



Colliers

# QUAIL RIDGE

16 - BUILDING PERMIT READY  
TOWNHOME UNITS

EL CAJON, CA

# PROPERTY OVERVIEW

<b>LOCATION</b>	PINKARD LANE, EL CAJON, CA 92021
<b>APN</b>	398-330-18-00
<b>ACREAGE</b>	4.83 GROSS ACRES (4.77 NET ACRES)
<b>PROJECT/PROPERTY DESCRIPTION</b>	16 TOWNHOMES APX. 1,807 SF EACH
<b>MUNICIPALITY</b>	COUNTY OF SAN DIEGO
<b>COMMUNITY PLAN AREA</b>	LAKESIDE
<b>ZONING &amp; GENERAL PLAN</b>	VILLAGE RESIDENTIAL (VR-4.3) RV (RESIDENTIAL - VARIABLE)
<b>PLANS &amp; APPROVALS</b>	ARCHITECTURAL CD'S, APPROVED LANDSCAPE PLANS, CONDITIONS OF APPROVAL PDS2019-STP-19-012 DATED 9/9/2021
<b>SCHOOL DISTRICT</b>	CAJON VALLEY ELEMENTARY & GROSSMONT UNION HIGH
<b>SEWER &amp; WATER DISTRICTS</b>	SAN DIEGO COUNTY SANITATION DISTRICT HELIX WATER DISTRICT
<b>FIRE</b>	LAKESIDE FIRE PROTECTION DISTRICT URBAN-WILDLAND INTERFACE ZONE LRA
<b>COUNTY SUMMARY REPORT</b>	<a href="#">CLICK HERE</a>
<b>PROJECT STAGE</b>	BUILDING PERMIT READY / SEWER INSTALLED / CONDOMINIUM MAP DELIVERED BY SELLER

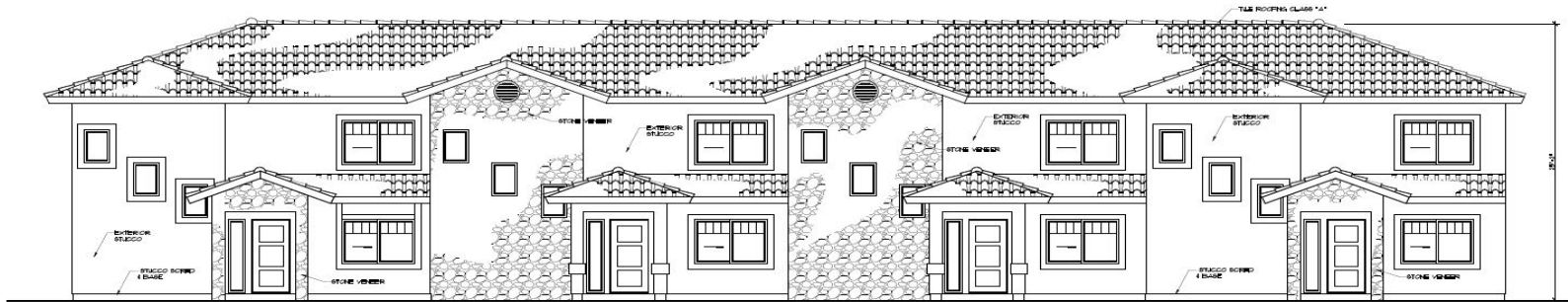
## PLANS & APPROVALS

- [CONDITIONS OF APPROVAL](#)
- [SIGNED GRADING & IMPROVEMENT PLANS](#)
- [CONSTRUCTION ROW PERMIT](#)
- [BUILDING PLANS \(NO ENGINEERING OR TITLE 24\)](#)
- [PERMITTED LANDSCAPE PLAN](#)





# ELEVATIONS



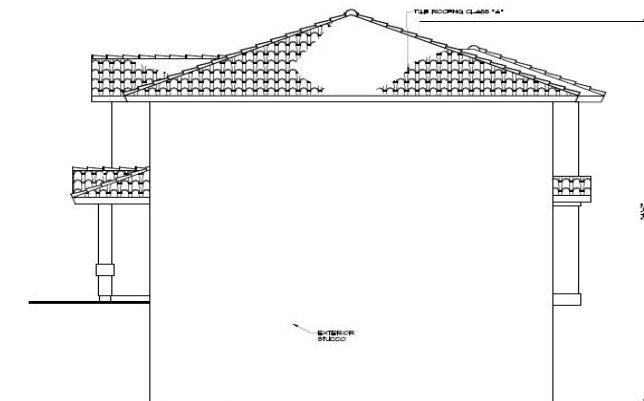
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



