

± 833.4 Acres • Sloan Ranch

Santa Ysabel, CA



Premier Ranch Property with Excess Acreage



COLDWELL BANKER
COMMERCIAL
LAND TEAM

Contents

01 PROPERTY OVERVIEW

- 04 Executive Summary
- 06 Drone Photos
- 14 Drone Videos
- 16 Property Photos

02 MARKET OVERVIEW

- 28 Aerial
- 29 Surrounding Retail & Public Works
- 30 Santa Ysabel Overview
- 31 San Diego County Overview

Property Overview

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Executive Summary

PROPERTY OVERVIEW

The CBC Land Team is pleased to present the offering of the Sloan Ranch, a stunning ranch property spanning approximately 833 acres in Santa Ysabel, CA. This is the first time the property has been offered on the market and is a unique opportunity to build and improve on the properties existing structures and improvements. The ranch is accessible via a dirt road easement off of SR 79 which leads to the primary APN (195-020-13-00) that includes the main house and two additional detached units that are currently being rented out by ownership. The adjacent APN (195-020-14-00) is accessible via a dirt road and has an additional pad that could be utilized for further development. The other two APNs (195-040-03-00 & 195-050-01-00) consist of the excess acreage and picturesque mountainside totaling approximately 680 acres. Please reach out to our team with any questions or interest in this exciting offering.

PORCH VIEW



PROPERTY FACTS

LOCATION: Santa Ysabel, San Diego County, CA

TOTAL SITE AREA: ±833.4 Acres

APNs:

195-020-13-00, 195-020-14-00, 195-040-03-00 and 195-050-01-00

ZONING: A72

GENERAL PLAN: Spaced Rural Residential

FRONTAGE: Highway 79

CONDITION: Ranch property with various existing structures and homes + excess acreage

