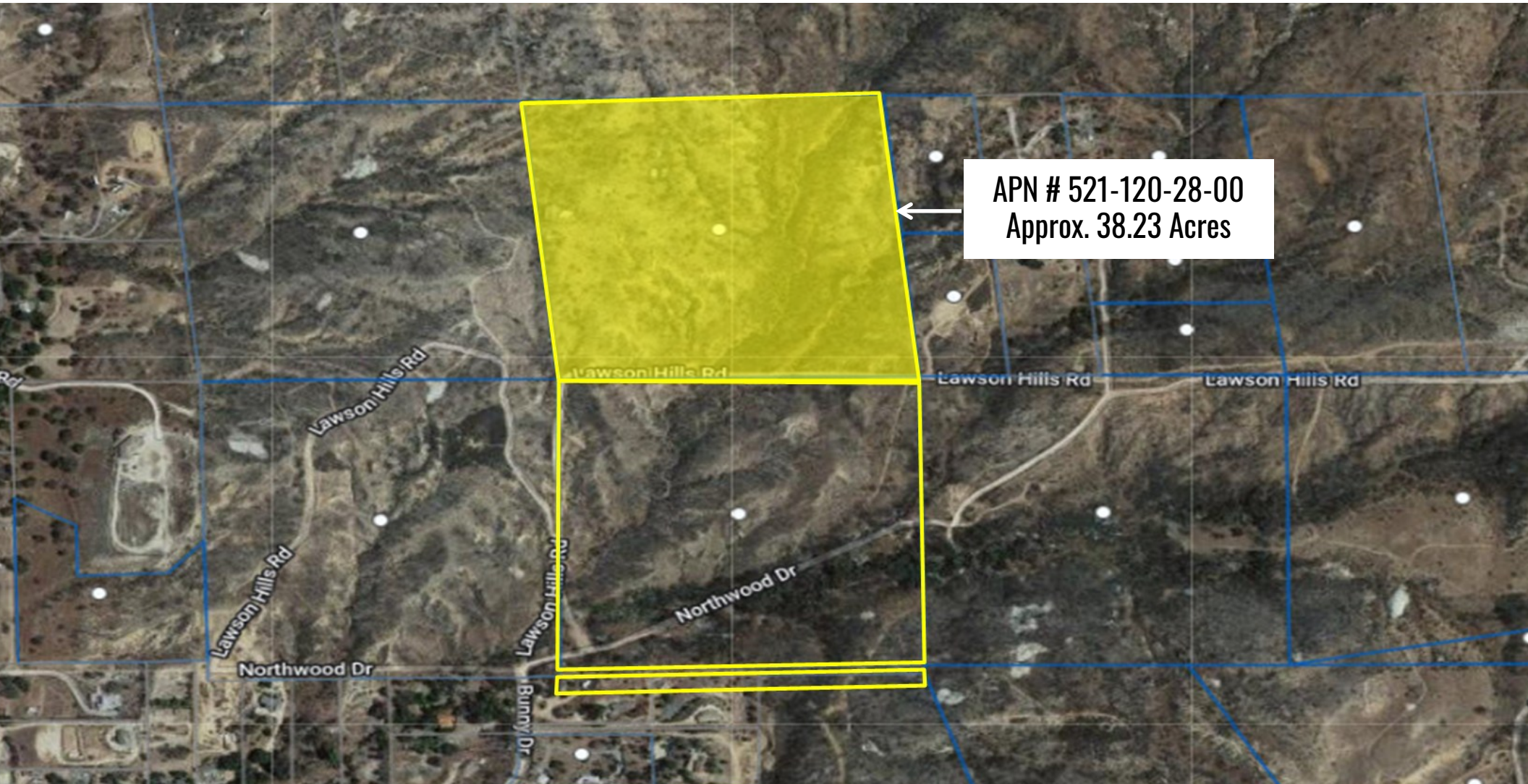


# +/- 38.23 ACRES OF LAND

Bunny Drive - Lawson Valley, Jamul, CA 91935



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# Bunny Drive

## +/- 38.23 Acres of Land

### 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
- 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. Both to the initial line and to the highlights

#### PROPERTY OVERVIEW

This is the second largest parcel offered for sale at \$293,686 for 38.23 +/- acres on its own for a smaller estate or farm/agricultural project. This parcel is also being offered as part of a three-parcel portfolio sale for an estate over all three parcels totaling 79 +/- acres. A sale 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. Each parcel has easement road access.

