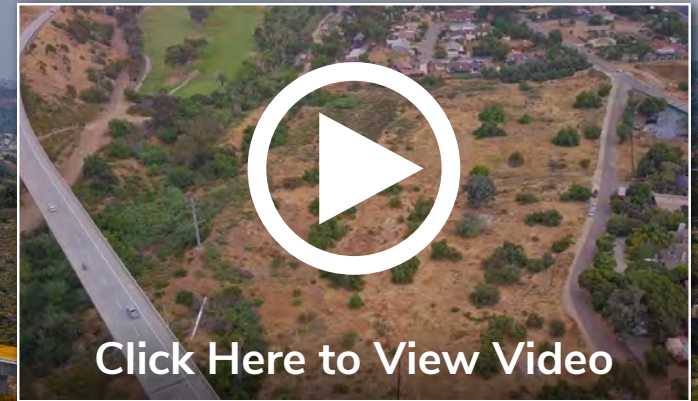


# potential 18 lot subdivision - approximately 9.45 acres

5780-90 quarry road | bonita, ca 91902

- o Self Storage or Resort Allowed with an MUP
- o Sweetwater Road and SR 125 Frontage
- o Across from Carriage Hill Subdivision with Home Sales Starting in the Low \$1 Millions
- o Close Proximity to the 54 and 125 Freeway

**ASKING PRICE: \$2,950,000**



**subject  
property**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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- 10** plat map
- 11** sale comparables
- 13** education
- 14** demographics