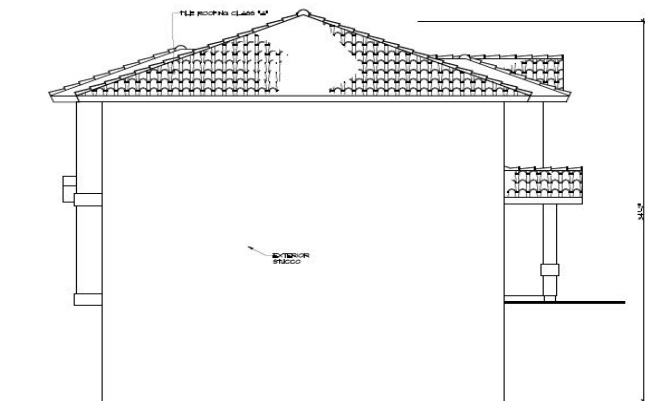
BACK ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

AERIALS | NW FACING

LAKE JENNINGS

PINKARD LN

TIFFANY PARK PL

PINKARD WAY



# AERIALS | SOUTH FACING



AERIALS | CLOSE

PINKARD LN



AERIALS | CLOSE



PINKARD LN

# ESTIMATED FEES

<i>Fee Type</i>	<i>Per Unit Cost</i>
TIF & RTCIP (Lakeside) <i>Vr-4.3 Multifamily Lakeside</i>	\$4,635.57
Drainage Fee <i>N/A</i>	\$0.00
Park Fee (Lakeside) <i>Lakeside MF</i>	\$8,940.00
Sewer Capacity Fee <i>San Diego County Sanitation District L &amp; I</i>	\$2,025.44
Fire Mitigation Fee <i>Lower Sweetwater Fire Protection Dist. Fees based on San Diego County FPD \$1.54 SF</i>	\$2,782.78
SDCWA 3/4" Meter	\$6,683.00
School District Fee <i>\$5.17 SF</i>	\$9,342.19
Water Capacity 3/4" Meter <i>Helix Water District</i>	\$9,093.00
<b><i>Per Unit Total Cost Estimate</i></b>	<b><i>\$43,501.98</i></b>

LOCATION	County of San Diego (Lakeside)
PRODUCT TYPE	Townhome Apartments
ACRES	3.51
# OF BLDGS	4
<b>16</b>	<b>1,807</b>
Number of <b>Units</b>	Product <b>Square Feet</b>

# RESALE COMPS



8338 Ora Belle Ln.

TYPE	Attached
SQ. FT.	1,179
BED/BATH	3/2
YEAR BLT	1984
SOLD PRICE	\$643,000
PP SF	\$545.38
HOA FEE MO.	\$0
SOLD DATE	8/8/2025



13115 Beacon View Ln.

TYPE	Attached
SQ. FT.	1,465
BED/BATH	3/3
YEAR BLT	2016
SOLD PRICE	\$726,000
PP SF	\$495.56
HOA FEE MO.	\$242
SOLD DATE	4/17/2025



