

# \$409,725 - Prospect Ave, Santee

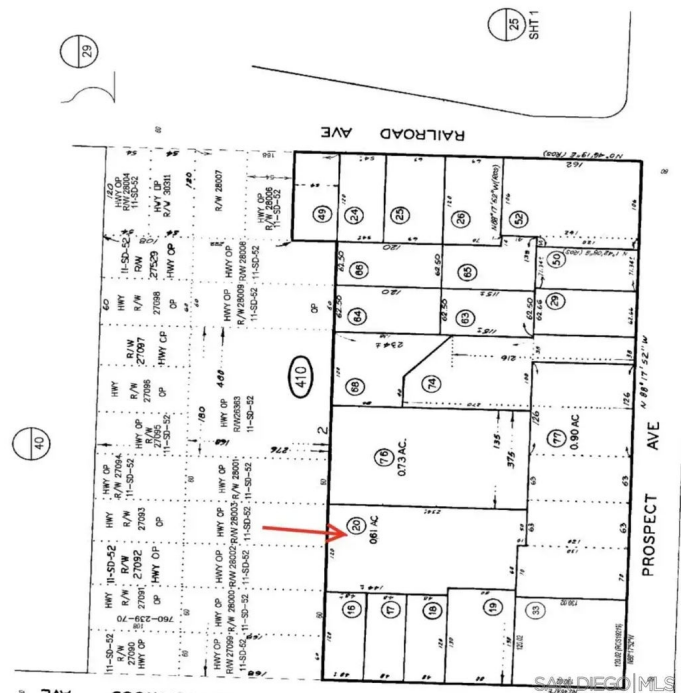
MLS® #250044061

**\$409,725**

Bedroom, Bathroom,  
Farm on 0.61 Acres

N/A, Santee, CA

**\*\*Prime Commercial Land Opportunity in San Diego County\*\*** Discover a rare investment opportunity in San Diego County! We present two commercial parcels, each with a potential high cap rate for land development. The FAA has a preliminary approval approved for storage/equipment parking use on these vacant lots, totaling 1.34 acres. **\*\*Key Features:\*\*** - Parcel 1 (APN 384-410-76-00): 31,798 sq. ft. - Parcel 2 (APN 3385-410-20-00): 26,571 sq. ft. - FAA Preliminary Approval for Storage Use - Gillespie Field Overlay Zone - Light Industrial Zoning - Triple Net Lease Option: \$8,500 for both parcels - Individual Parcel Lease Rates: \$3,719 (Parcel 1) and \$4,451 (Parcel 2) - Convenient Ingress and Egress on West Side (East May be Available) **\*\*Additional Information:\*\*** - The adjacent parcel, grandfathered for two single-family residences, may be available for sale. Call the Agent for details and/or to submit an offer. - Located in the Gillespie Field Compatibility Zone, ensuring strategic development. - Check the Gillespie Community Land Use Plan (Page 32), and Gillespie Field Compatibility Plan (Pages 71-72, 107-112) for detailed zoning insights. **\*\*Sales Details:\*\*** - Total Sales Price: \$1,395,000 - Acreage: 1.34 acres (58,369 sq. ft.) **\*\*Important Notes:\*\*** - No structures can be built under the Gillespie Community Land Use Plan and avigation easement on this particular property. - Verify all information with the FAA, the County of San Diego, and the city of



Santee for approvals.

**Essential Information**

|          |                |
|----------|----------------|
| MLS® #   | 250044061      |
| Price    | \$409,725      |
| Acres    | 0.61           |
| Type     | Farm           |
| Sub-Type | Com-Lnd/Rn/Grv |
| Status   | Active         |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | Prospect Ave   |
| Area        | SANTEE (92071) |
| Subdivision | N/A            |
| City        | Santee         |
| County      | San Diego      |
| State       | CA             |
| Zip Code    | 92071          |

**Amenities**

|          |     |
|----------|-----|
| Has Pool | Yes |
|----------|-----|

**Interior**

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

**Additional Information**

|                |                         |
|----------------|-------------------------|
| Days on Market | 233                     |
| Zoning         | R-1:SINGLE              |
| Listing Office | AJGCRE                  |
| Contact Info   | Preferred: 858-598-3589 |

**Listing Details**

|                |        |
|----------------|--------|
| Listing Office | AJGCRE |
|----------------|--------|

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

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Listing information last updated on July 28th, 2026 at 9:54am PDT