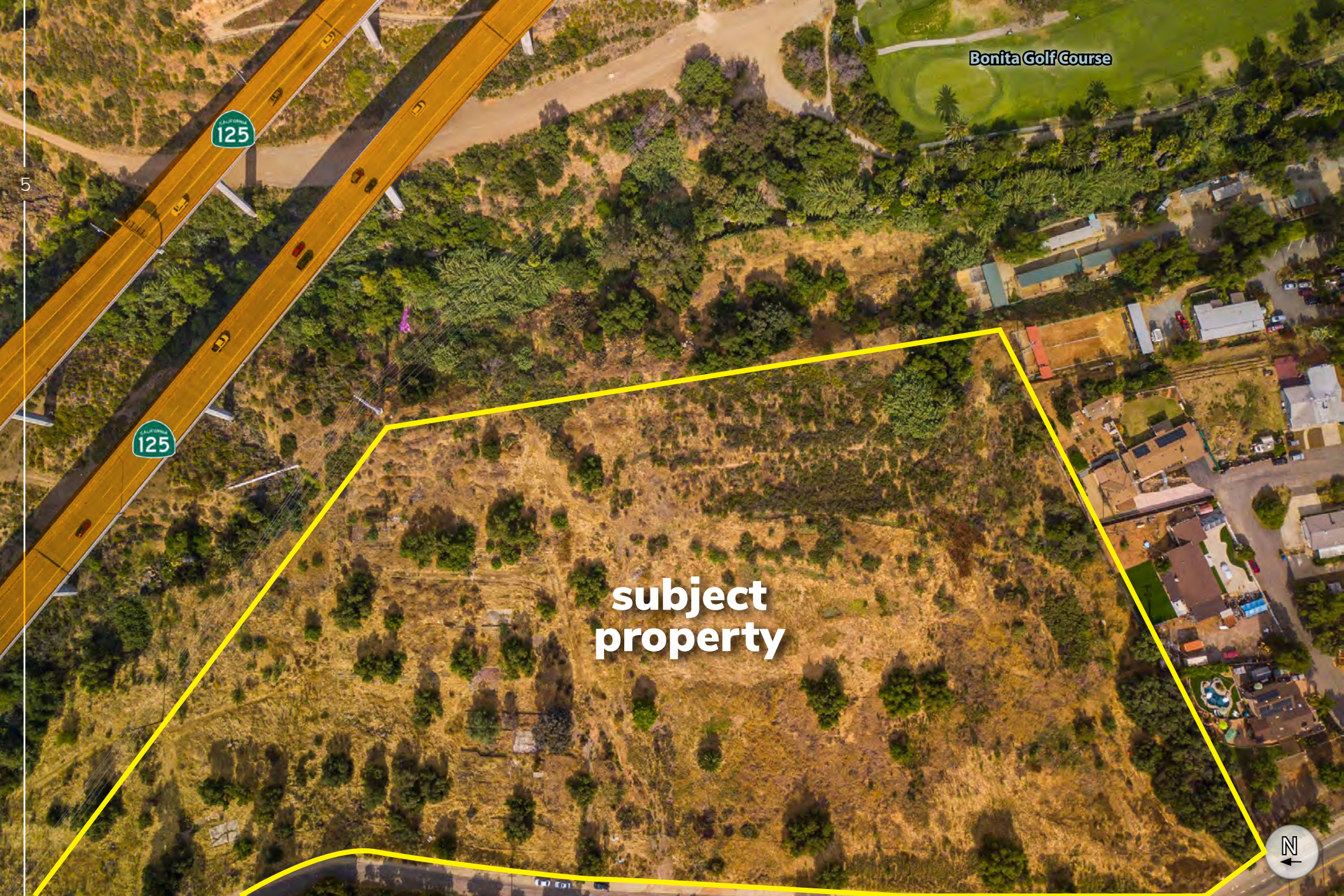
**subject  
property**

QUARRY RD

SWEETWATER RD

Bonita Golf Course





Bonita Golf Course

CALIFORNIA  
125

CALIFORNIA  
125

subject  
property

N

aerial

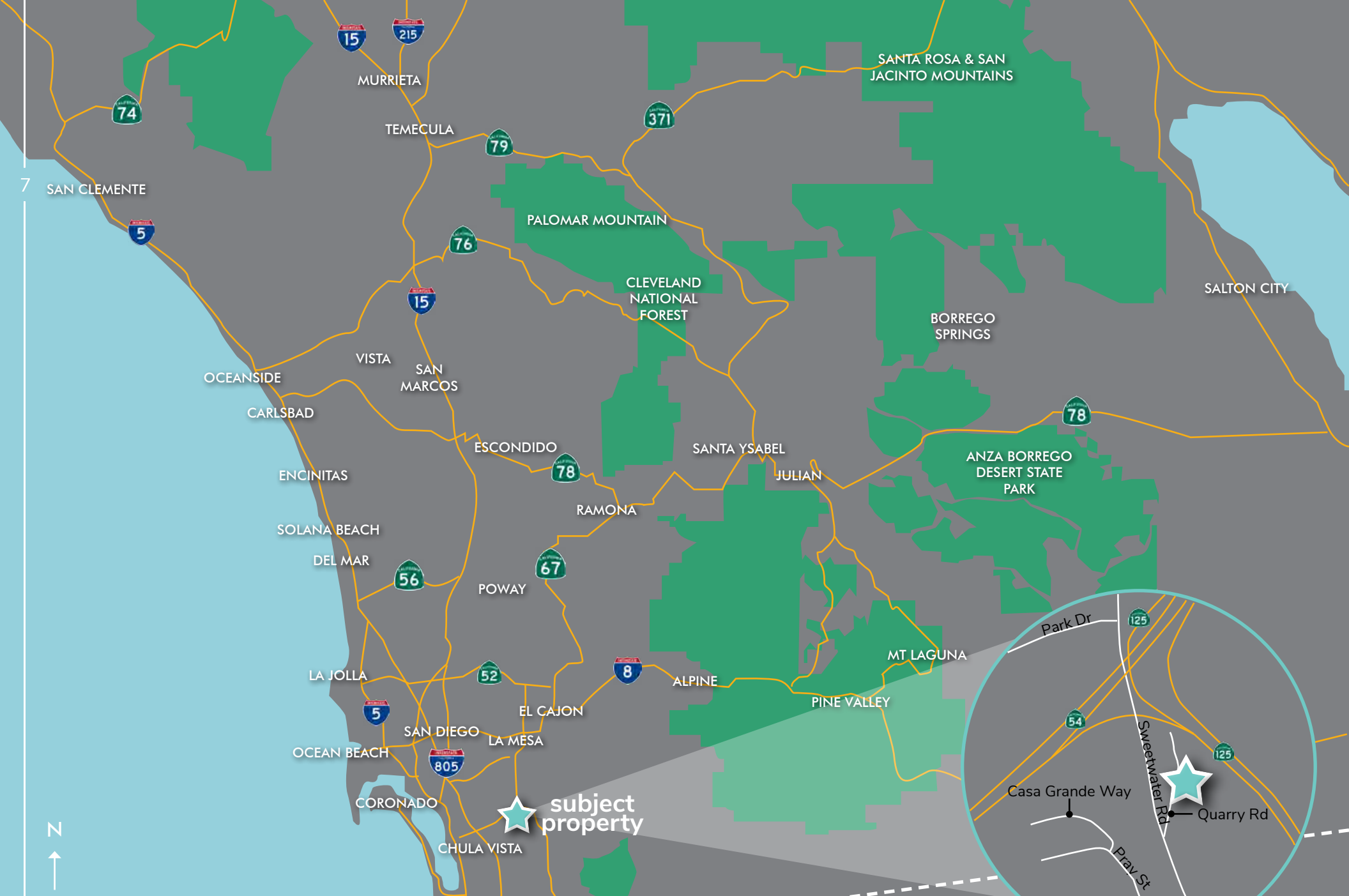
Carriage Hill  
New Home Sale Prices  
\$1,000,000+

