

+/- 1.17 ACRES OF LAND

Bunny Drive - Lawson Valley, Jamul, CA 91935



APN # 522-060-33-00
Approx. 1.17 Acres

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

Bunny Drive

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OFFERING SUMMARY

PROPERTY HIGHLIGHTS

- Parcel has road access for entire lower frontage spanning between two corners or 1330' +/-
- Electric runs parallel to parcel for entire lower frontage spanning two corners or 1330' +/-
- Land has gradual incline with some low rolling hills sitting in the Cleveland National Forest
- Neighborhood is private and rural with some neighbors further north, east and west
- Location is within 15-20 minutes of Golf Courses, Jamul Casino/Hotel/Spa, Rancho San Diego & YMCA
- Horse Property or Large Animal
- Agricultural Farmland
- May or May not have been perc'd Buyer to Verify with County
- Views to the Immediate West Abutting May or May not Remain Open Land

PROPERTY OVERVIEW

Prime Location for your vineyard, ranch or private estate and is within 10-20 minutes of K-12 Schools, Golf Courses, the Jamul Casino/Hotel/Spa, Rancho San Diego Shopping, Restaurants & the YMCA.

A sale with all three parcels offered at \$636,000. Each parcel may be eligible for at least one home and one ADU and horses or other large animals, grove, vineyard or agricultural. Each parcel has easement road access.

Electric runs nearby or adjacent to property. This parcel sits above the easement road with some neighboring parcels to the south and east. While the 38.23 +/- parcel sits in the Cleveland National Forest with few neighboring homes to direct north and east also sitting in the CNF and further west.

Uses include agricultural grove, horse property, vineyard or other. County Housing authorities or new legislation may affect the number of ADU's or residences allowed and should be verified. At least 1 house and 1 ADU per parcel may be allowed. Private road access with limited other residences make this a very unique property with mostly flat or rolling hills.

No water district here. Only well and septic are available in this rural agricultural area. Bond voter approved fee \$919.64 These parcels do not have a well. Parcels are believed to have been perc'd. Buyer to verify with San Diego County DEH.

Lawson Valley Rd to end of paved road, follow the dirt then first Rt on Northwood Dr. continue through the neighborhood ranches, Left to Lawson Valley along ranches and stables follow around to the right across small bridge on Bunny Dr.- Just past electrical lines below home you will reach the corner of middle lot. Park there. Use drone as a visual to this location as it is where the drone starts. Please let listing agent know when you will be touring.

Property was flagged and all three parcels were appraised at 700K in 2005. Well is non-operable sitting on only the middle largest parcel and was demolished in Lawson Valley fires some time back. Buyer to put in new well as this one will not be certified if purchasing the portfolio or other. Electricity lines the property at frontage of this second largest parcel (38.23 +/- acres) between two corners of each of the two larger parcels or approximately 1330'. In this portfolio sale, Electric also lines are abutting two sides of the largest parcel (40.10+/-) and the road encircles this largest parcel connecting the other two parcels making access for a ranch or an estate available. Each Parcel also available for purchase separately with prices below. Small stream runs through the lower third of the portfolio property only and may or may not be dry at most times of the year.

Parcels for sale are offered individually as follows or as part of the portfolio:

Parcel 1- APN: 521-120-28-00 38.23 +/- Acres offered for \$293,686
Parcel 2- APN: 522-060-32-00 40.10 +/- Acres offered for \$476,708
Parcel 3- APN: 522-060-33-00 1.17 +/- Acres offered for \$138,258
Portfolio Sale of all three parcels totaling 70.5 +/- Acres for \$636,000

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OFFERING SUMMARY

Sale Price:	\$138,258
Lot Size:	Approximate 1.17 Acres
Market:	Jamul
Price / Acre:	\$118,169
Parcel:	522-060-33-00

