

# \$6,750,000 - 11436 El Nopal 000,

MLS® #240003114

**\$6,750,000**

Bedroom, Bathroom,  
Lot / Land on 0 Acres

Lakeside, , CA

Currently a contract yard, pricing based on a quick close. Current tenants provide incredible established rental income. Property zoned VR-7.3 with the potential of up to 77 lots under current zoning or up to 116+ under state density bonus. Preliminary yield studies, soils report and phase 1 available upon request.



## Additional Information

County	San Diego
Zip	92040
MLS® #	240003114
Lot Size	0.00
Neighborhood	LAKESIDE (92040)

## Listing Details

Provided By: David Santistevan

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on May 15th, 2024 at 1:34pm PDT

PROPERTY OVERVIEW	
<b>RELEVANT LINKS</b> <a href="#">Lot Concept Study</a> <a href="#">Preliminary Title Report</a> <a href="#">Phase I Environmental Report</a> <a href="#">Preliminary Yield Study</a> <a href="#">Soils Report</a> <a href="#">Gillespie Field Compatibility Plan</a>	
LOCATION	NORTH OF HWY 67, AT NORTHWESTERLY TERMINUS OF EL NOPAL & RIVERFORD RD., LAKESIDE, CA
APN	379-141-14 & 15
ACREAGE	10.61 ACRES
MUNICIPALITY	COUNTY OF SAN DIEGO / LAKESIDE COMMUNITY PLAN
ZONING	VILLAGE RESIDENTIAL VR-7.3
POTENTIAL CALCULATED YIELD UNDER EXISTING ZONING	77 POTENTIAL LOTS
POTENTIAL CALCULATED YIELD W/ DENSITY BONUS	116 POTENTIAL LOTS
BUILDING TYPE	"C" ALLOWS FOR SINGLE DETACHED HOMES
SITE ASSUMPTIONS	1) RIVERFORD RD. WIDENING 2) EL NOPAL ROAD WIDENING 3) 32' WIDE STREETS / PARKING ONE SIDE 4) 100' FUEL HOOD ZONE AT NORTH END OF SITE 5) ALIGN ENTRANCE OFF RIVERFORD WITH PASEO PKWY 6) SEWER IN EL NOPAL
VMT	LOCATION IS WITHIN A BOARD ADOPTED INFILL AREA SO IT IS CONSIDERED TO HAVE A LESS THAN SIGNIFICANT IMPACT FOR CEQA/TRANSPORTATION (VMT)
WATER / SEWER	PADRE DAM MUNICIPAL WATER (IMP. DIST A) / SEWER TBD
FIRE	LAKESIDE FIRE PROTECTION DISTRICT
SCHOOL	LAKESIDE UNION ELEMENTARY & GROSBMONT UNION HIGH
SPECIAL REGULATIONS	"C" - AIRPORT LAND USE   GILLESPIE FIELD INFLUENCE AREA   NOT WITHIN ANY SAFETY ZONE
FLOOD	WITHIN 1/2 MILE OF FLOOD PLAIN / WITHIN DAM INUNDATION ZONE
AIRPORT INFLUENCE	WITHIN GILLESPIE FIELD INFLUENCE AREA
AERIALS   N FACING	

