)

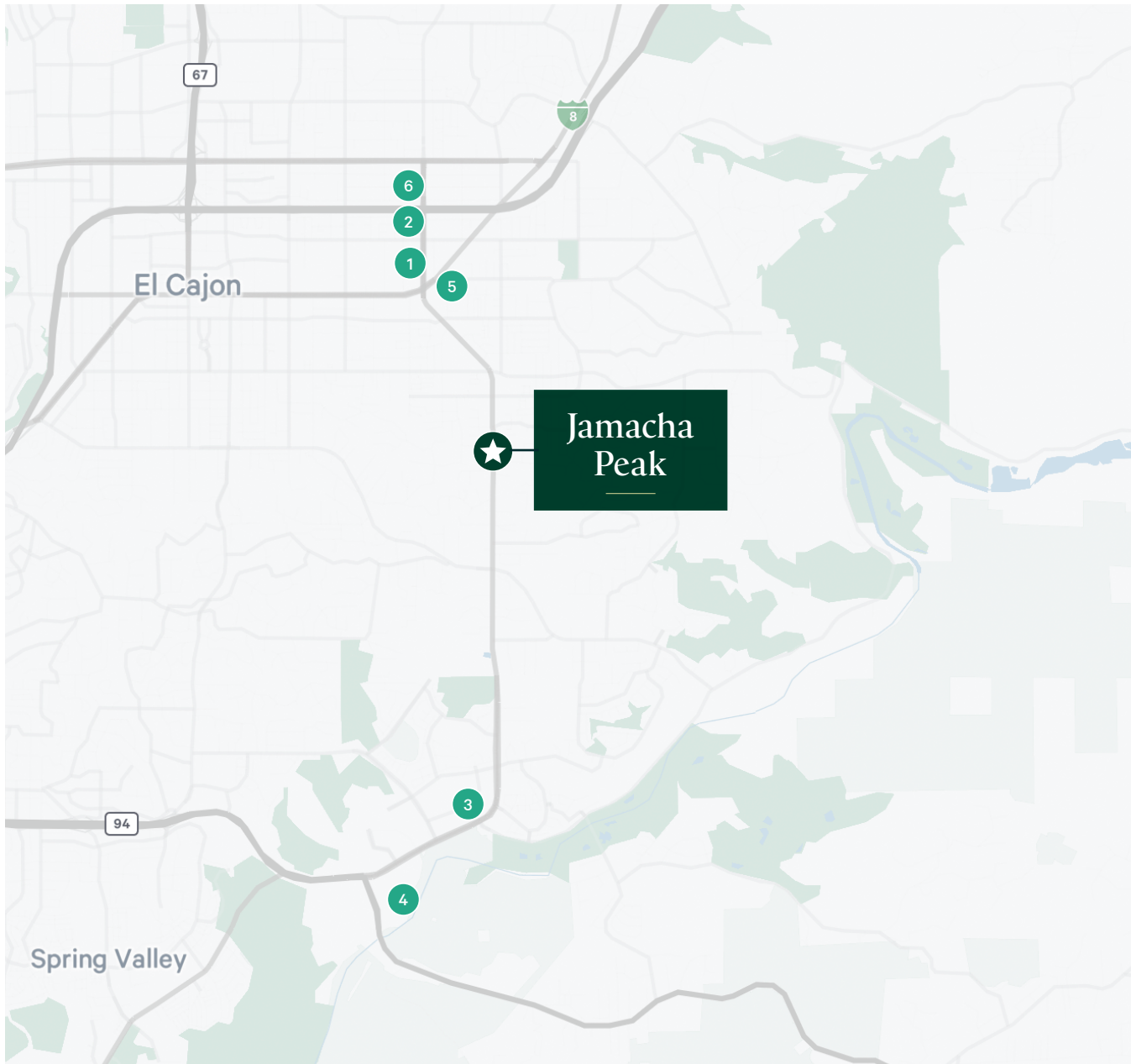


Community Plan	Cajon Valley Union School District
Zoning	PRD-LOW, H (Hillside), RS-20
Base Density	10 Units Per Acre / 1 Per 20,000 SF
Height Limit	35 Feet
Building Coverage Limit	None