6

SWEETWATER RD  
QUARRY RD

**subject  
property**





location map

# property information

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## location:

The property is located at 5780-90 Quarry Road in Bonita, CA. It is part of the Sweetwater Community Plan Area, which is close to urban areas and employment opportunities, but provides a semi-rural equestrian community for residents. The property has excellent visibility from the 54 and 125 Freeway, it is just north of the Bonita Golf Club and west of the Sweetwater Regional Park.

## property description:

Approximately 9.45 acres of vacant land with potential for a single-family development project or agricultural uses. With a Major Use Permit, the property may be used for a mini-storage site, a daycare center or a small resort.

## jurisdiction:

County of San Diego

## apns & acreage:

586-050-36-00 0.62 acres  
586-050-44-00 0.26 acres  
586-050-48-00 8.57 acres  
TOTAL= 9.45 acres

## planning area:

Sweetwater Community Plan

[Click Here to View Community Plan](#)

## zoning:

Rural Residential (RR)

[Click Here to View Zoning](#)

## general plan:

Village Residential (VR-2)

[Click Here to View General Plan](#)

## max density:

2 DU/Acre

## topography:

Flat

## minimum lot size:

0.5 Acres

## max height:

35' or 2 Stories

## impact fees:

Approximately \$42,740 per unit

## school district:

Chula Vista Elementary School District

Sweetwater Union High School District

## services:

Gas/Electric

SDG&E

Water/Sewer

South Bay Irrigation

Fire

Bonita-Sunnyside Fire District

Police

San Diego County Sherriff's Department

## PRICE:

**\$2,950,000**



[Click Here to View Drone Video](#)



[Click Here to View Drone Video](#)



# development impact fees

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## Estimated Development Impact Fees Per Approximate 3,380 SF Residence