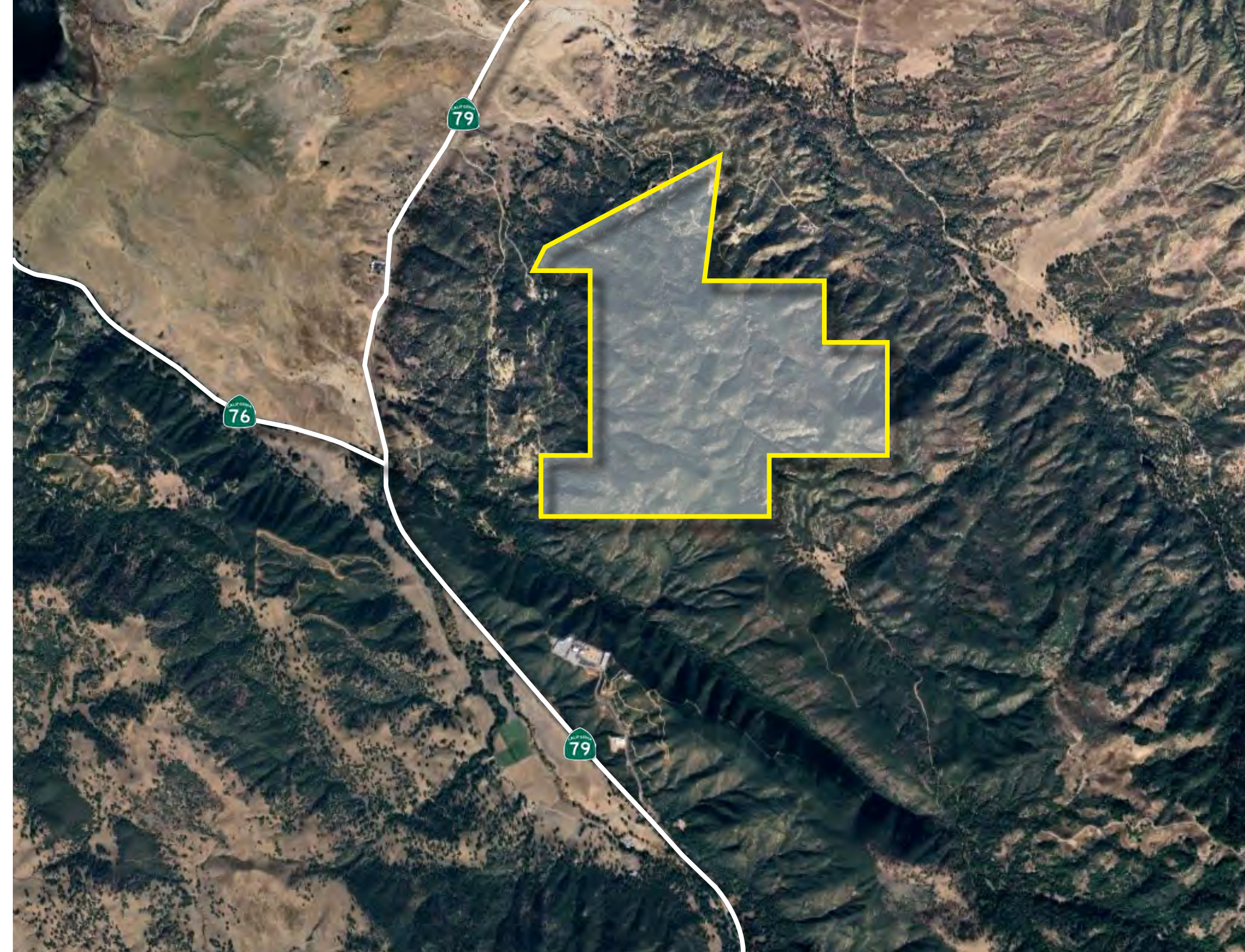
ZONING

The subject property is zoned A72 which is further defined by the General Agricultural Use Regulations.

This zoning permits certain residential and civil uses as well as various agricultural uses. Per the County of San Diego, the property's underlying land use is Spaced Rural Residential.

ASKING PRICE

\$6,000,000





South Facing View



South Facing View



South Facing View



Southwest Facing View



Excess Acreage View



North Facing View



Overhead View



Overhead View



Fly Over Video



Panoramic Video



Downstairs



Dining Room



[PHOTO GALLERY](#)

Kitchen



Living Room & Main Floor Bedroom



Master Bedroom & Bathroom



[PHOTO GALLERY](#)

Miscellaneous



Garage



Back Area



Back Area



Porch View

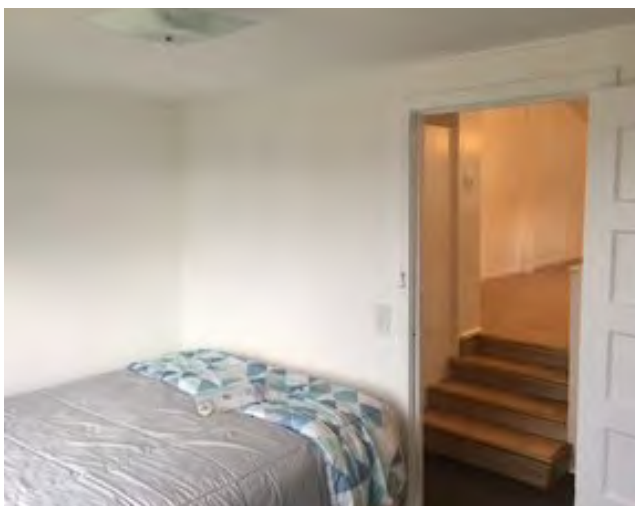
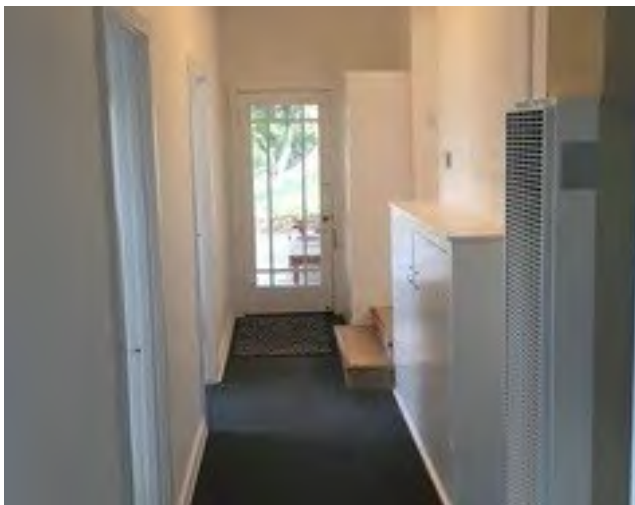


Main House



Porch View

Additional Unit #1



[PHOTO GALLERY](#)