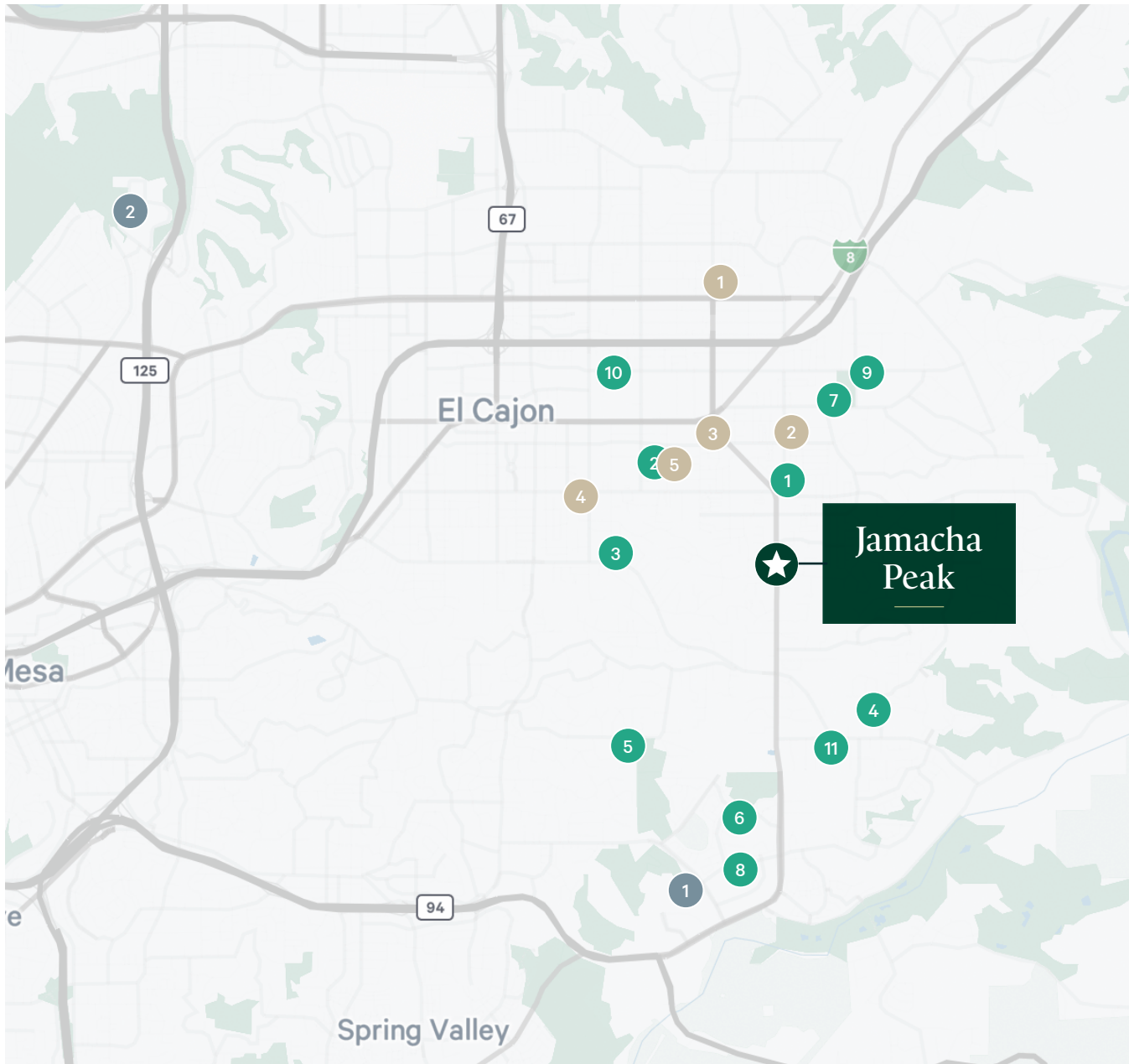
	PRD-Low 10 Units Per Acre
APN:	514-160-22   21,034 SF 514-160-23   131,986 SF 514-160-24   35,283 SF
	RS-20 1 Unit Per 20,000 SF
APN:	514-432-21   63,162 SF

## NEARBY RETAIL



- 1 EL CAJON SHOPPING CENTER**  
Sprouts Farmers Market  
Walmart  
Wells Fargo Bank
- 2 TOWN & COUNTRY**  
Grocery Outlet  
Baskin-Robbins
- 3 RANCHO SAN DIEGO**  
Ralphs  
Anytime Fitness  
Ross  
Michaels  
Jersey Mikes
- 4 RANCHO SAN DIEGO TOWNE CENTER**  
Target  
Albertsons  
Staples  
Broken Yolk Café  
Hooley's Irish Pub / Hooley's Public House  
Luna Grill  
Rubio's Mexican Grill  
AT&T  
Verizon
- 5 JAMACHA VILLAGE**  
Starbucks  
Little Caesars Pizza  
FedEx Office  
Pep Boys Auto  
T-Mobile  
Saray Restaurant
- 6 MADISON PLAZA**  
Petco  
U.S. Bank  
Carl's Jr.  
Epic Wings