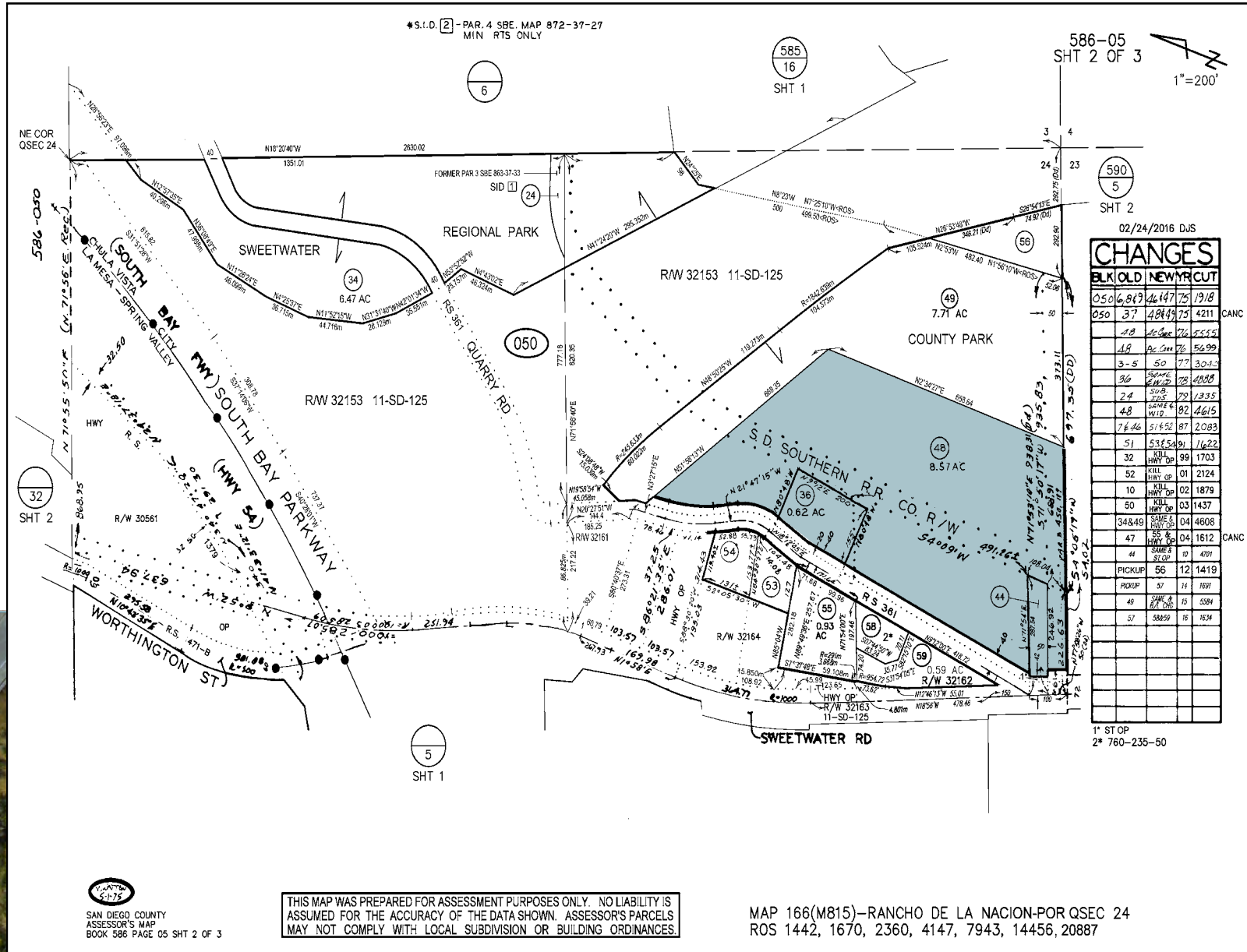
Item	Amount
School Fees (\$4.08/SF)	\$13,790
Traffic Impact	\$7,699
Parks & Recreation	\$6,162
South Bay Irrigation Capacity Fee (3/4" Meters)	\$5,778
*SDCWA- Capacity Fees- System (3/4" Meters)	\$5,312
*SDCWA- Capacity Fees- Water Treatment (3/4" Meters)	\$148
San Diego County Wastewater District- Sewer Capacity Fees	\$3,851
<b>TOTAL PER SFD</b>	<b>\$42,740</b>

\*Assumes 3/4 inch meter.