Electric runs parallel to property at bottom for length of this 38.23 +/- acre parcel frontage (1330' +/-) on this access road and between the two largest parcels. This 38.23 +/- parcel sits in the Cleveland National Forrest 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 This parcel does not have a well. Parcel believed to have been perc'd. Buyer to verify with San Diego County DEH.

Lawson Valley Rd to Rt Northwood Dr. Left to Lawson Valley follow around to the right on Bunny Dr.- 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. Electricity lines the property at frontage of this second largest parcel (38.23 +/- acres) for two corners or approximately 1330'. In portfolio sale Electric also lines at least two sides of the largest parcel (40.10 +/-) and the road encircles this largest parcel and connects to the other two parcels also available for purchase separately or in portfolio sale with discounted price 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. Portfolio Property should allow for at least one home and one ADU per parcel as road runs completely around the property.

Other two parcels for sale are offered individually as follows or as part of the portfolio:

Parcel 2- **40.10 +/- Acres** offered for **\$476,708** APN: 522-060-32-00

Parcel 3- **1.17 +/- Acres** offered for **\$138,258** APN: 522-060-33-00



# Bunny Drive

## +/- 38.23 Acres of Land

### PROPERTY DETAILS

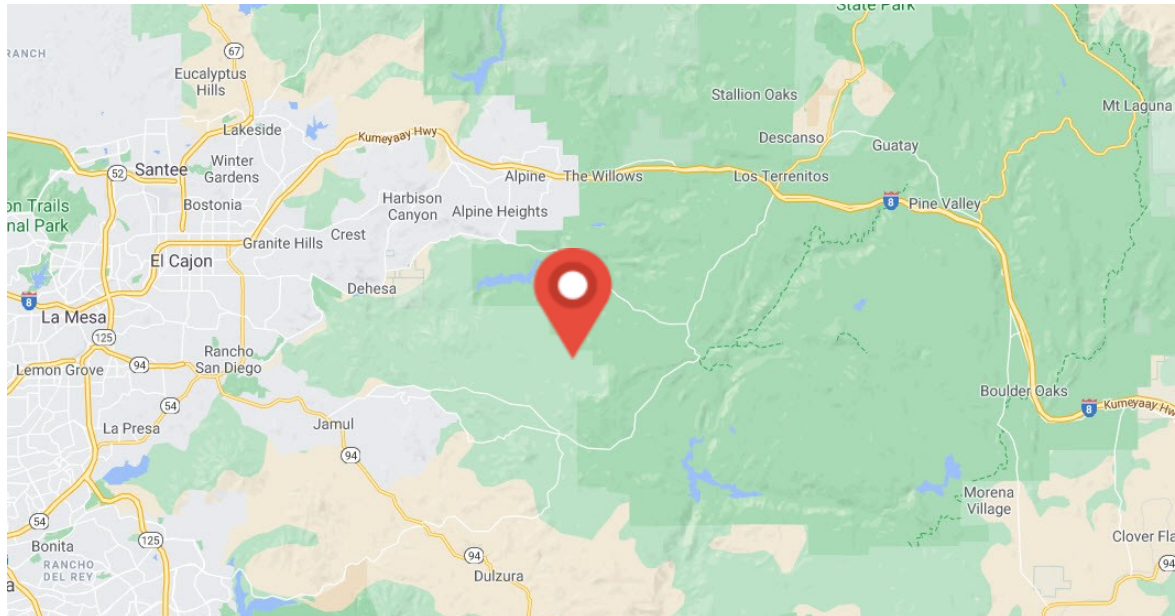
|               |                         |
|---------------|-------------------------|
| Sale Price:   | \$293,686               |
| Lot Size:     | Approximate 38.23 Acres |
| Market:       | Jamul                   |
| Price / Acre: | \$7,682                 |
| Parcel:       | 521-120-28-00           |