## NEARBY SCHOOLS



### PUBLIC SCHOOLS

- 1 Meridian Elementary
- 2 Lexington Elementary
- 3 Anza Elementary
- 4 Vista Grande Elementary
- 5 Fuerte Elementary
- 6 Rancho San Diego Elementary
- 7 Montgomery Middle School
- 8 Hillsdale Middle School
- 9 Granite Hills High School
- 10 El Cajon Valley High School
- 11 Valhalla High School

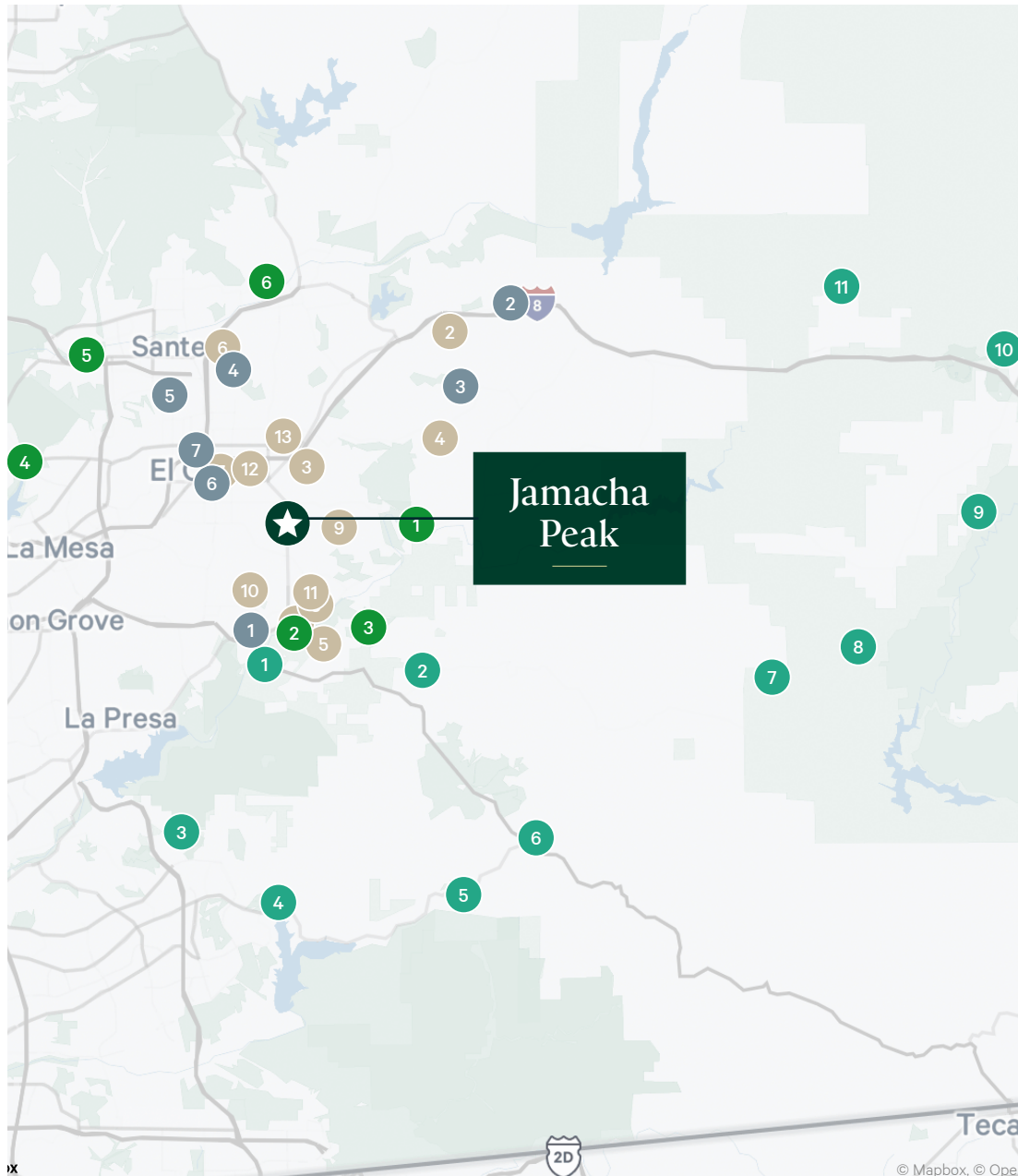
### PRIVATE SCHOOLS

- 1 Kidinnu Academy
- 2 Christian Unified Elementary
- 3 ELITE Academy
- 4 Literacy First Charter School
- 5 Holy Trinity Catholic School