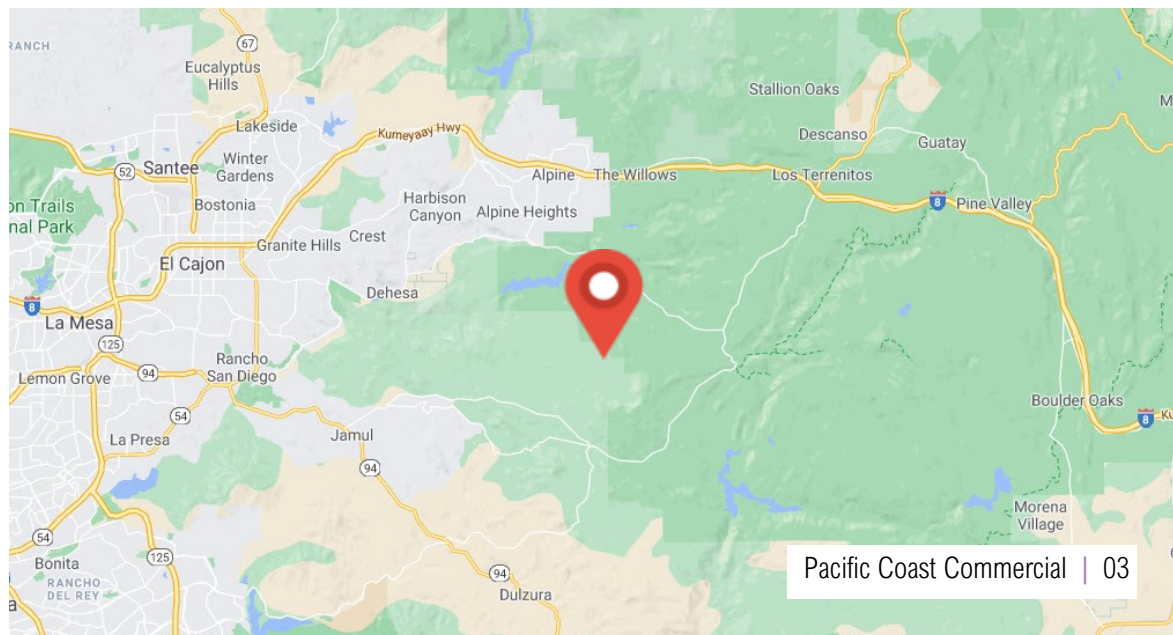
[CLICK HERE FOR DRONE TOUR](#) 

All three parcels are for sale and shown in drone are offered at \$636,000 (\$8,000/SF).



PROPERTY OVERVIEW

This is part of a three-parcel estate of vacant land that seller is willing to sell separately for a smaller project as over all is ± 79.5 acres with all three parcels offered at \$636,000. This single parcel may be eligible for at least one home and one ADU and horses or other large animals, grove, vineyard or agricultural. This is the smallest parcel of the three and the lowest or closest to the tree line road easement. Homes do exist on neighboring lots. Each parcel has easement road access.



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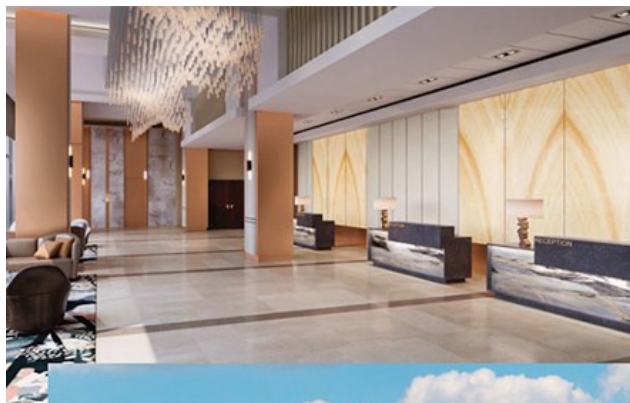
NEARBY ATTRACTIONS



JAMUL CASINO RESORT

The Jamul Casino Resort in San Diego has unveiled its striking new 16-story hotel and spa tower, adding 200 guest rooms—148 standard rooms and 52 suites—to the property. Designed as a “crystalline jewel box” against the Jamul Mountains, the tower connects directly to the casino via a climate-controlled skybridge and integrates high-tech features such as Alexa-enabled room controls, LUCI in-room entertainment, and a powerful 10G internet backbone. Guests can also enjoy a full-service spa and salon, multiple dining options including Prime Cut Steakhouse and Tony Gwynn’s Sports Pub, and luxury touches aimed at securing a AAA Four Diamond rating.

At the heart of its amenities is the Starlite rooftop pool deck, an 11,000-square-foot facility with cabanas, a hot tub, bar service, and sweeping inland views—serving as the resort’s premier recreational space. While not a YMCA facility, the pool and wellness features provide a similar sense of activity and relaxation for guests and families. Together with its spa, dining, and entertainment venues, the new hotel tower elevates Jamul Casino into a full-scale resort destination blending gaming, leisure, and modern luxury.