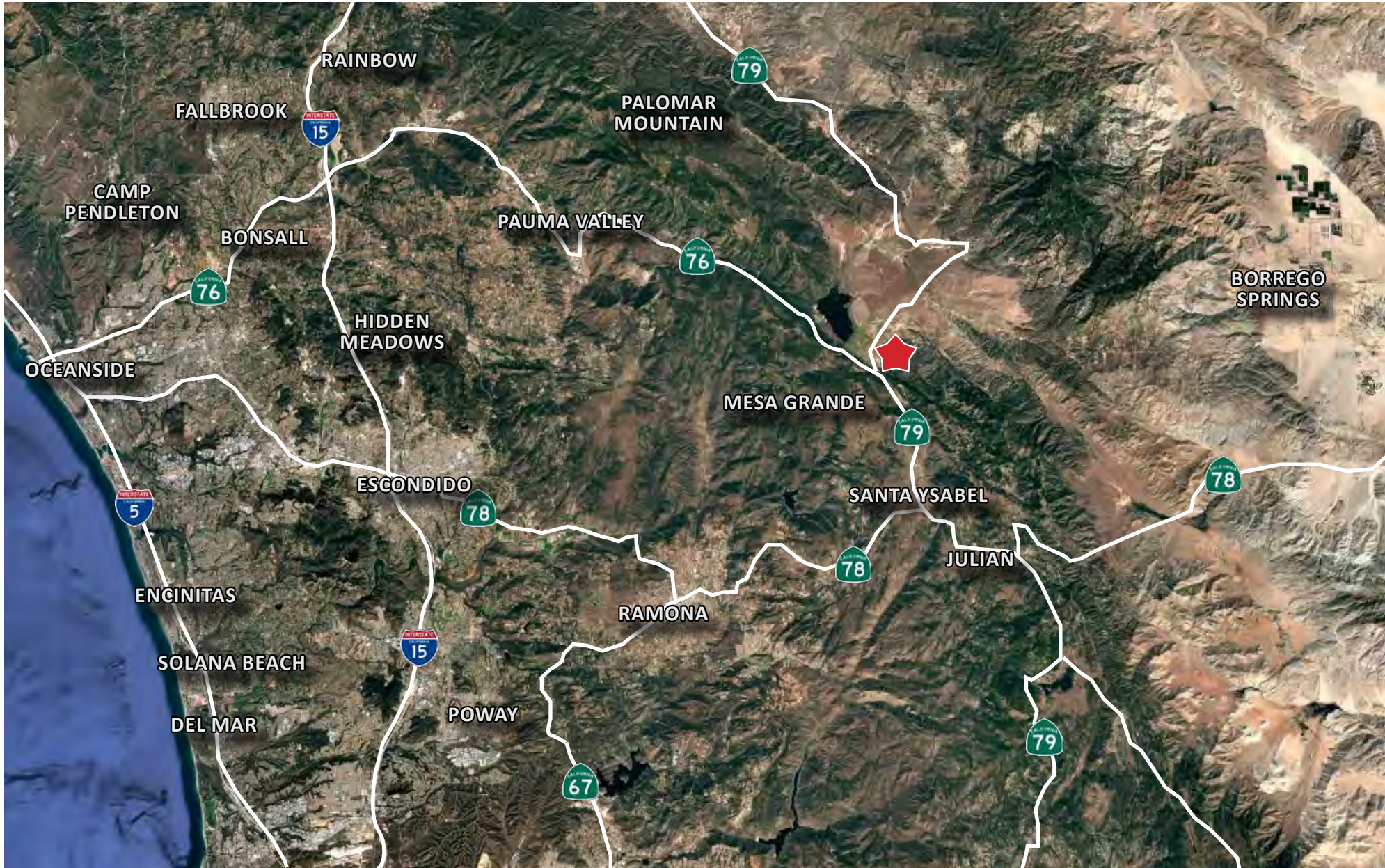
Additional Unit #2



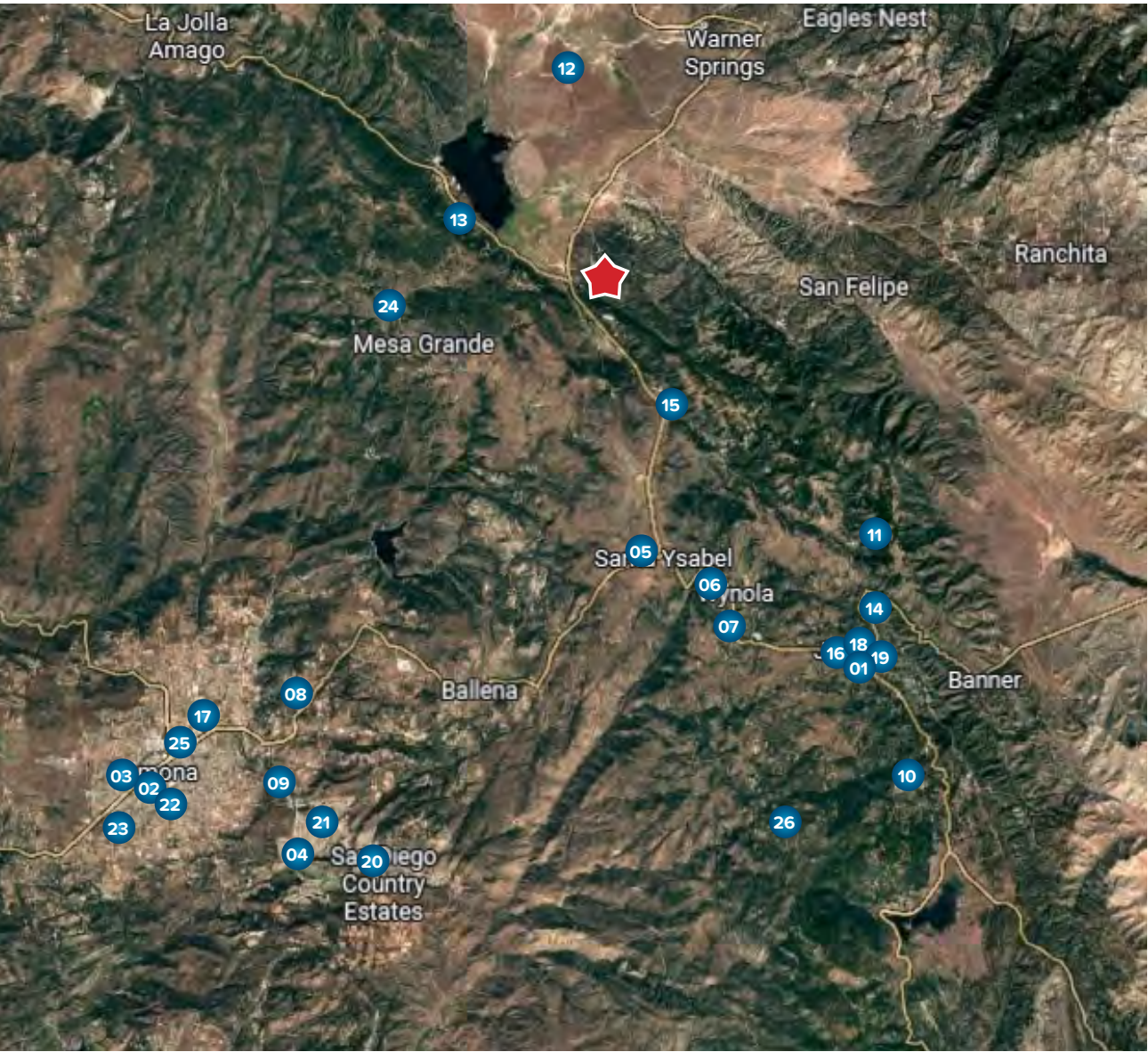
An aerial photograph of a vast, rolling landscape of green hills and valleys. The terrain is covered in dense vegetation, with some rocky outcrops visible on the slopes. In the distance, more hills are visible under a clear blue sky with a few wispy clouds. A single white contrail from an aircraft is visible in the upper right portion of the sky. The overall scene conveys a sense of openness and natural beauty.

Market Overview

Aerial



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Julian Shopping Center
- 02 Sun Valley Shopping Center
- 03 Homestar Shopping Center
- 04 San Vicente Shopping Center
- 05 Santa Ysabel Shopping Center
- 06 Antiqua Mystica
- 07 Wynola Antiques

GOVERNMENT

- 24 Mesa Grande Tribal Offices
- 25 Ramona Town Hall
- 26 USDA Forrest Service

ENTERTAINMENT

- 08 Ramona Ranch Winery
- 09 Turtle Rock Ridge Winery
- 10 William Heise County Park
- 11 Volcan Mountain County Preserve
- 12 Palomar Mountain Observatory
- 13 Lake Henshaw Resort
- 14 Old Town Julian

MEDICAL FACILITIES

- 15 Indian Health Council Clinic
- 16 San Ysidro Health Julian Family Medicine
- 17 Ramona Health Facility

EDUCATION

- 18 Julian Elementary School
- 19 Julian High School
- 20 James Dukes Elementary School
- 21 Barnett Elementary School
- 22 Ramona High School
- 23 Hanson Elementary School

Location Overview

SANTA YSABEL OVERVIEW

Type: Unincorporated rural community

County: San Diego County

Region: East County / Cuyamaca foothills

Elevation: ~3,200 ft (975 m)

What it’s known for

- Quiet ranch and mountain living
- Historic Santa Ysabel Mission (originally founded in 1818)
- Strong Native American (Kumeyaay) heritage
- Scenic drives, oak woodlands, and open space

Climate

- Cooler than coastal San Diego
- Warm, dry summers
- Cool winters with occasional frost or light snow

Lifestyle

- Very rural and low-density
- Limited services locally; residents rely on Julian, Ramona, or Escondido Popular for those seeking privacy, nature, and a slower pace

Nearby attractions

- Cleveland National Forest
- Volcan Mountain Wilderness
- Lake Henshaw
- Horseback riding, hiking, and stargazing

2025 Summary

Population	749
Households	478
Median Age	44
Median Household Income	\$83,750
Average Household Income	\$99,012



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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