

LAKE SIDE | CA

0 LOS COCHES RD



CCG
REAL ESTATE ADVISORS

EXCLUSIVE OFFERING MEMORANDUM
PRESENTED BY: CCG REAL ESTATE ADVISORS

DISCLOSURES

NON-ENDORSEMENT AND DISCLAIMER NOTICE

The future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, CCG Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has CCG Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represents good faith projections of potential future rent only, and CCG Real Estate Advisors makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE REACH OUT TO CCG REAL ESTATE ADVISORS FOR MORE DETAILS.



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EXECUTIVE SUMMARY

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CCG is pleased to present an exceptional development opportunity on Los Coches Road in the heart of Lakeside, California. Spanning approximately 155,191 square feet, or 3.56 acres, across five contiguous parcels, this site presents an ideal canvas for a 5 to 8-home subdivision in a quiet, established neighborhood surrounded by quality housing, reputable schools, and nearby amenities. With RS zoning in place, the property offers flexibility for a range of residential layouts—from traditional single-family homes to larger estate-style builds—catering to the ongoing demand for new housing in San Diego's East County.

All essential utilities are conveniently located near the street, with electricity and sewer connections easily accessible, allowing for a smooth start to the development process. The site benefits from paved frontage along the well-known Los Coches Road and enjoys close proximity to top-rated schools, shopping centers, and major commuter routes, all while maintaining a peaceful residential atmosphere.

This is a rare opportunity to secure a large, well-positioned infill site in one of East County's most stable and family-oriented submarkets. With utilities already nearby and favorable site characteristics, developers can expect a streamlined entitlement and construction process. Whether you're a builder, small-scale developer, or investor seeking to add value through subdivision or new construction, this property represents one of the most promising land offerings currently available in Lakeside. The property consists of five parcels—APNs 397-060-86-00, 397-060-87-00, 397-060-88-00, 397-060-89-00, and 397-060-90-00—and offers the perfect blend of size, location, and readiness for development.

0 LOS COCHES RD

\$890,000

PURCHASE PRICE

155,191 SF

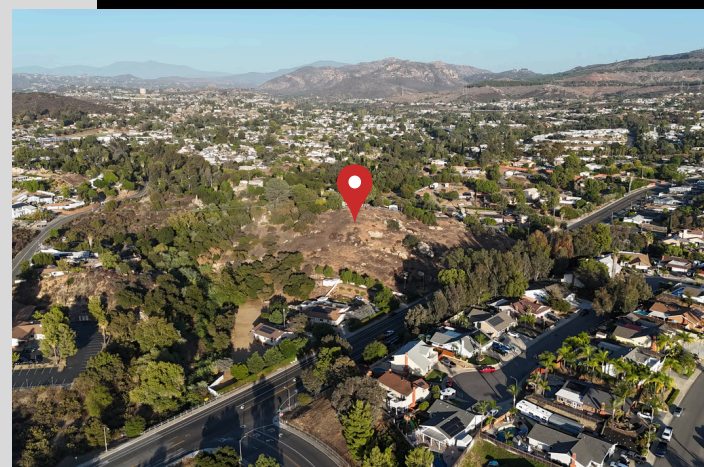
PARCEL AREA

5

APN'S

RESIDENTIAL DEVELOPMENT

OPPORTUNITY



An aerial photograph of a suburban neighborhood, split vertically. The left half is darkened, while the right half is in full daylight. The scene shows a dense residential area with houses, trees, and a winding road. In the background, a range of mountains is visible under a clear blue sky. The text 'KEY HIGHLIGHTS' is overlaid on the left side in a white serif font, with a horizontal line underneath.

KEY HIGHLIGHTS



PRIME LOCATION

Located along Los Cochets Road, this 3.56-acre site sits in one of Lakeside's most peaceful and family-friendly neighborhoods. The property offers quick access to top schools, shopping, and local parks, with nearby Highway 8 providing an easy commute to Mission Valley and Downtown San Diego. It's the ideal balance of convenience and quiet suburban living.



DEVELOPMENT OPPORTUNITY

Spanning 155,191 square feet across five contiguous parcels, this property offers an excellent opportunity to develop 5-8 new homes in a desirable East County location. Zoned RS, the land's favorable layout and nearly flat topography make it well-suited for a range of single-family designs. Utilities are conveniently located near the street, with power already flown onto the property, allowing for a smooth start to construction. (buyer to verify)



UPSIDE POTENTIAL

With limited new construction in the area, this site offers a rare chance to deliver new housing that meets strong local demand. The location's accessibility, surrounding amenities, and family appeal position the project for strong absorption and long-term value—creating one of Lakeside's most attractive small-scale development opportunities.