# plat map

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# new home sale comparables

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project name:	Carriage Hill	Bella Sitia	Castellena at Escaya	Estancia	Haciendas at Escaya	Signature
builder name:	Davidson Communities	Pacific Coast Communities	Lennar	Cornerstone Communities	Brookfield Residential	Heritage Building and Development
city:	Bonita	Chula Vista	Chula Vista	Chula Vista	Chula Vista	Chula Vista
master plan:	-	Otay Ranch	Otay Ranch	Otay Ranch	Otay Ranch	Otay Ranch
open date:	7/7/2018	4/20/2019	6/10/2017	8/17/2019	6/10/2017	6/17/2017
product type:	Detached	Detached	Detached	Detached	Detached	Detached
typical lot size:	7,000	8,000	4,500	6,300	4,950	5,000
min unit size:	2,524	3,657	2,902	3,409	3,138	3,524
max unit size:	3,197	4,300	3,176	3,906	3,704	3,666
min. price:	\$1,000,000	\$820,900	\$713,900	\$841,990	\$707,000	\$755,900
max. price:	\$1,200,000	\$896,900	\$925,900	\$885,990	\$834,000	\$792,900
min. \$/sf:	\$375.35	\$208.58	\$246.00	\$226.83	\$225.16	\$214.50
max. \$/sf:	\$396.20	\$224.47	\$291.53	\$246.99	\$225.30	\$216.28
total units planned:	18	68	77	37	76	79
total units sold:	7	23	76	11	75	64
total remaining:	11	45	1	26	1	15
zip code:	91902	91913	91913	91913	91913	91913

# resale comparables

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## RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$649,000	\$550,000	\$599,596	\$589,980
SP:\$625,000	\$574,000	\$596,800	\$596,000

## RESIDENTIAL - Sold

Number of Properties: 5

Num	MLS #	Status	Style	FIIAdd	ZipArea	Beds	TotB	COEDate	LotSF	Apx EstSF	DOM	LP	LP/EstSF	SP	SP/EstSF
1	190030695	SOLD	DET	9180 Tokaj Ln	SPRING VALLEY (91977)	4	2	7/29/2019	10,558	1,751	38	\$589,980 - \$589,980	\$336.94	\$574,000	\$327.81
2	190053023	SOLD	DET	1621 Paraiso Ave	SPRING VALLEY (91977)	4	4	9/30/2019		2,430	34	\$599,000 - \$620,000	\$255.14	\$596,000	\$245.27
3	190027919	SOLD	DET	692 S 66th Street	ENCANTO (92114)	4	3	8/16/2019	9,752	2,304	46	\$589,000	\$255.64	\$589,000	\$255.64
4	190046926	SOLD	DET	210 Shady Oak Rd	ENCANTO (92114)	4	3	10/1/2019	6,652	2,950	9	\$599,000 - \$649,000	\$220.00	\$625,000	\$211.86
5	190033248	SOLD	DET	2926 Lucia Jade Loop	PARADISE HILLS (92139)	4	3	7/22/2019		2,221	5	\$550,000	\$247.64	\$600,000	\$270.15
Avg						4	3		8987	2331	26	\$599,596	\$263.07	\$596,800	\$262.15
Min						4	2		6652	1751	5	\$550,000	\$220.00	\$574,000	\$211.86
Max						4	4		10558	2950	46	\$649,000	\$336.94	\$625,000	\$327.81
Med						4	3		9752	2304	34	\$589,980	\$255.14	\$596,000	\$255.64

## chula vista elementary school district

Students in the Chula Vista Elementary School District experience a rigorous 21st Century learning environment that is rooted in effective teaching practices and high-quality instruction. Our mission is to nurture every child's imagination, intellect, and sense of inquiry. Working collaboratively with stakeholders, we tap a collective intelligence rich with the spirit and creativity necessary for students to become difference makers in our community.