[CLICK HERE FOR DRONE TOUR](#) 

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



### PROPERTY MAP





# Bunny Drive

## +/- 38.23 Acres of Land

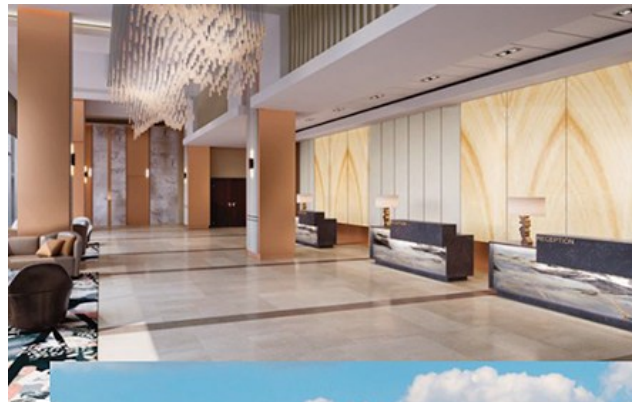
NEARBY ATTRACTION



## 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.





# Bunny Drive

## +/- 38.23 Acres of Land

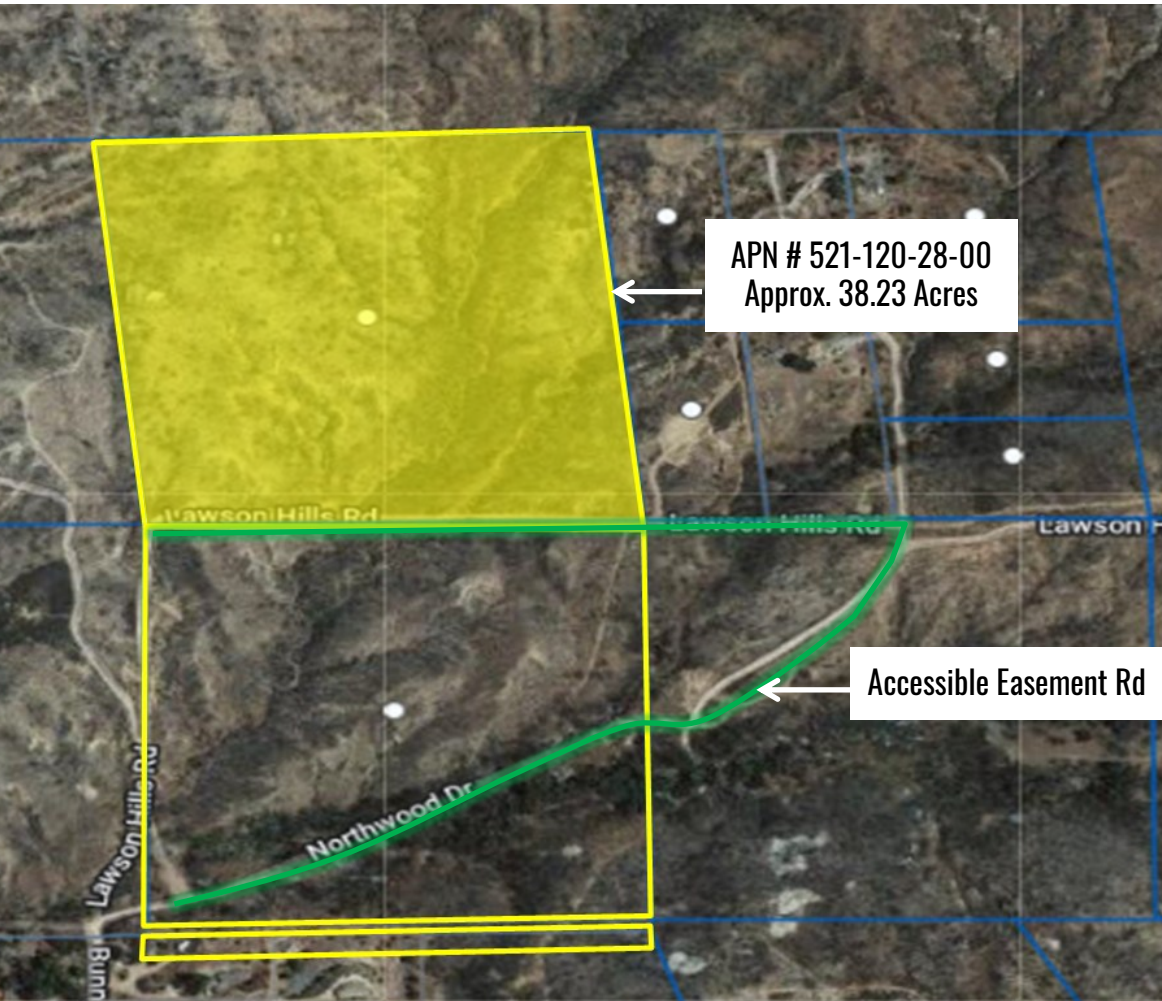
### ZONING



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](#)





# Bunny Drive

## +/- 38.23 Acres of Land

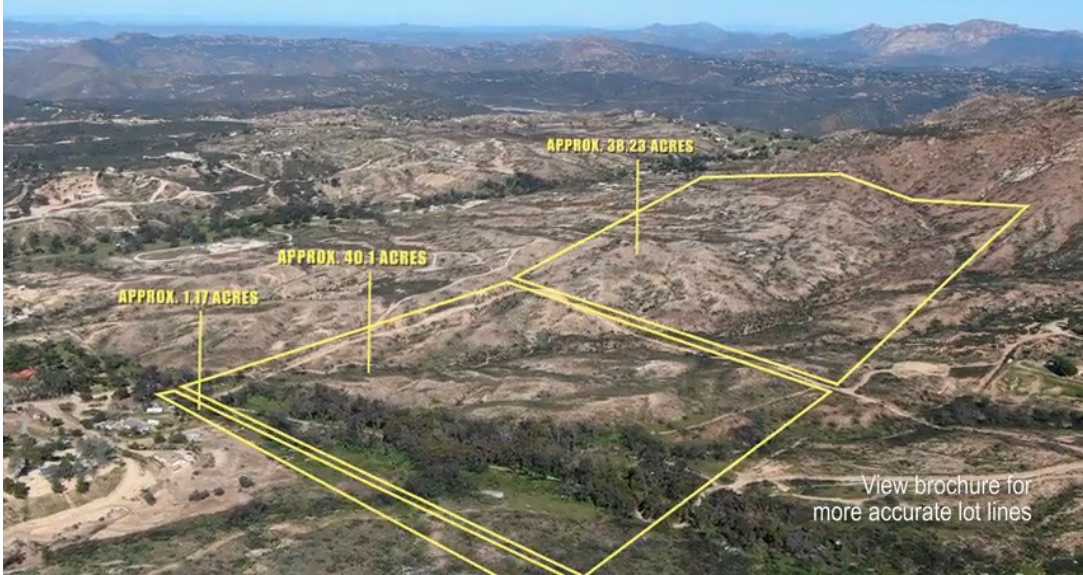
### DEMOGRAPHICS

| POPULATION      | 3 MILE | 5 MILE |
|-----------------|--------|--------|
| Population 2024 | 2,594  | 8,147  |
| Population 2029 | 2,540  | 8,012  |
| Median Age      | 47.6   | 46.4   |

| HOUSEHOLDS        | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|
| Households        | 871       | 2,692     |
| Renter Occupied   | 137       | 381       |
| Owner Occupied    | 714       | 2,260     |
| Median Home Value | \$812,084 | \$834,694 |

| ECONOMY           | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|
| Businesses        | 39        | 357       |
| Employees         | 212       | 4,542     |
| Consumer Spending | \$43M     | \$133.4M  |
| Avg. HH Income    | \$142,054 | \$145,204 |