PROPERTY PHOTOS



o LOS COCHES RD | LAKESIDE, CA



NOTE

LOCATE AND PROTECT
SHOWN ON THESE
ALL SURVEY
VERTICAL CONTROL,
OVIED BY THE
SUBCONTRACTORS,
ED PRIOR TO BEING
RESET, IN ACCORDANCE
NS CODE SECTION
GE, UNDER THE
OR REGISTERED CIVIL
RVEYING IN THE STATE
SURVEY OR CORNER
/OR RECORDED, IN
CODE.

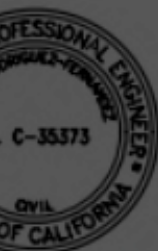
AL NOTE

OVIAL BY THE COUNTY OF
NT FOR SAID
STATE, OR COUNTY LAWS,
DING, BUT NOT LIMITED
ND ANY AMENDMENTS

NOTE

GE, SHALL BE RE-HEAT
CTION SHALL BE RE-PLACED

MAPS



DATE

KEY INDEX

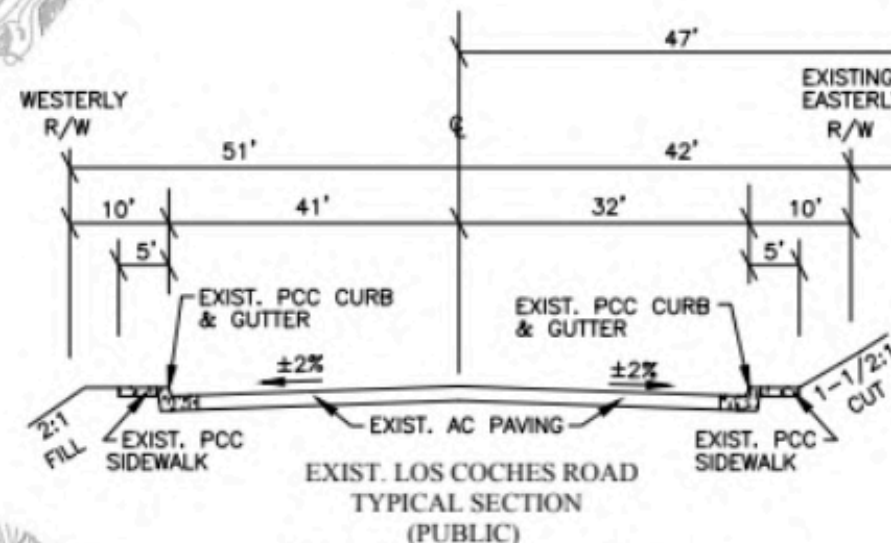
SCALE 1"=100'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	NOTES

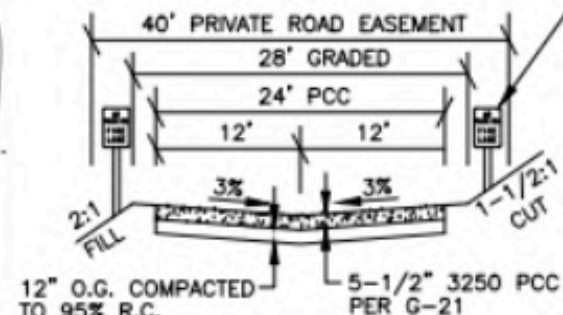


SCALE 1"=100'