### COLLEGE

- 1 Cuyamaca College
- 2 Grossmont College

## NEARBY RECREATION



### TRAILS

- 1 River Trail
- 2 McGinty Mountain Trailhead
- 3 Mother Miguel Mountain Trailhead
- 4 Upper Otway Reservoir Trailhead
- 5 Otay Mountain Trailhead
- 6 Honey Springs Ranch Trailhead
- 7 Lawson Peak
- 8 Lawson Peak Trailhead
- 9 Horst thief Canyon Trailhead
- 10 Desconso Wall Trail
- 11 Viejas Mountain Trailhead
- 12 Crestridge Ecological Reserve

### PARKS

- 1 Hilton Head County Park
- 2 Flinn Springs County Park
- 3 Kennedy Park
- 4 Nancy Jane County Park
- 5 Steele Canyon County Park
- 6 Shadow Hill Park
- 7 El Cajon City Park
- 8 Cottonwood County Park
- 9 Fury Park
- 10 Damon Lane County Park
- 11 Woodhaven County Park
- 12 Wells Park
- 13 Albert Van Zanten Park

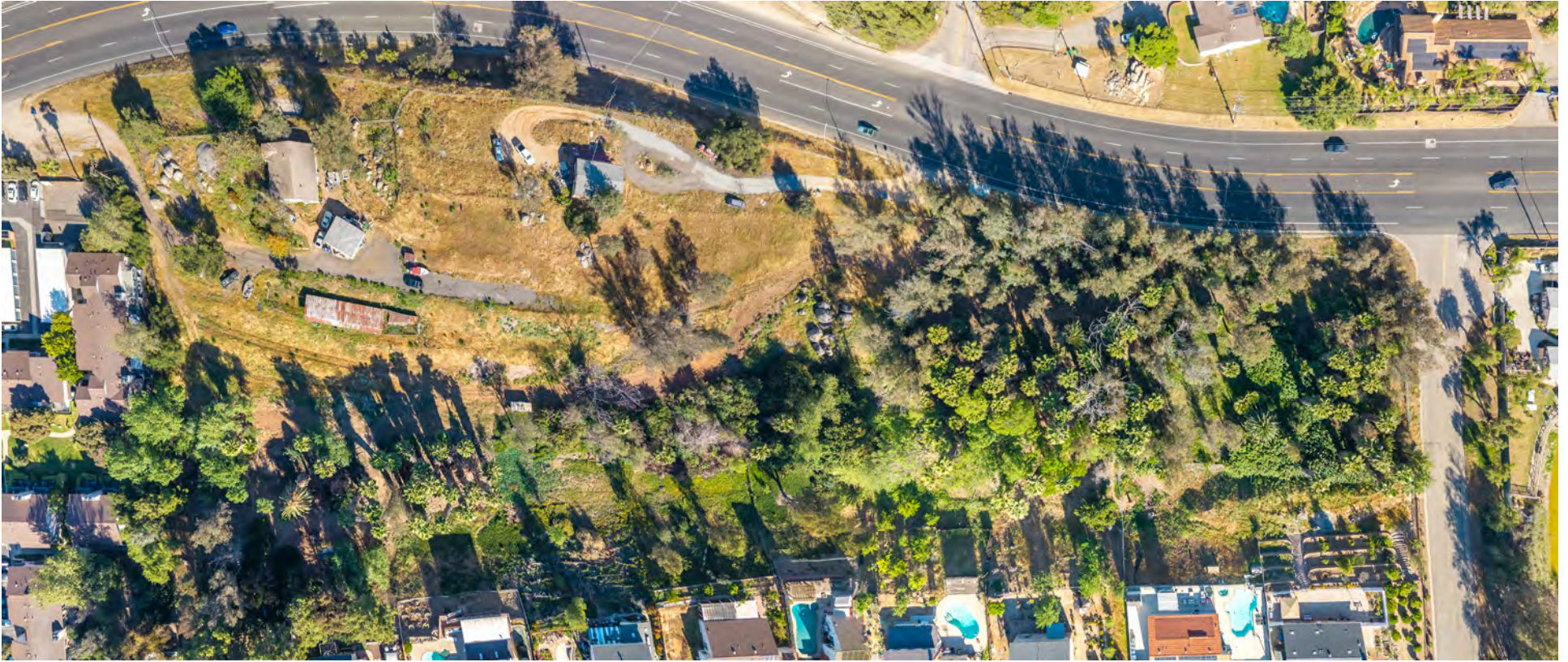
### FAMILY FRIENDLY ACTIVITIES

- 1 The Water Conservation Garden
- 2 Summers Past Farms
- 3 Crestridge Ecological Reserve
- 4 Sky Ranch Park
- 5 Allen Airways Flying Museum
- 6 El Cajon Classic Cruise
- 7 Parkway Plaza Mall