\*demographics source: CoStar

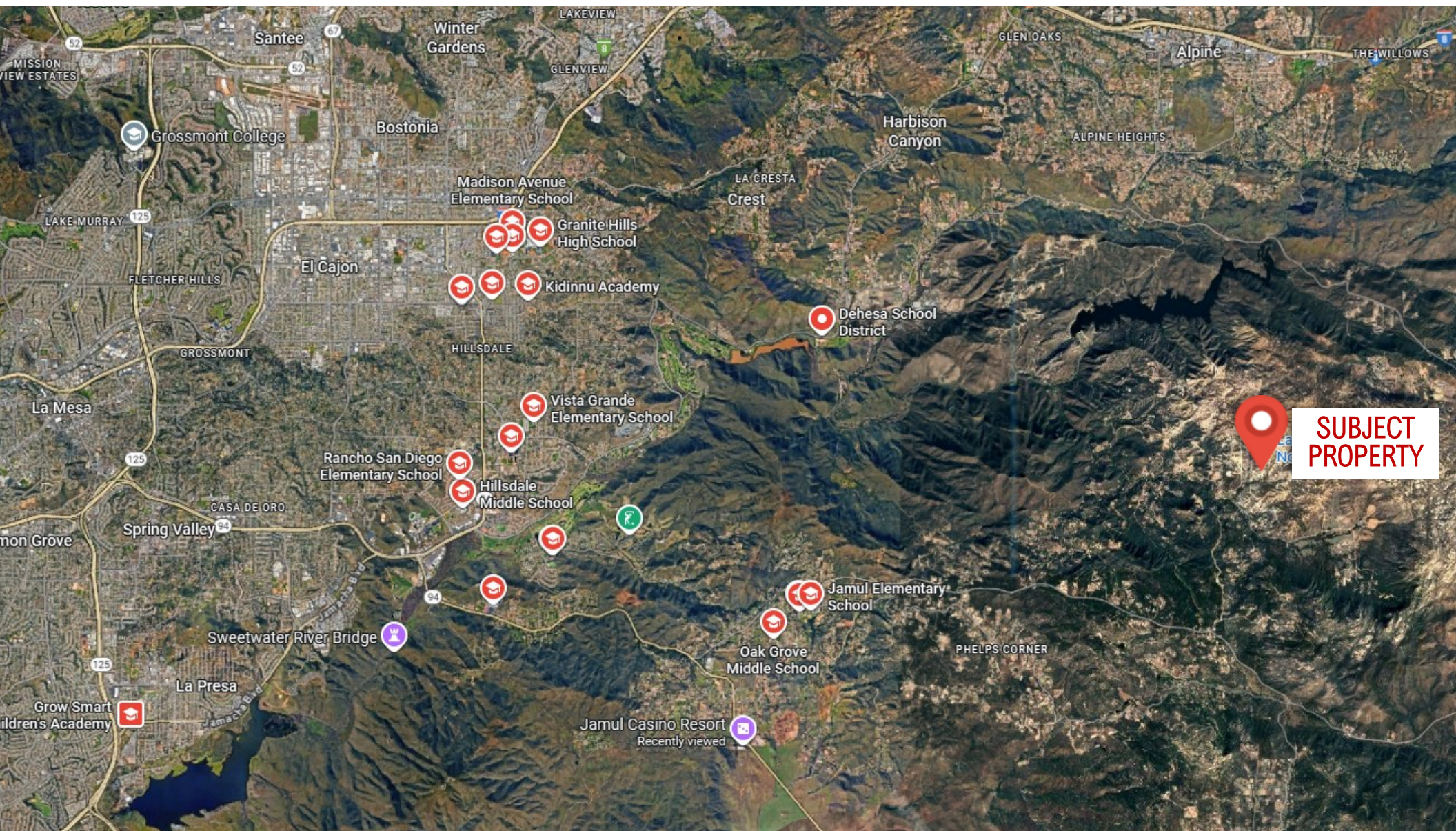




# Bunny Drive

+/- 38.23 Acres of Land

SCHOOL MAP





# Bunny Drive

+/- 38.23 Acres of Land  
OLD PROPERTY PHOTOS





# Bunny Drive

## +/- 38.23 Acres of Land

### SOLD COMPARABLES

|                     | Address                        | City, Zip         | Lot Size<br>(Sq. Ft) | Lot Size<br>(Acre) | Listing Price | Sale Price | Sale<br>Price/Acre | Close of<br>Escrow |
|---------------------|--------------------------------|-------------------|----------------------|--------------------|---------------|------------|--------------------|--------------------|
| Subject<br>Property | Bunny Drive                    | Jamul<br>CA 91935 | 1,665,298            | 38.23              | \$293,686     | N/A        | N/A                | N/A                |
| Comp #1             | 00 Bee Canyon Road             | Jamul<br>CA 91935 | 693,039              | 15.91              | \$325,000     | \$225,000  | \$14,133.17        | 2/14/2025          |
| Comp #2             | 0 Highway 94                   | Jamul<br>CA 91935 | 1,605,621            | 36.86              | \$450,000     | \$390,000  | \$10,580.58        | 12/12/2024         |
| Comp #3             | Honey Springs Road             | Jamul<br>CA 91935 | 814,136              | 18.69              | \$239,999     | \$220,000  | \$11,771           | 12/24/2024         |
| Comp #4             | 0 Mother Grundy<br>Truck Trail | Jamul<br>CA 91935 | 1,768,100            | 40.59              | \$239,999     | \$215,000  | \$5,296.87         | 7/24/2025          |



# Bunny Drive

## +/- 38.23 Acres of Land

### FOR SALE COMPARABLES

|                  | Address                | City, Zip         | APN                                             | Lot Size<br>(Sq. Ft) | Lot Size<br>(Acre) | Listing Price | Price/Acre |
|------------------|------------------------|-------------------|-------------------------------------------------|----------------------|--------------------|---------------|------------|
| Subject Property | Bunny Drive            | Jamul<br>CA 91935 | 521-120-28-00                                   | 1,665,298            | 38.23              | \$293,686     | \$7,682    |
