

3.56-ACRE, 5 LOT LAND OPPORTUNITY

LOS COCHES ROAD
LAKESIDE, CA 92040

LAKESIDE
ELEMENTARY
SCHOOL

ASKING PRICE:
\$1,150,000



Rare 3.56-acre vacant
land opportunity in the
desirable Lakeside market



Five parcels along
Los Coches Road,
providing flexibility for
future ownership, investment,
or development plans



RS Zoning: 4.3 du/ac
Minimum Lot Size: 10,000 Square Feet



Los Coches Rd

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LEMON CREST
ELEMENTARY
SCHOOL

EL CAPITAN
HIGH SCHOOL



Wellington Hill Dr

Ha Hana Rd

Bower Ln



LAKESIDE
ELEMENTARY
SCHOOL

Ha Hana Rd

Bower St

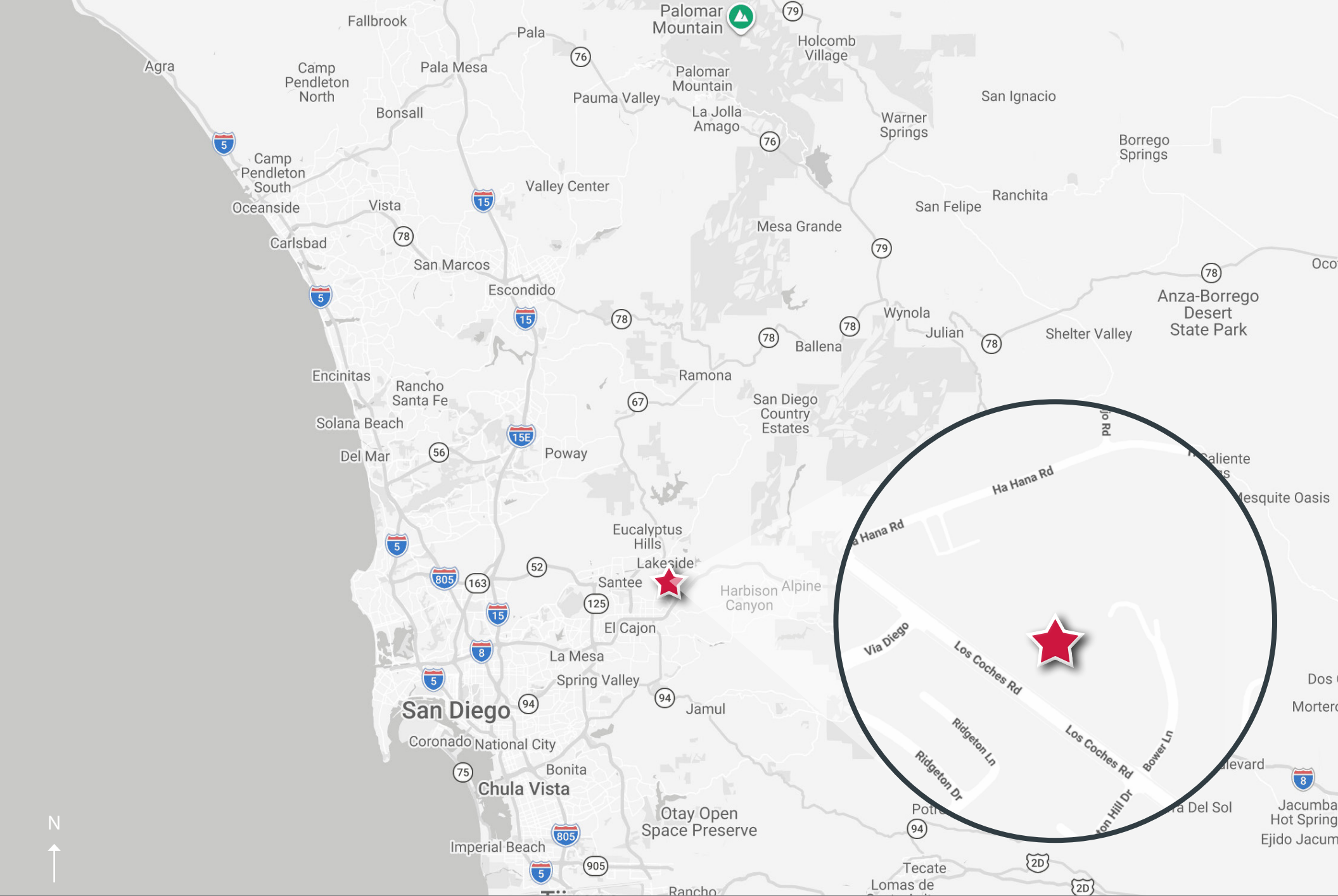
Los Cocheros Rd





Los Coches Rd





PROPERTY OVERVIEW

PROPERTY LOCATION

The property is located along Los Coches Road in Lakeside, California, within unincorporated San Diego County. The area features a semi-rural residential setting with convenient access to nearby schools, retail, employment centers, and major transportation routes.

PROPERTY PROFILE

The approximately 3.56-acre offering consists of five parcels of vacant land and includes an approved Tentative Parcel Map. The property presents an opportunity for a variety of future residential or investment uses, subject to County approvals and buyer due diligence. With its sizable land area, multi-parcel configuration, and desirable Lakeside location, the property represents an attractive opportunity for investors, builders, and owner-users.



ASKING PRICE: \$1,150,000

PROPERTY SNAPSHOT

	JURISDICTION:	County of San Diego
	APNS:	397-060-86-00 397-060-87-00 397-060-88-00 397-060-89-00 397-060-90-00
	ACREAGE:	3.56 Acres or 155,190 Square Feet
	ZONING:	RS (Click to view County Zoning Report)
	DENSITY:	4.3 du/AC
	MINIMUM LOT SIZE:	10,000 Square Feet
	CURRENT USE:	Vacant Land
	PROPOSED USE:	Development of Single Family Homes
	SCHOOL DISTRICT:	Lakeside Union Elementary School District Grossmont Union High School District
	SERVICES:	Water – Lakeside Water District Land Sewer – San Diego County Sanitation District L&I Gas/Electric – San Diego Gas & Electric (SDG&E) Fire – Lakeside Fire Protection District Police – San Diego County Sheriff's Department