### GOLF COURSES

- 1 Singing Hills Golf Club at Sycuan
- 2 Cottonwood Golf Club
- 3 Steele Canyon Golf Club
- 4 Mission Trails Golf Course
- 5 Carlton Oaks Country Club
- 6 Willowbrook Golf Course

# AERIAL OVERVIEW



# TOWNHOME SALES COMPARABLES

El Cajon, CA

	Address	Size	Year Built	Unit	Price	\$/TSF	Sale Date
1	1304 Yannis Court, El Cajon, CA 92019	1,619	2025	4 bed / 4 bath	\$899,990	\$555.89	6/27/25
2	1309 Cantada Court, El Cajon, CA 92019	1,377	2025	3 bed / 3 bath	\$651,990	\$473.49	11/7/25
3	1312 Yannis Court, El Cajon, CA 92019	1,651	2025	4 bed / 4 bath	\$739,990	\$448.21	9/23/25
4	1313 Cantada Court, El Cajon, CA 92019	1,377	2025	3 bed / 3 bath	\$649,990	\$472.03	10/22/25
5	1319 Yannis Court, El Cajon, CA 92019	1,619	2025	3 bed / 3 bath	\$785,000	\$484.87	On Market
6	1319 Yannis Court, El Cajon, CA 92019	1,619	2025	3 bed / 3 bath	\$736,090	\$454.66	5/14/25
7	1325 Yannis Court, El Cajon, CA 92019	1,370	2025	3 bed / 3 bath	\$649,990	\$474.45	12/26/25
8	1329 Cantada Court, El Cajon, CA 92019	1,370	2025	3 bed / 3 bath	\$629,990	\$459.85	2/9/26
9	209 S Johnson Avenue., El Cajon, CA 92020	1,448	2025	3 bed / 3 bath	\$684,671	\$472.84	5/16/25
10	243 S Johnson Avenue, El Cajon, CA 92020	1,448	2025	3 bed / 3 bath	\$649,990	\$448.89	7/18/25

	Address	Size	Year Built	Unit	Price	\$/TSF	Sale Date
11	310 El Cajon Blvd, El Cajon, CA 92020	1,448	2023	3 bed / 3 bath	\$649,990	\$448.83	8/29/25
12	314 El Cajon Blvd, El Cajon, CA 92020	1,448	2023	3 bed / 3 bath	\$649,900	\$448.83	8/21/25
13	318 El Cajon Blvd, El Cajon, CA 92020	1,448	2023	3 bed / 3 bath	\$669,990	\$462.70	7/30/25
14	320 El Cajon Blvd, El Cajon, CA 92020	1,448	2023	3 bed / 3 bath	\$649,900	\$448.83	8/8/25
15	370 Gateway Dr, El Cajon, CA 92020	1,448	2024	3 bed / 3 bath	\$644,990	\$445.44	1/29/26
16	511 Cobblestone Court, El Cajon, CA 92020	1,448	2025	3 bed / 3 bath	\$649,990	\$448.89	11/18/25
17	540 Cobblestone Court, El Cajon, CA 92020	1,448	2025	3 bed / 3 bath	\$651,990	\$464.38	11/21/25
18	542 Sandstone Court, El Cajon, CA 92020	1,448	2025	3 bed / 3 bath	\$654,990	\$465.16	3/24/26
19	545 Sandstone Court, El Cajon, CA 92020	1,448	2025	3 bed / 3 bath	\$649,990	\$448.89	On Market