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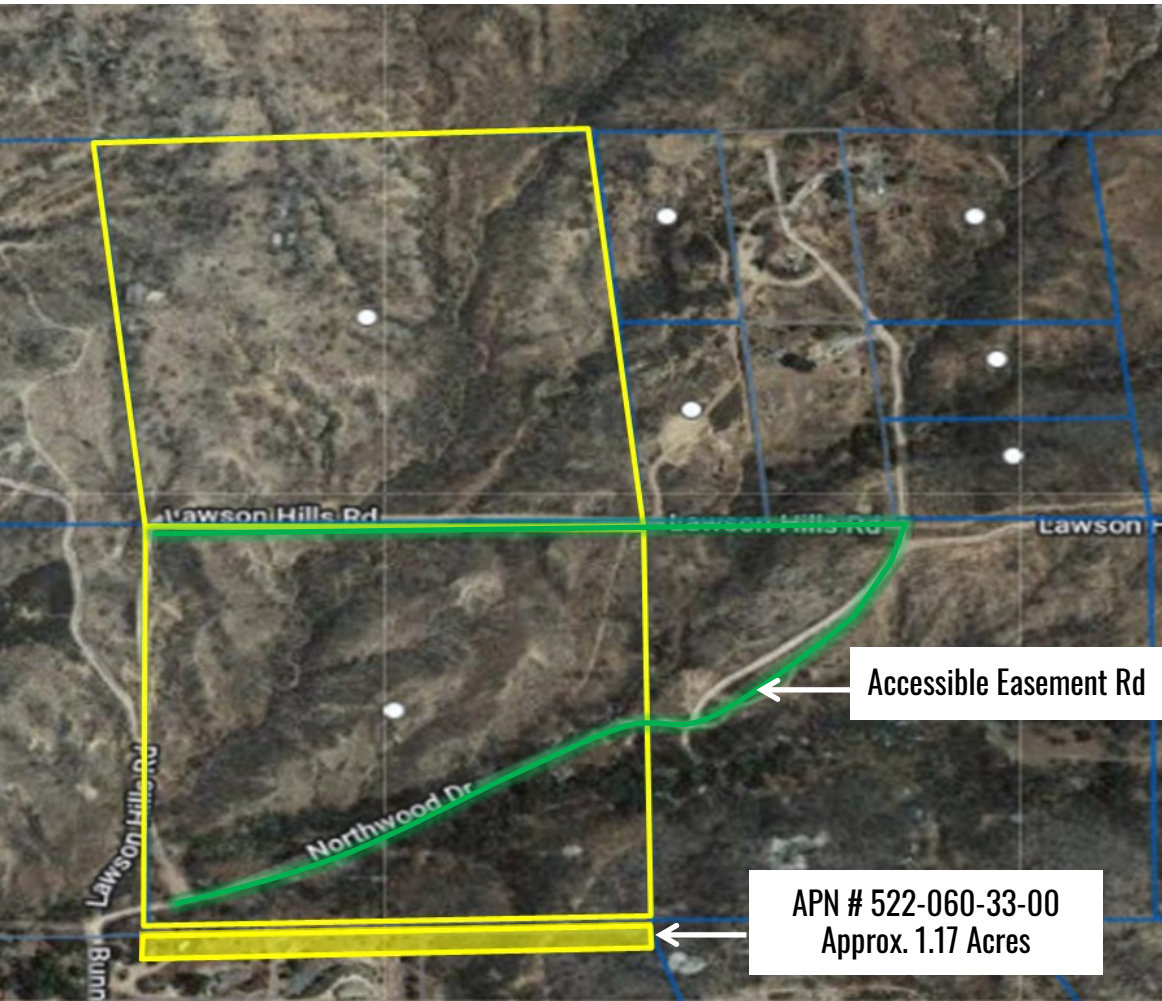
ZONING



The subject parcel is zoned A72- General Agriculture. The A72 use regulation are intended to create and preserve areas for the raising of crops and animals, which also allows for establishment of a single-family residence and a potential ADU upon issuance of a building permit. Please refer to the attached property summary report for additional zoning information and PDS-611 for ADU requirements. Please contact DEH for question on percolation, well and septic at 858-565-5173.