## sweetwater union high school district

- SUHSD strives to ensure excellence in teaching and learning so each student is prepared to succeed in college and career. This can be accomplished by having a coherent educational system that possess the following elements:
- A clear and common focus on what all students should learn and master
- Commonly agreed upon and consistently utilized methods for gauging student mastery
- Consistent provision of effective "first instruction" that results from
  - A. High quality collaborative planning
  - B. Supportive observations & feedback
  - C. Powerful/focused professional development
- Effective, timely intervention tailored to students' strengths and needs
- Quality inspiring enrichment, accessible to all students
- Comprehensive efforts to promote high levels of engagement among students, parents, teachers, support personnel, and administrators

### 1 Sunnyside Elementary School

5430 San Miguel Road  
Bonita, CA 91902

877 API

### 2 Bonita Vista Middle School

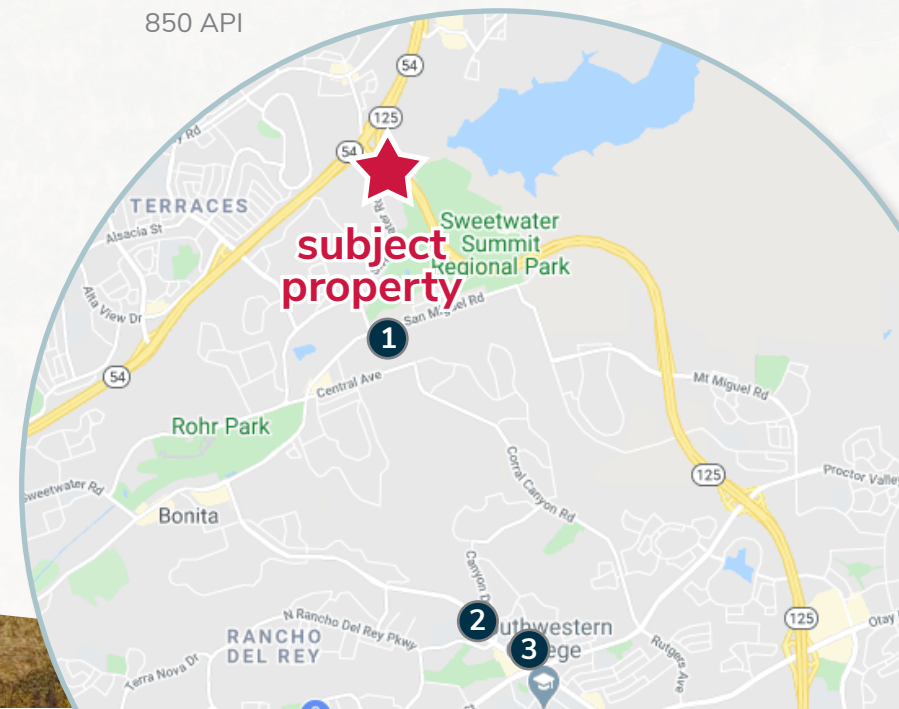
650 Otay Lakes Road  
Chula Vista, CA 91910

860 API

### 3 Bonita High School

751 Otay Lakes Road  
Chula Vista, CA 91913

850 API



# 2019 demographics

1 mile



population  
12,281



estimated households  
3,671



average household income  
\$108,209



median household income  
\$92,864



total employees  
652

3 miles



population  
143,375



estimated households  
41,773



average household income  
\$100,633



median household income  
\$82,842



total employees  
11,511

5 miles



population  
439,731



estimated households  
133,576



average household income  
\$96,993



median household income  
\$78,764



total employees  
76,726

for more information, please contact:

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