**Averages:**

Size: 1,470 SF

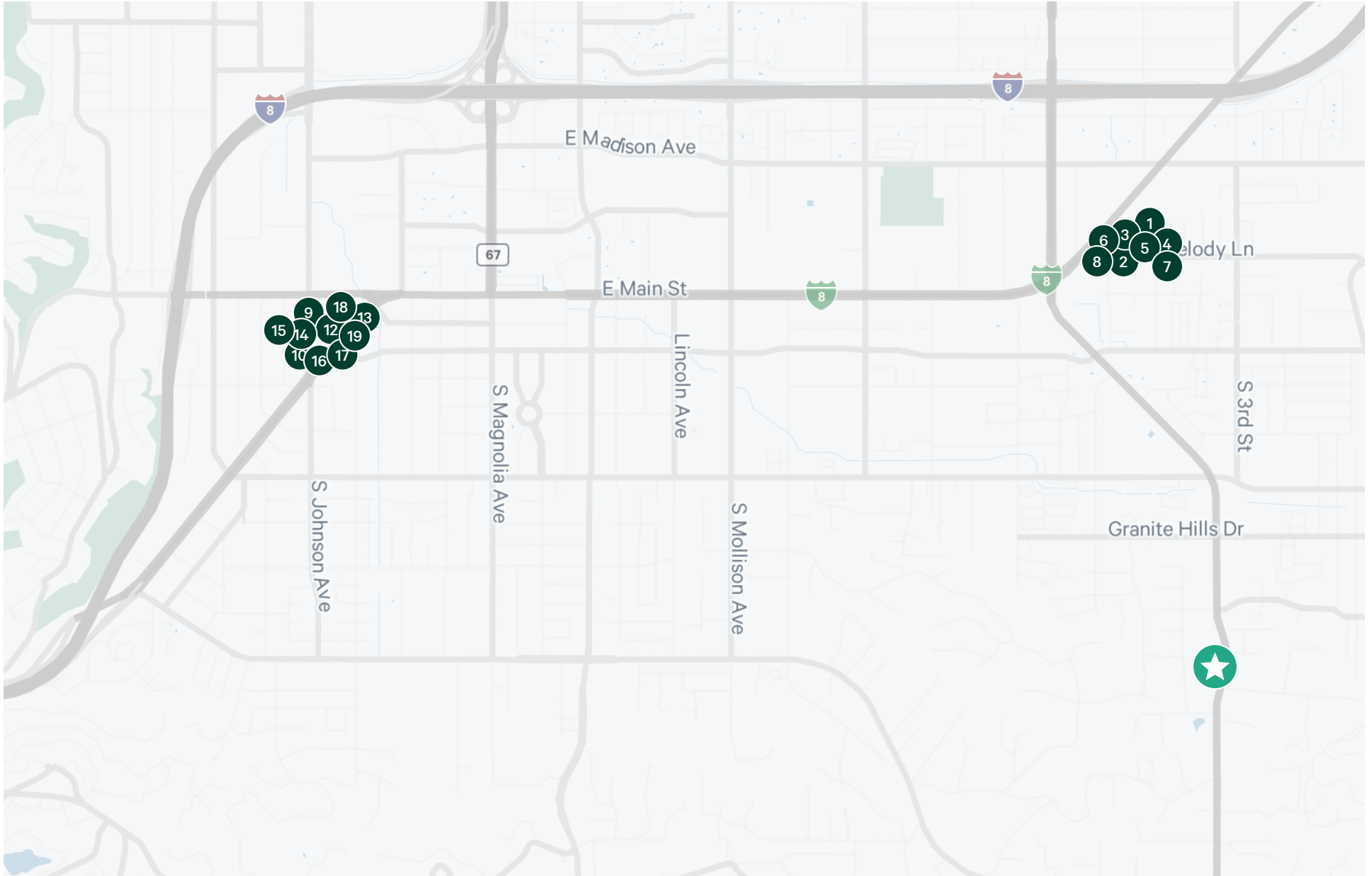
Year Built: 2025

Price: \$681,544

\$/TSF: \$464.59

# TOWNHOME SALES COMPARABLES MAP

El Cajon, CA



# MARKET OVERVIEW

Hillsdale - El Cajon

## LAST 12 MONTHS HOUSING MARKET



**\$1,005,000**

Median Home Sales  
Price as of April 2026



**20%**

increase in home values  
from 2021-2026



**19 DAYS**

Median Days on Market  
as of April 2026

Source: MLS

## 1-MILE RADIUS DEMOGRAPHICS



**POPULATION**  
**14,717**



**MEDIAN AGE**  
**39.3 YEARS**



**ACHIEVED BACHELOR'S  
DEGREE OR HIGHER**  
**19.9%**



**AVERAGE  
HOUSEHOLD SIZE**  
**2.93**



**MEDIAN HOUSEHOLD  
INCOME**  
**\$97,392**



**AVERAGE HOUSEHOLD  
INCOME**  
**\$128,431**



**AVERAGE OWNER-  
OCCUPIED HOME VALUE**  
**\$848,558**



**MEDIAN YEAR  
BUILT**  
**1975**



**HOUSING UNITS**  
**5,122**



**OWNER-OCCUPIED**  
**55.9%**



**RENTER-OCCUPIED**  
**41.5%**

Source: Loquol, ZIP-Codes.com, and Point2Homes

## MARKET OVERVIEW



### EL CAJON

The City of El Cajon, with an estimated population of 158,722, is the 6th largest of the 18 cities within San Diego County. Located in the eastern portion of the county, El Cajon is known for its mild climate and its affordability.

