

FOR SALE

40601 Old Highway 80

\$330,000 (\$102.10/ Sq Ft)

Boulevard, CA



VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

JASON@VENTURE-PACIFIC.NET

FOR SALE

40601 Old Highway 80

\$330,000 (\$102.10/ Sq Ft)

Boulevard, CA

DESCRIPTION

MIXED USE OFFERING!!! This sale consists of three free-standing buildings, two retail and one single family residence, Situated on a large lot size of 9.6 acres offers a beautiful natural landscape of matured oak trees and other indigenous vegetation. The three parcels are zoned to accommodate retail and residential uses. Located in Eastern San Diego County, the property is conveniently located right off of the Interstate 8 which is a main East/West corridor in Southern California, connecting San Diego and Phoenix/Tucson, AZ. The location displays high visibility with the location on Old Highway 80, which is the main artery of within the City of Boulevard. The residential structure features a three-car garage and ranch-style architecture. One of the retail buildings was formerly a restaurant with a full bar, outside seating, enclosed patio, and is retrofitted with restaurant equipment. In addition, the property is serviced by two (2) ground water wells and includes a large water cistern/storage tank for pumped water. This is an extraordinary opportunity for future development as commerce will be ramping up with the completion of the Sunrise Power Link (project completion scheduled for 2012) and the Tule Wind and Pacific Wind energy projects. This property is perfect for a variety of users to work and live on site. Opportunities like this rarely come available in Boulevard!

PROPERTY SPECIFICS

Property Type	Mixed Use
Zoning	Retail, Residential
Building SF	1,500 (Retail), 944 (Retail), 788 (House)
Lot Size	9.6 Acres
Water Wells	2
APN	612-092-05-00 612-092-06-00 612-092-07-00

**VENTURE PACIFIC
COMMERCIAL SERVICES**

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable. However, this information is not guaranteed and should be verified. DRE #01443834

JASON@VENTURE-PACIFIC.NET

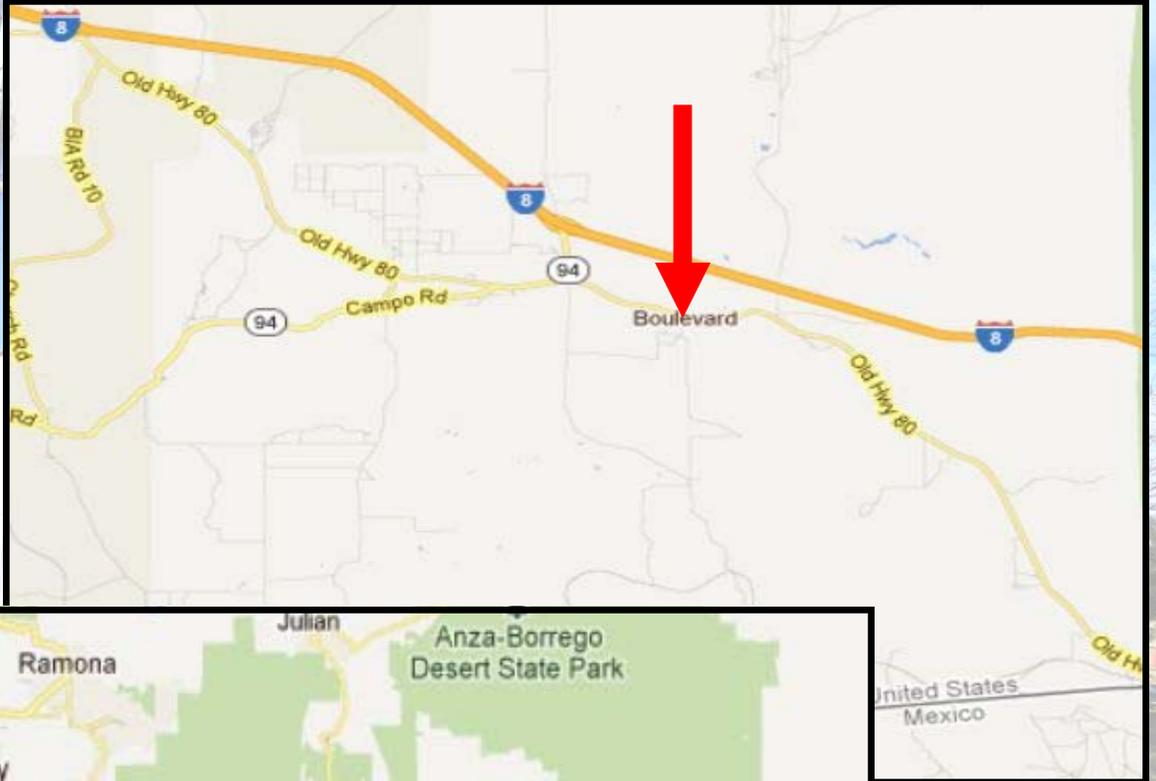
FOR SALE

40601 Old Highway 80

\$330,000 (\$102.10/ Sq Ft)

Boulevard, CA

MAPS



**VENTURE PACIFIC
COMMERCIAL SERVICES**

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable. However, this information is not guaranteed and should be verified. DRE #01443834

JASON@VENTURE-PACIFIC.NET

FOR SALE

40601 Old Highway 80

\$330,000 (\$102.10/ Sq Ft)

Boulevard, CA

**AERIAL
VIEW**



**BIRDS-EYE
VIEW**

**VENTURE PACIFIC
COMMERCIAL SERVICES**

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable. However, this information is not guaranteed and should be verified. DRE #01443834

JASON@VENTURE-PACIFIC.NET