| Comp # 1         | Honey Springs Road     | Jamul<br>CA 91935 | 600-040-56-00                                   | 504,860              | 11.59              | \$99,900      | \$8,619    |
| Comp # 2         | 40 Acres in Jamul      | Jamul<br>CA 91935 | 602-130-14-00                                   | 1,742,400            | 40.00              | \$88,000      | \$2,200    |
| Comp #3          | 0 Lawson Valley Road 2 | Jamul<br>CA 91935 | 522-141-02-00                                   | 1,742,400            | 40.00              | \$150,000     | \$3,750    |
| Comp #4          | Skyline Truck Trail    | Jamul<br>CA 91935 | 522-130-16-00                                   | 1,800,334            | 41.30              | \$300,000     | \$7,263.92 |
| Comp #5          | Barrett Lake Road      | Jamul<br>CA 91935 | 651-020-06-00                                   | 1,755,468            | 40.30              | \$399,000     | \$9,900.74 |
| Comp #6          | Trail Lots 1-9         | Jamul<br>CA 91935 | 599-290-01-00                                   | 3,491,334            | 80.15              | \$499,000     | \$6,225.83 |
| Comp #7          | 0 Lawson Valley        | Jamul<br>CA 91935 | 522-030-37-00                                   | 2,374,891            | 54.52              | \$499,000     | \$9,152.60 |
| Comp #8          | Bunny Drive            | Jamul<br>CA 91935 | 521-120-28-00                                   | 3,463,020            | 79.50              | \$636,000     | \$8,000    |
| Comp #9          | 00 Ava Loma Road       | Jamul<br>CA 91935 | 596-161-19-00                                   | 3,828,924            | 87.90              | \$699,000     | \$7,952.22 |
| Comp #10         | 19191 High Glen Road   | Jamul<br>CA 91935 | 521-130-05-00<br>521-130-07-00<br>522-070-03-00 | 4,893,530            | 152.00             | \$999,500     | \$6,575.66 |



# Bunny Drive

+/- 38.23 Acres of Land

PARCEL AERIAL MAP





# Bunny Drive

## +/- 38.23 Acres of Land

### 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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