Jamacha Peak is located in close proximity to abundant local retail services from grocery stores to fast food to banking, including the Magnolia Performing Arts Center and the East County Regional Center. El Cajon is engaged in a revitalization effort of its downtown core area nearby the property.

### EMPLOYMENT

Local employers include Grossmont-Cuyamaca Community College District, the City of El Cajon, Grossmont Union and Cajon Valley Union School Districts, GKN Aerospace Chem-Tronics and Sharp Grossmont Medical

Campus. In addition to the job opportunities within the City of El Cajon itself, Jamacha Peak is located less than 20 minutes from South County, Kearny Mesa, Mission Valley, UTC, and downtown San Diego — some of the County's largest employment centers. In total, these areas have 48.4M SF of Office, 41.5M SF of Industrial, and 38.3M SF of Retail space.

### LOCATION

El Cajon is bordered by San Diego and La Mesa on the west, Spring Valley on the south, Santee on the north, and includes the neighborhoods of Fletcher Hills, Bostonia, and Rancho San Diego. The property is located in close proximity to transportation (easy freeway access, close to trolley stops), schools (Jamacha Elementary, Hillsdale Middle, Valhalla High, Grossmont College) and retail with several neighborhood shopping centers conveniently close by.

With its easy access to Highway 67, 52, and Interstate 8, Jamacha Peak is within 20 minutes or less of several major employment centers: SDSU, Mission/Fashion Valley, Downtown and Kearny Mesa.

### DEMOGRAPHICS

El Cajon has an estimated population of 158,722. The average household income is approximately \$108,083 and the average age is 35 years old.

### HOUSING MARKET

El Cajon maintains a diverse housing stock, with multifamily homes as the predominant housing type and renter-occupied community, with 55% of dwelling units in the city occupied by renters.

# WHY SAN DIEGO?

San Diego County's nearly perfect year-round weather, combined with a dynamic economy, makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies, and electronics manufacturing.



AVG. HOME VALUE  
**\$941,520<sup>[1]</sup>**



GDP  
**\$253.1 B<sup>[2]</sup>**



POPULATION  
**3.34 M<sup>[1]</sup>**



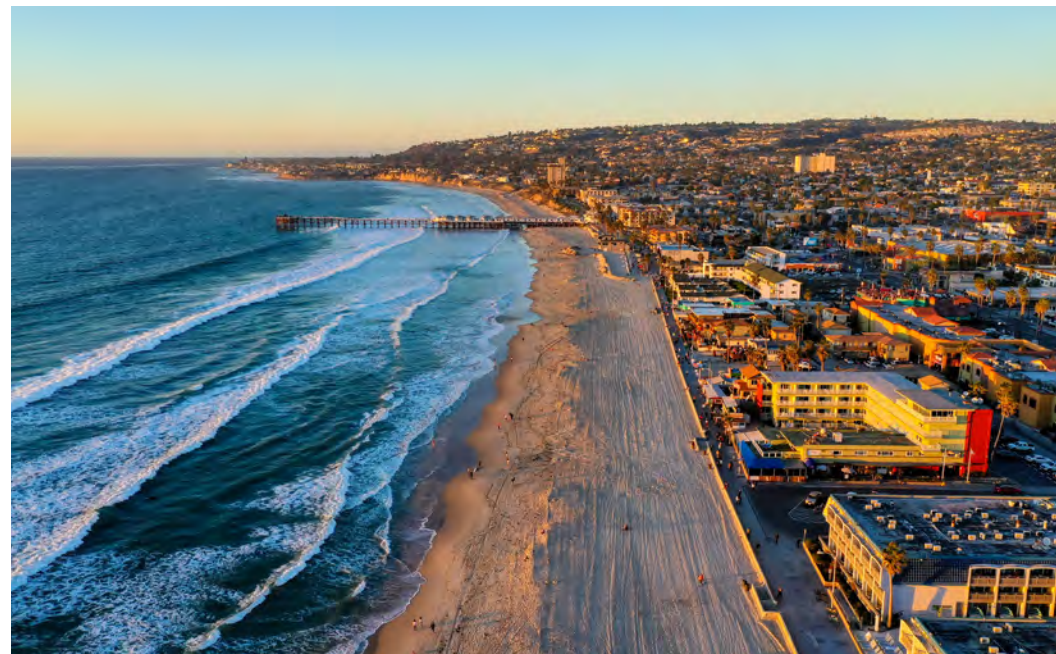
HOUSEHOLDS  
**1,160,040<sup>[1]</sup>**



