

DONN BREE



**RANCHES ▪ HOMES
LOTS ▪ LOANS**

800-371-6669

PROPERTY REPORT

ADDRESS: Hollow Glen Road, Julian, CA 92036

DESCRIPTION: Commercial zoning (C-32) allows for a variety of uses for this free-standing building located across from Juilan High School. Block construction with new roof.

PRICE: \$339,000.00

APN: 291-30-0300

MLS: 09876543

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 cell; 800-371-6669 office.

Red Hawk Realty Proudly Presents...

Rare commercial Property

Offered at \$339,000



Rare Commercial Property in Julian with State Highway frontage!
Once used as Julian's sheriff substation, the floor plan and flexible zoning allow for most business uses. Plenty of room to comfortably fit seven offices/workspaces. Three existing restrooms. Private office and restroom is attached with separate private entrance. New 30-year roof. Ample parking. Don't miss this investment opportunity. Owner may consider a lease with option to purchase!



Donn Bree

P.O. Box 188
Santa Ysabel, CA 92070

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Red Hawk Realty Proudly Presents...

Rare commercial Property



**C32 Zoning
ESF 1470
APN 291-370-03-00
Lot size .5 acre**

**Great location
Plenty of Parking
3 Restrooms
Don't miss this opportunity!**



**Com-Off/Rtl/Ind**

MLS#: **071079627** Status: **Active** LP: **\$339,000**
 Address: **1485 Hollow Glen** OLP: **\$339,000**
 Listing Type: **Exclusive Right (R)** LD: **10/07/2007**
 City: **Julian, CA** Zip: **92036** MT: **396** AMT: **395**
 County: **San Diego** COE Date:
 Map Code: **1136C7** SP:
 Type of Property: **Office**
 Have: **Investment** Location: **Corner**
 Motive/Want: **Sell**
 Directions to Property:
From Main St in Julian cont. E on Hwy 78-across from Julian HS

Media: 3

EO: N LS: N/A

General Information

# of Units: 1	Lot Size: .5 through .75 Acres	Acres: 0.50
Price/SqFt/Month Price: \$231.00 /	Lot SqFt: 21,780	# Buildings: 1
Age:	SqFt Improv: 1,470	Zoning: C32
Stories: 1	APN:	

Remarks:

Rare commercial property in Julian with State Highway 79 frontage! Once used as Julian's sheriff substation, the floorplan and flexible zoning allow for most business uses. Plenty of room to comfortably fit seven offices/workspaces. Three existing restrooms. Private office and restroom is attached with a separate private entrance. New 30-year roof. Ample parking. Vacant and ready for your business to move in! Don't miss this investment opportunity. Owner may consider a lease with option to purchase! Bring all offers...

Confidential Remarks: Lockbox on water spigot on the side of the office. GO SHOW! Buyer to cooperate with water share agreement. APN 291-370-03-00

Mandatory Remarks:

Additional Information:

Cooling: Wall/Window	Heat: Wall	Special: Highway Frontage
Construction: Brick	Lot Size:	Source of SqFt: Tax Record
Floors: Slab	Parking: On Site, Private, Public, Street	Stories: 1 Story
Flood Zone: Hazard Unknown	Roof: Composition	Type of Lease:
Geo Hazard: Hazard Unknown	Sales Includes: Building, Land	Tenant Pays:
Railroad:	Cars Per Day:	Span:
Phase:	Amps:	Volts:
Truck Doors:	Ceiling Height:	Dock Height:

Financing

Present Loan:	Assumable Financing: 0	Source of Fin Info: Owner
Down Payment: //		Gross Equity: \$339,000
Existing Financing: Other/Remarks		

Terms:

Office and Showing Instructions

List Agent: Donn Bree (150902)	Agent Phone: (760) 765-4666	2nd Agent:	Show Phone:
List Office: Chameleon/Red Hawk Realty	Office Phone: (760) 765-4666	Broker #: 15575	
Email: donn@donn.com	Fax: (760) 765-0416	Pager:	Additional Phone: (760) 518-6669
CBB%: 3.00%	Subject to Court/Lender Approval: N		CVR: N
CBB\$:	Showing: Remarks		

Sold Information

Off Market Date:	Close of Escrow:	Expire Date: 12/31/2008	Sold Price:
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Agent Office:	SO Phone:	

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Manzanita

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33°04'35.38" N 116°35'25.49" W

elev 4195 ft

Aug 17, 2006

Eye alt 5204 ft

C32 CONVENIENCE COMMERCIAL USE REGULATIONS

2320 INTENT.

The provisions of Section 2320 through Section 2329, inclusive, shall be known as the C32 Convenience Commercial Use Regulations. The C32 Use Regulations are intended to create and enhance areas where a limited number of retail commercial goods and services are desired to meet day-to-day needs of local residents. Typically, the C32 Use Regulations would be applied within walking or short driving distance of a residential area, would be designed to serve only a limited local market, and would permit only those uses which do not create in the adjacent residential area increased traffic, noise or other such impacts considered incompatible with the residential use. Various applications of the C32 Use Regulations with appropriate development designators can create shopping areas which serve low-density neighborhoods, more urbanized, high-density residential or transient use areas.

2322 PERMITTED USES.

The following use types are permitted by the C32 Use Regulations:

- a. Civic Use Types.
 - Child Care Center
 - Essential Services
 - Fire Protection Services
 - Law Enforcement Services
 - Small School (see Section 6905)

- b. Commercial Use Types.
 - Convenience Sales and Personal Services
 - Eating and Drinking Establishments
 - Food and Beverage Retail Sales

- c. Agricultural Use Types.
 - Horticulture: Cultivation
 - Tree Crops
 - Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2323 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C32 Use Regulations subject to the applicable provisions of Section 2980. The number

in quotes following the use type refers to the subsection of Section 2980 which applies

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No, 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2324 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking

Participant Sports and Recreation: Indoor

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types,

Horti culture: Storage

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord, No, 7843 (N,S.) adopted 12-19-90)

2325 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types,

Administrative Services

Ambulance Services

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Lodge, Fraternal and Civic Assembly Major Impact Services and Utilities

Parking Services

Postal Services

Religious Assembly

b. Commercial Use Types.

Gasoline Sales

- c. Extractive Use Types.
Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)