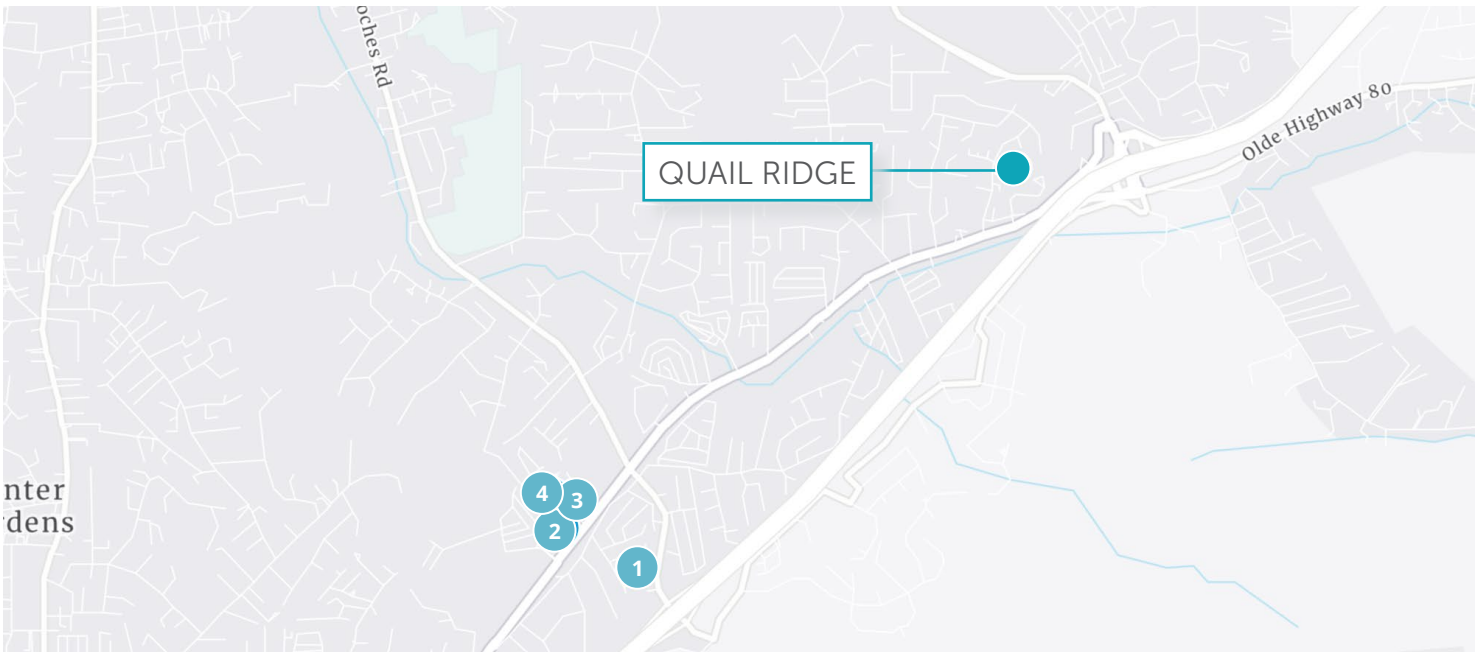
13210 N. Peak Vista Dr.

TYPE	Attached
SQ. FT.	1,465
BED/BATH	3/3
YEAR BLT	2016
SOLD PRICE	\$725,000
PP SF	\$494.88
HOA FEE MO.	\$289
SOLD DATE	3/12/2026



13214 Spring Mountain Rd.

TYPE	Attached
SQ. FT.	1,748
BED/BATH	4/3
YEAR BLT	2015
SOLD PRICE	\$790,000
PP SF	\$451.95
HOA FEE MO.	\$242
SOLD DATE	7/22/2025



## AVERAGES

1,464

Avg SF

\$721,000

Avg Sold Price

\$496.94

Avg PP SF



POPULATION  
**148,460**



MEDIAN HOME  
VALUE  
**\$758,319**



AVERAGE  
HOUSEHOLD INCOME  
**\$122,876**

# EL CAJON, CA

Nestled in a picturesque valley, El Cajon is surrounded by mountains and a unique scenery. Equally appreciated and cherished by both travelers and locals, the gorgeous city is edged by the beautiful coast of San Diego. As the pumping heart of San Diego's East County, El Cajon is quite a cozy place filled with great shopping and recreational areas, dining establishments as well as many worthwhile tourist spots.

Dedicated to affordable living, El Cajon makes searching for homes to rent or buy feasible for prospective residents. Neighborhoods provide a safe and beautiful place to live. Schools are well rated and plentiful in the area. Visitors traveling to San Diego will want to stop in El Cajon to visit the Heritage of the Americas Museum, featuring a wide variety of historical to anthropological exhibits. Also El Sycuan Casino is a popular attraction, offering all the amenities of a great casino. There are plenty of major stores and other shopping venues in El Cajon as well. Whether you enjoy classic car shows, Friday night concerts in the park, performances at the East County Performing Arts Center, or dining in an outdoor café, El Cajon has plenty of opportunities to relax and enjoy yourself.

El Cajon boasts the award-winning Grossmont Unified High School District, Grossmont Community College, and is just minutes away from San Diego State University. Also located within the city's boundaries are Gillespie Field (airport) and Knox House Museum. El Cajon is seen as a leader among cities. Through the vision of the El Cajon City Council, El Cajon is able to balance new growth and development while preserving a rich and honored heritage.



# QUAIL RIDGE EL CAJON CA

CONTACT US

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