NTS

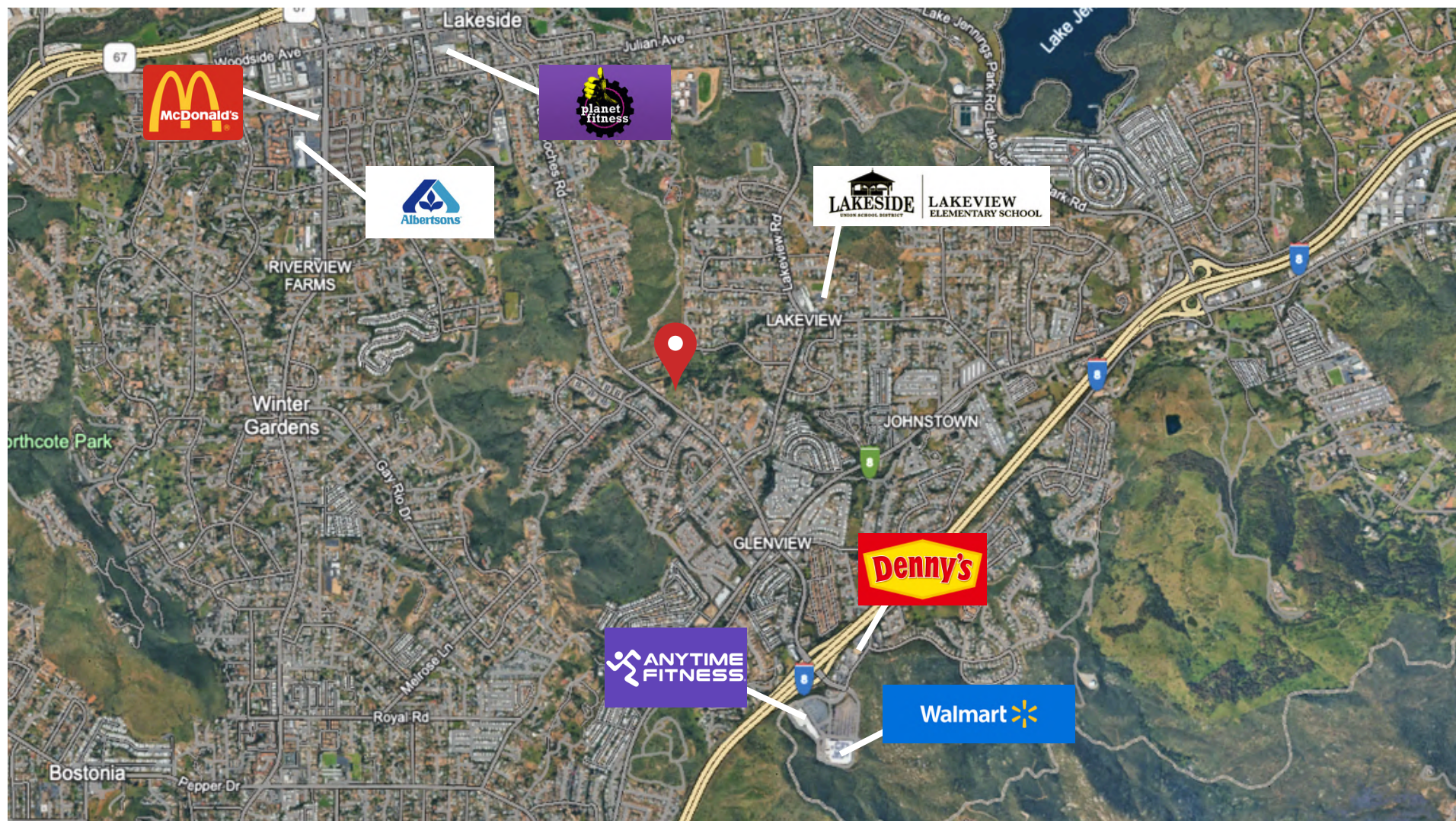
"NO PARKING FIRE LANE" RED ON
WHITE 12"x8" ALUMINUM SIGN ON
GALVANIZED METAL POSTS PER LFPD
STANDARDS @ 100' O.C.