AVERAGE HH INCOME  
**\$113,300<sup>[1]</sup>**

[1] Fast Report

[2] U.S. Bureau of Economic Analysis (2023)



# WHY SAN DIEGO?

## CONNECTIVITY

- Two international airports serving San Diego County – San Diego International Airport and Tijuana Airport
- The world's first cross-border airport terminal connecting San Diego and Tijuana
- The Port of San Diego, the fourth largest of California's 11 ports, includes two maritime cargo terminals and two cruise ship terminals
- Mean travel time to work is 23 minutes – Lowest of the 10 peer metros
- Proximity to Orange County 1 h 43 (88 mi)/ Los Angeles approx. 2 h 35 min (127 mi)

(Source: San Diego Regional EDC, Trulia)

## TALENT

- More than 60% of people who migrate here hold a college degree
- Over 63,000 professionals in science and engineering jobs
- 39.6% of degree holders have their first degree in a STEM field
- 22.3% of the population are Multi-Lingual English-Speaking.
- 23.4% growth in millennial degree holders from 2010 - 2014

(Source: San Diego Regional EDC, Trulia)

## QUALITY OF LIFE

- #4 safest city in the U.S. (F.B.I.)
- Over 120 breweries - #2 best beer cities in America (Thrillist)
- 70 miles of Coastline – La Jolla Shores, Coronado and Carlsbad on Trip Advisor's Top 25 Beaches List
- Top attractions for both locals and tourists: The San Diego Zoo, San Diego Zoo Safari Park, SeaWorld San Diego, LEGOLAND California
- High Quality education options include San Diego State University, University of San Diego and UC San Diego
- Miles of running, hiking and biking trails as well as 90 golf courses in the county

(Source: San Diego Regional EDC)



# WHY SAN DIEGO?

## INNOVATION is in our DNA

The San Diego region has long been known as a military hub, as well as one of the top tourist destinations in the world. In recent decades, San Diego has developed its own identity as a world leader in innovation.



## INNOVATION

The region's six major universities and more than 80 research institutions receive \$1.8 billion in annual federal and philanthropic funding to perform ground-breaking technological and medical research.

(Source: San Diego Regional EDC)



## MILITARY

San Diego has the largest concentration of uniformed military personnel in the world. The defense industry represents one out of every four jobs in the region and includes leaders in unmanned vehicles, robotics, cybersecurity and shipbuilding.

(Source: San Diego Regional EDC)



## TOURISM

Each year, San Diego hosts over 34 million visitors who spend approximately \$10 billion. This spending impacts more than 181,000 jobs and generates over \$16 billion of economic impact.

(Source: San Diego Tourism Authority)

## #1 Most Patent Intense Region in the U.S. — #3 in the World

SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION

## #1 Metro for NIH Research Dollars to Research Institutes

NATIONAL INSTITUTES OF HEALTH

## #1 Solar City

IN 2017, ENVIRONMENT AMERICA RESEARCH & POLICY CENTER RANKED SAN DIEGO AS THE 2ND BEST SOLAR CITY IN THE NATION FOR INSTALLED SOLAR PV SYSTEMS

## #3 Life Sciences Hub

CBRE RESEARCH 2023

## #4 Clean Tech City in America

CLEAN TECH LEADERSHIP

## #4 in Venture Capital Dollars per Employee

NATIONAL VENTURE CAPITAL ASSOCIATION/U.S. BUREAU OF LABOR STATISTICS

## #4 San Diego ranks fifth among the top 25 U.S. startup hubs

U.S. CHAMBER OF COMMERCE FOUNDATION

## #6 in U.S. Startup Activity in 2023

LEGALZOOM.COM INC.

## #7 City for Fast-Growth Companies

INC. MAGAZINE

## WHY SAN DIEGO?

Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.



**5TH MOST POPULOUS  
COUNTY IN THE NATION**



**WELL-EDUCATED  
WORKFORCE**



**300+ DAYS  
OF SUN-SHINE**



**\$215 BILLION OF GDP  
(16TH IN U.S) - SOURCE: BEA**



**3.3 MILLION  
RESIDENTS**



**37.4% OF POPULATION WITH  
BACHELOR'S/ADVANCED  
DEGREE**



**\$4.5 BILLION OF VENTURE  
CAPITAL RECEIVED (2022)**



**BEST WEATHER IN  
THE COUNTRY**

# Jamacha Peak

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DEVELOPMENT SITE



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