RECENT HOME SALE COMPARABLES

12702 LOS COCHES CT

LAKESIDE



SALE PRICE

\$995,000



SALE DATE

7/15/2026



LIVING AREA

2,283 SF



YEAR BUILT

1994

11989 RACEWAY LANE

LAKESIDE



SALE PRICE

\$1,014,900



SALE DATE

9/4/2025



LIVING AREA

1,927 SF



YEAR BUILT

2025

13524 SOHAIL

LAKESIDE



SALE PRICE

\$1,000,000



SALE DATE

5/11/2026



LIVING AREA

2,014 SF



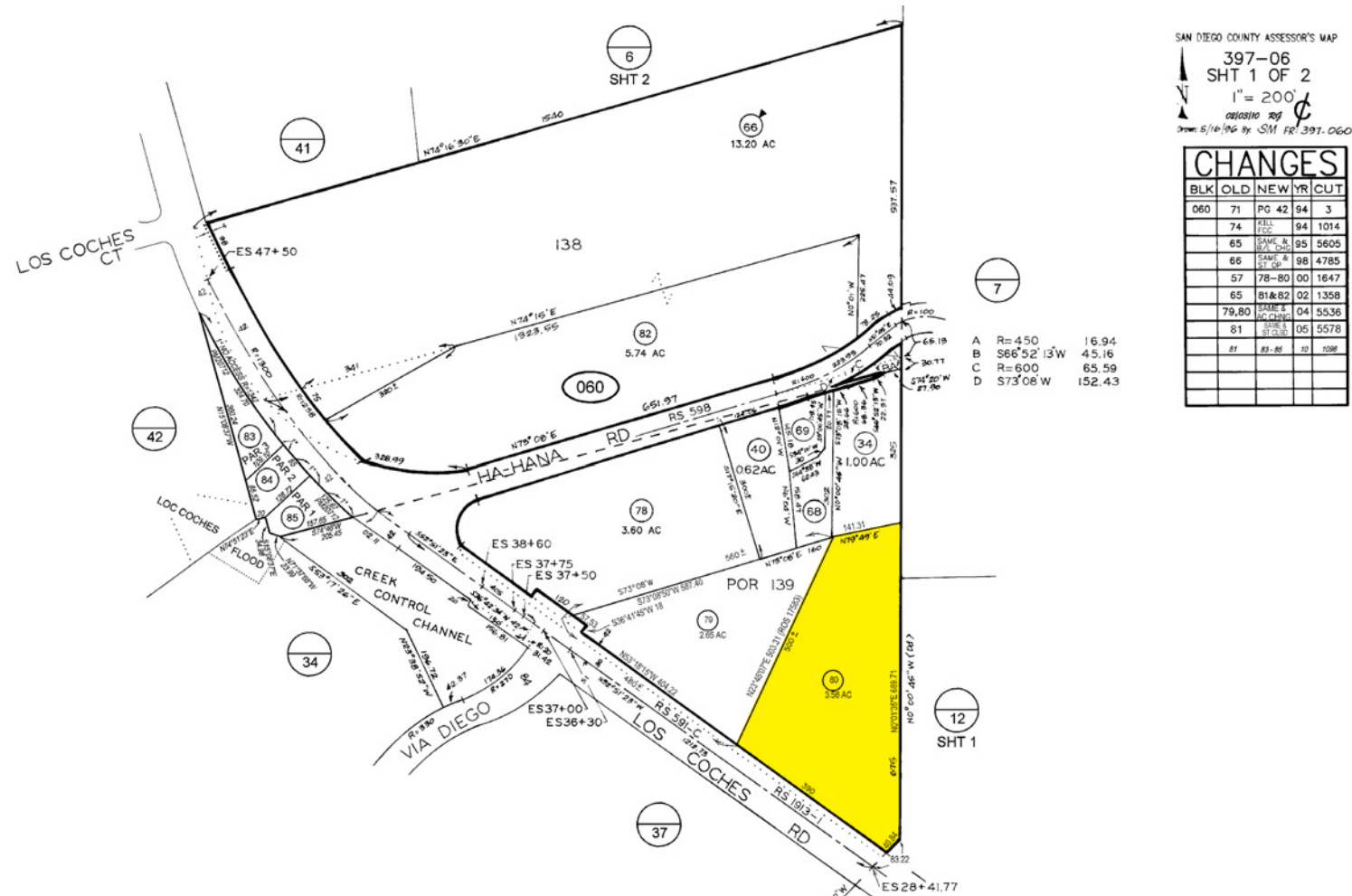
YEAR BUILT

2013

DUE DILIGENCE

CLICK ON LINKS BELOW TO ACCESS
RELATED DUE DILIGENCE DOCUMENTS

- 
- [TPM - Los Coches](#)
 - [Recorded Subdivision PM](#)
 - [County Zoning Report](#)



2026 DEMOGRAPHICS

1 Mile



Population
12,090



Estimated households
4,284



Average Household Income
\$142,944



Median Household Income
\$124,086



Total Businesses
217

3 Mile



Population
86,444



Estimated households
30,123



Average Household Income
\$136,101



Median Household Income
\$109,713



Total Businesses
2,499

5 Mile



Population
213,726



Estimated households
74,664



Average Household Income
\$127,312



Median Household Income
\$103,427



Total Businesses
8,300

ABOUT THE AREA

LAKESIDE

Lakeside, California, is a welcoming inland community in eastern San Diego County, known for its rural character, Western heritage, and scenic natural surroundings. Centered around Lindo Lake, the community offers a relaxed atmosphere with parks, open spaces, and outdoor activities. Lindo Lake County Park serves as a focal point for residents and visitors, featuring walking trails, picnic areas, playgrounds, sports facilities, and excellent bird-watching opportunities.

Lakeside is also famous for its equestrian traditions and community events, including the annual Lakeside Rodeo, which celebrates the area's longstanding cowboy culture. Historic sites, local businesses, and community gatherings contribute to Lakeside's friendly small-town feel, while nearby hills, trails, and reservoirs provide opportunities for hiking, fishing, and enjoying the outdoors.



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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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