[ADU Rules Link](#)

[Property Summary Report Link](#)



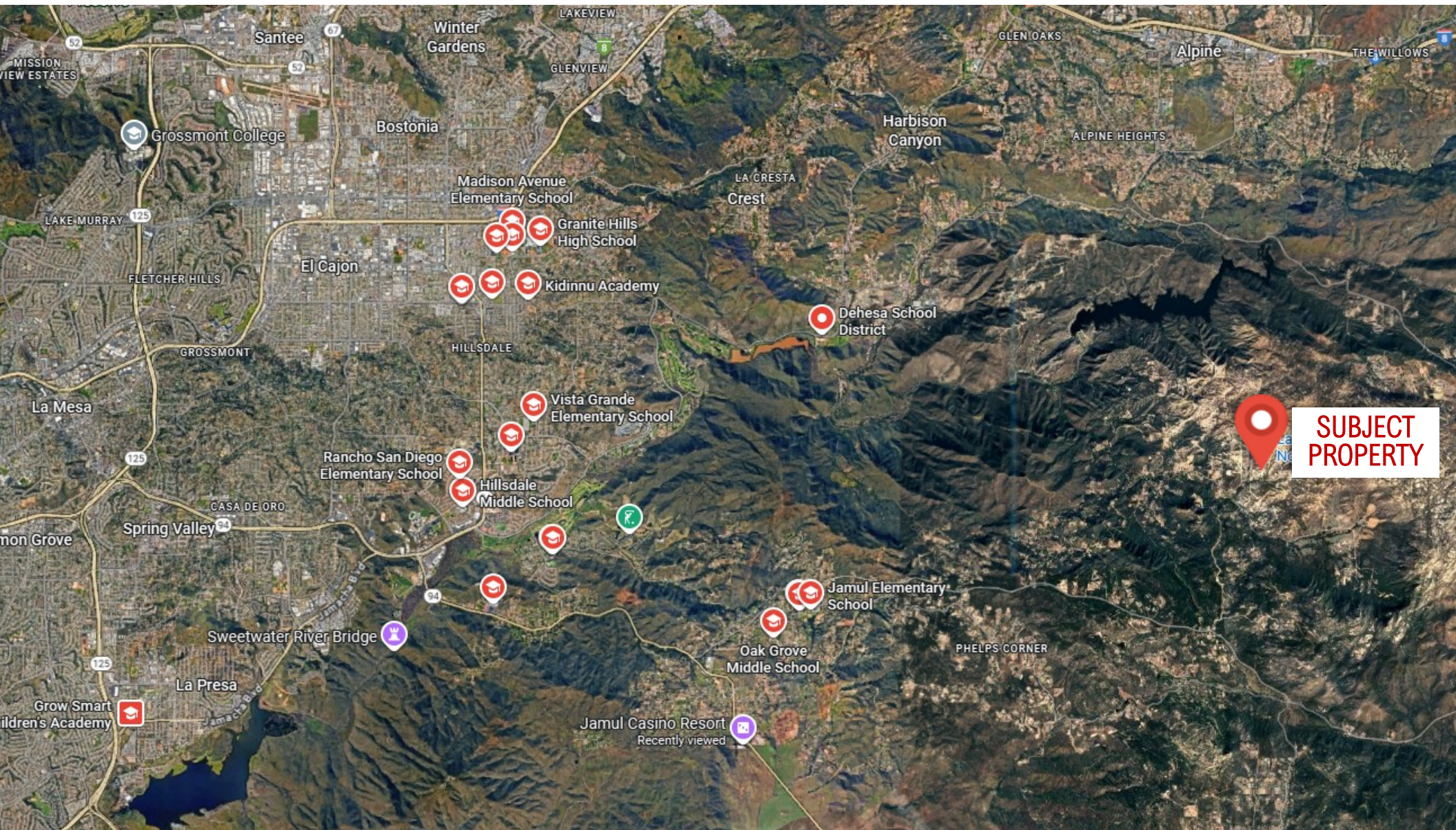
Yes, the same regulation shall apply to both parcels. However, APN 522-060-33-00 may not satisfy the setback requirements due to the size and configuration of the parcel. Please see attached property summary report for additional zoning information.