PROPOSED PRIVATE ROAD
NUEVA VISTA LANE
TYPICAL SECTION

NTS

AP CONSULTING



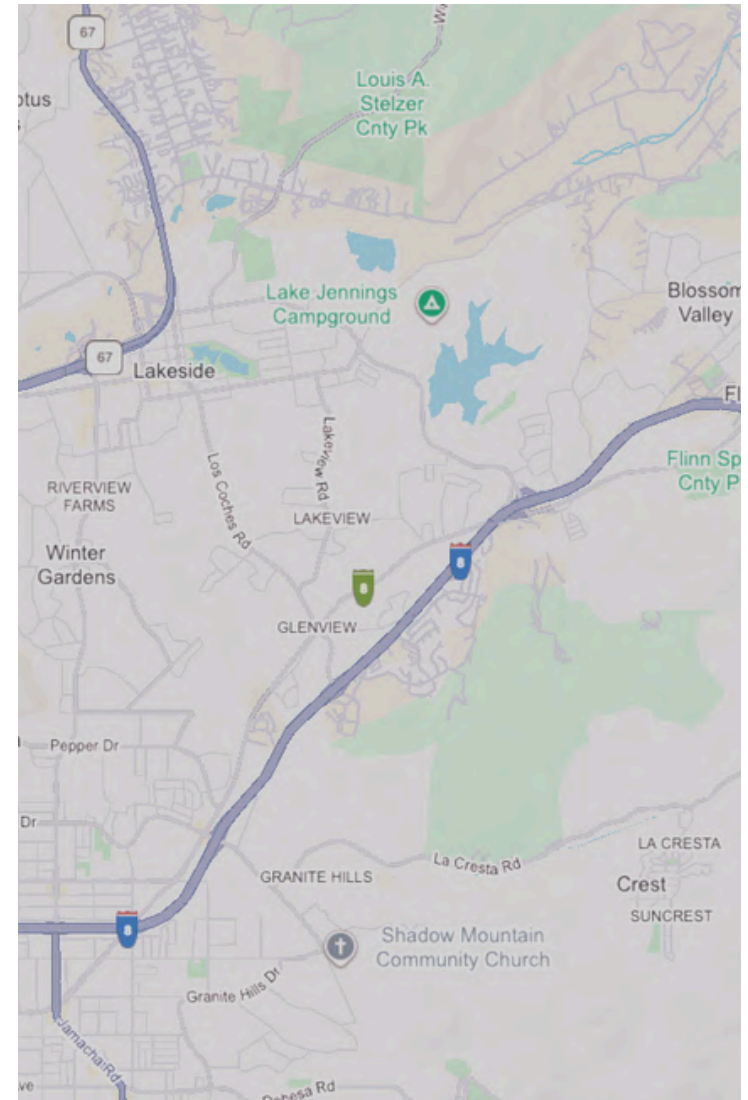
ZONING BENEFITS

- Zoning: RS (VR-4.3)
- Use density: 4.3 du/acre

The purpose of the VR (Village Residential) zones is to accommodate a mix of residential development at varying densities that complement the surrounding community character. The VR-4.3 designation supports low- to medium-density housing, making it ideal for a small subdivision or infill project. Properties within this zone are typically located near community amenities, schools, and main transportation corridors, providing convenient access while maintaining the quiet, residential feel that defines Lakeside.



ZONING IS INTENDED TO ACCOMMODATE RESIDENTIAL DEVELOPMENT AT VARYING DENSITIES



LAKESIDE COMPS

o LOS COCHES RD | LAKE SIDE, CA

9387 Los Coches Rd, Lakeside, CA 92040

PRICE	\$1,079,000	YEAR BUILT	2024	BED/BATH	4/2
BUILDING SQFT	2,367	PRICE/SQFT	\$456	DAYS ON MARKET	15



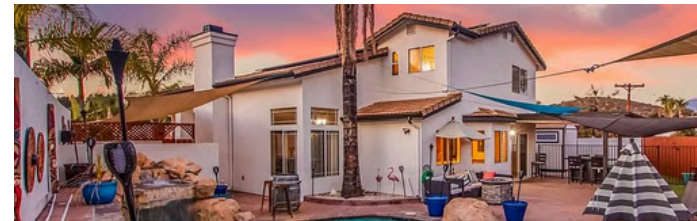
9176 Los Coches Rd, Lakeside, CA 92040

PRICE	\$1,050,000	YEAR BUILT	2006	BED/BATH	4/3
BUILDING SQFT	2,601	PRICE/SQFT	\$404	DAYS ON MARKET	11



9017 Bellis Ln, Lakeside, CA 92040

PRICE	\$1,050,000	YEAR BUILT	1998	BED/BATH	4/3
BUILDING SQFT	1,863	PRICE/SQFT	\$564	DAYS ON MARKET	6



MARKET OVERVIEW





o LOS COCHES RD | LAKESIDE, CA

“Lakeside offers the rare combination of peaceful, small-town living and convenient access to San Diego's major employment hubs—where scenic foothills, family-friendly neighborhoods, and a strong sense of community define one of East County's most desirable residential markets.”

LAKESIDE

Situated in the rolling foothills of East County, Lakeside is known for its peaceful neighborhoods, open space, and strong sense of community. The area offers an ideal blend of suburban comfort and outdoor recreation, with nearby parks, equestrian trails, and lakes that make it a favorite for families and long-term residents alike.

Located just minutes from Highway 8, the property provides easy access to major employment centers in Mission Valley and Downtown San Diego, while maintaining the quiet character that defines the region. This balance of convenience and tranquility makes Lakeside one of East County's most livable and desirable communities.

With its affordable land values, stable housing demand, and strong public schools, Lakeside continues to attract families and professionals seeking more space and quality of life without sacrificing proximity to the city. The limited availability of developable land in the area has created strong demand for new residential construction, positioning Los Coches Road as one of the few remaining infill opportunities for builders and investors.



o LOS COCHES RD | LAKE SIDE, CA

DEMOGRAPHICS

\$94,877

MEDIAN HH
INCOME

\$821,500

MEDIAN PROPERTY
VALUE

22,000

EMPLOYED
POPULATION

38

MEDIAN
AGE



TEAM OVERVIEW





CCG is not your typical brokerage. We are a multi-generational firm built on integrity, resilience, and a deep-rooted passion for real estate. Our legacy spans from humble beginnings to Silicon Valley entrepreneurship, fueling a work ethic that drives exceptional results. With a client-first approach, we deliver tailored investment strategies focused on long-term wealth and meaningful relationships. At CCG, we don't just facilitate transactions—we build legacies. Partner with us to unlock your property's full potential.

OUR TEAM



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