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SCHOOL MAP



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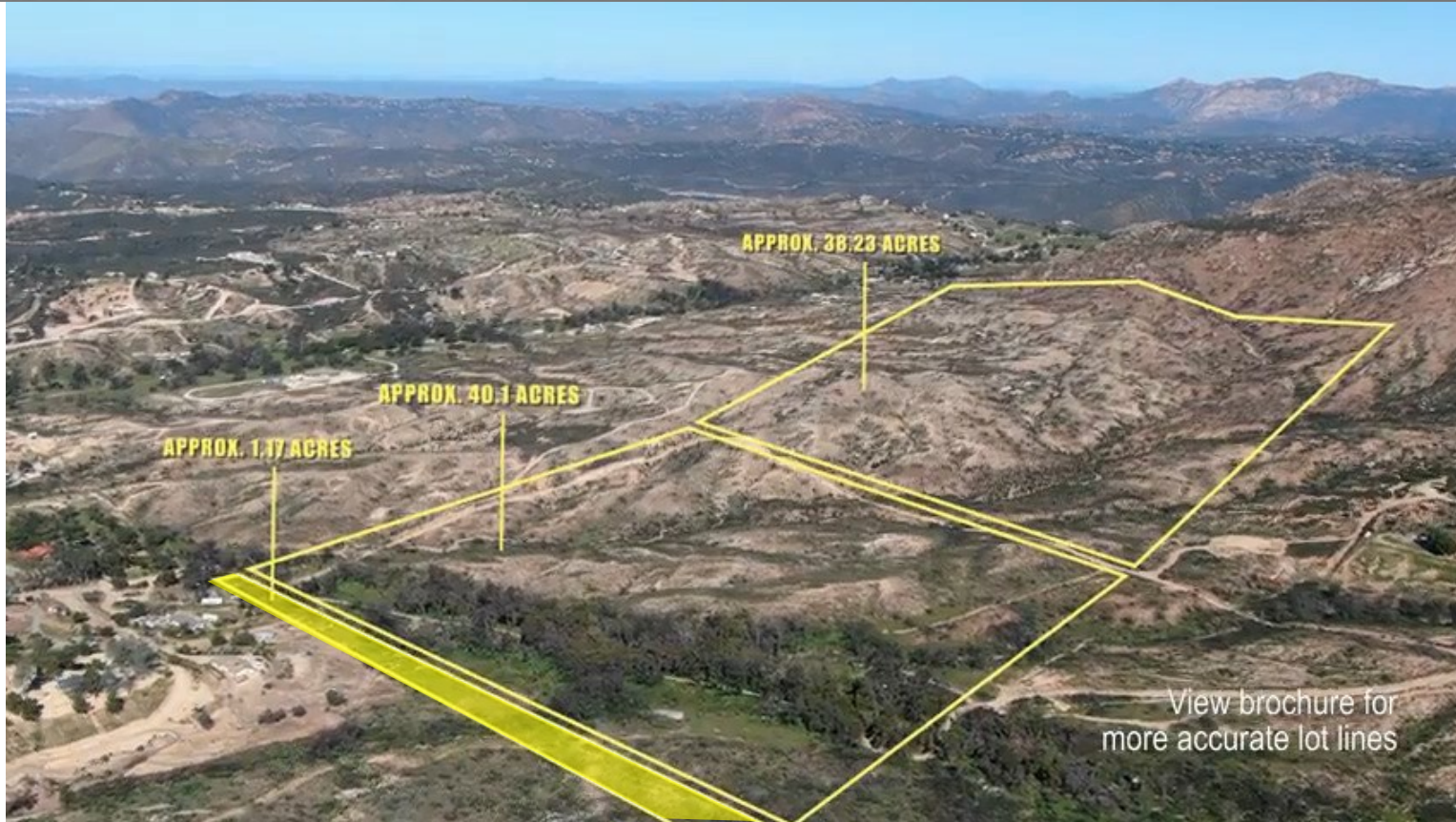
PARCEL AERIAL MAP



Bunny Drive

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PROPERTY PHOTOS



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SOLD COMPARABLES

	Address	City, Zip	Lot Size (Sq. Ft)	Lot Size (Acre)	List Price	Sale Price	Sale Price/Acre	Close of Escrow
Subject Property	Bunny Drive	Jamul CA 91935	50,965	1.17	\$138,258	N/A	N/A	N/A
Comp #1	29 Cinnamon	Jamul CA 91935	217,364	4.99	\$112,500	\$100,000	\$20,040	10/6/2025
Comp #2	32 Cinnamon	Jamul CA 91935	202,989	4.66	\$112,500	\$100,000	\$21,459	10/6/2025
Comp #3	Tumeric Way	Jamul CA 91935	270,072	6.20	\$129,000	\$145,000	\$23,387	10/20/2025
Comp #4	16700 Christopher Ln	Jamul CA 91935	411,642	9.45	\$249,000	\$186,000	\$19,682	3/17/2025
Comp #5	13690 Alta Loma	Jamul CA 91935	217,800	5.00	\$290,000	\$195,000	\$39,000	8/18/2025
Comp #6	Skyline Truck	Jamul CA 91935	-	-	\$300,000	\$268,000	-	9/5/2025
Comp #7	0 Highland Heights	Jamul CA 91935	87,120	2.00	\$260,000	\$220,000	\$110,000	7/25/2025
Comp #8	13585 Vista Sage n Lot #15	Jamul CA 91935	-	-	\$250,000	\$226,000	-	10/1/2025

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Subject Property	Bunny Drive	Jamul CA 91935	50,965	1.17	\$138,258	N/A	N/A	N/A
Comp #9	13585 Vista Sage n Lot #16	Jamul CA 91935	116,305	2.67	\$250,000	\$226,000	\$84,644	10/1/2025
Comp #10	4391 Motiel Truck Trl	Jamul CA 91935	392,040	9.00	\$275,000	\$268,125	\$29,792	4/2/2025
Comp #11	13755 Calle Del Sol	Jamul CA 91935	-	-	\$375,000	\$380,000	-	3/21/2025
Comp #12	13736 Proctor Valley	Jamul CA 91935	-	-	-	\$1,080,000	-	

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FOR SALE COMPARABLES

	Address	City, Zip	APN	Lot Size (Sq. Ft)	Lot Size (Acre)	Listing Price	Price/Acre
Subject Property	Bunny Drive	Jamul CA 91935	522-060-33-00	50,965	1.17	\$138,258	\$118,169
Comp # 1	15114 Skyline Truck Trl	Jamul CA 91935	519-100-24-00	217,800	5.00	\$225,000	\$45,000
Comp # 2	0 Reservoir 1	Jamul CA 91935	596-061-51-00	205,167	4.71	\$247,500	\$52,547
Comp #3	00 Skyline Truck Trl	Jamul CA 91935	519-100-22-00	108,900	2.50	\$250,000	\$100,000
Comp #4	15108 Skyline Truck Trl	Jamul CA 91935	519-100-25-00	217,800	5.00	\$275,000	\$55,000
Comp #5	0 Skyline Truck Trail 23	Jamul CA 91935	510-100-23-00	108,900	2.50	\$289,000	\$115,600
Comp #6	Presilla Drive	Jamul CA 91935	597-261-10-60	120,661	2.77	\$350,000	\$126,354
Comp #7	3474 Trinas Way	Jamul CA 91935	519-040-52-00	348,480	8.00	\$379,000	\$47,375
Comp #8	00087 Presilla Dr 87	Jamul CA 91935	597-261-05-00	121,096	2.78	\$395,700	\$142,338
Comp #9	Presilla Drive	Jamul CA 91935	597-261-02-00	125,452	2.88	\$400,000	\$138,888
Comp #10	Presilla Drive	Jamul CA 91935	597-261-03-00	115,869	2.66	\$400,000	\$150,376

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	Address	City, Zip	APN	Lot Size (Sq. Ft)	Lot Size (Acre)	Listing Price	Price/Acre
Subject Property	Bunny Drive	Jamul CA 91935	522-060-33-00	50,965	1.17	\$138,258	\$118,169
Comp # 11	15223 Presilla Dr	Jamul CA 91935	597-241-17-00	137,649	3.16	\$429,000	\$135,759
Comp #12	2253 Honey Springs Rd	Jamul CA 91935	600-051-24-00	435,600	10.00	\$450,000	\$45,000
Comp #13	17020 Skyline Truck	Jamul CA 91935	599-051-02-00	183,130	4.25	\$560,000	\$131,764
Comp #14	89 Yacoo Ct 89	Jamul CA 91935	596-070-89-00	98,010	2.25	\$649,900	\$288,844
Comp #15	0 Jamul Highlands Rd	Jamul CA 91935	596-151-54-00	379,843	8.72	\$660,000	\$75,688

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CONTACT INFORMATION

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning, financials, leases, square footage, permits and use, should be verified during due diligence and prior to completing a purchase.



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