



PROPERTY REPORT

ADDRESS: 3411 Highway 79, Julian, CA 92036

DESCRIPTION: JULIAN TRADING POST is a well known outpost near the residential community of Kentwood In The Pines. This is a rare opportunity to own a sound building and quaint old barn with 4 income producing units along Highway 79 in the community of Julian.

PRICE: **\$325,000**

APN: 292-011-30-00

MLS: 100057896

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

JULIAN TRADING POST

Rare Commercial Property!



- Great Location
- Plenty of Parking
- Easy Access
- 4 Income Units
- 4 Usable Acres

\$325,000



JULIAN TRADING POST is a well known outpost near the residential community of Kentwood In The Pines. The property consists of 4^{+/-} usable acres and offers *exceptional* visibility. This is a rare opportunity to own a sound building and quaint old barn with 4 income producing units along Highway 79 in the community of Julian. This opportunity is a scenic one hour drive north of the San Diego metropolitan area in the heart of the famous Julian Mining District near the town of Julian.



www.Donn.com



CREB# 01109566

DONN BREE



RANCHES • HOMES
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RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBER: 292-011-30-00





Com-BusOp

MLS#:100057896 Status: **Active** LP: **\$325,000**
 Photo:14 MT: 2 AMT: 1 OLP: **\$325,000**
 Address: [3411 Hwy 79](#) Close of Escrow:
 City: **Julian, CA** Map Code: **1136B7** SP:
 County: **San Diego** Zip: **92036** APN: **292-011-30-00**
 Type of Business: **Retail Sales**
 Have: **4 units**
 Motive/Want: **Retiring in Hawaii**
 Directions to Property: **From Julian, approx 1+ miles South on Hwy 79.**

Lease	Assets	Liabilities	Employees
Type:	Cash:	Acct Payable:	# of Employees:
Expires:	Inventory:	Accrued Exp:	Full Time:
Deposit:	Act Receivable:	Long Term:	Part Time:
Percent:	Equipment:	Total:	Owner Works:
Option:	Leasehold Imp:	Retained Earn:	Will Owner Train:
SqFt:	Real Estate:		How Long Estab:
PSF:	Other:		w/Present Owner:
Mon Rent: \$2,325	Total:		

Remarks
 A rare opportunity to own a sound building and quaint old barn with 4 income producing units along Highway 79 in the community of Julian. This opportunity is a scenic one hour drive north of the San Diego metropolitan area in the heart of the famous Julian Mining District near the town of Julian. JULIAN TRADING POST is a well know outpost near the residential community of Kentwood In The Pines. The property consists of 4+/- usable acres and offers exceptional visibility. You can drive by the property for and exterior inspection, but will need an appointment to view the interior of the buildings.

Mandatory Remarks: **None Known**

Price Includes:

Goodwill:	Lease Value:	CNTC:	Other \$ Value:
Equipment:	Real Estate: Yes	MCA:	Total:
Inventory:	License:	Other Desc:	

Additional Features:

Flood Zone:	Heat:	Sales Includes: Building, Land
Geo Hazard:	Equipment:	Source of SqFt:
Location:		
Parking: On Site / Plenty On Site		

Financial Analysis Year

	ACTUAL	PROJECTED
Gross Sales		
Cost of Sales		
= Gross Profits		
Total Expenses		
= Net Income		
- Owner's Salary		
- Manager's Salary		
- Interest		
- Depreciation		
- Sales Tax		
= Adjusted Net Income		
	OPERATING EXPENSES	
Rent		
Utilities		
Ins/Adv		
Accounting		
Supplies		
Telephone		
Tax/License		
Equipment Rental		
Repairs		
Payroll		
Payroll Tax		
Other		
Total		

Prepared by: Donn Bree, GRI
 DRE Lic.#: 01078868

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Wednesday, September 29, 2010
 10:31 AM



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© 2010 Google
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° N 116°34'51.39" W

Aug 16, 2006

Eye alt



2920113000

79

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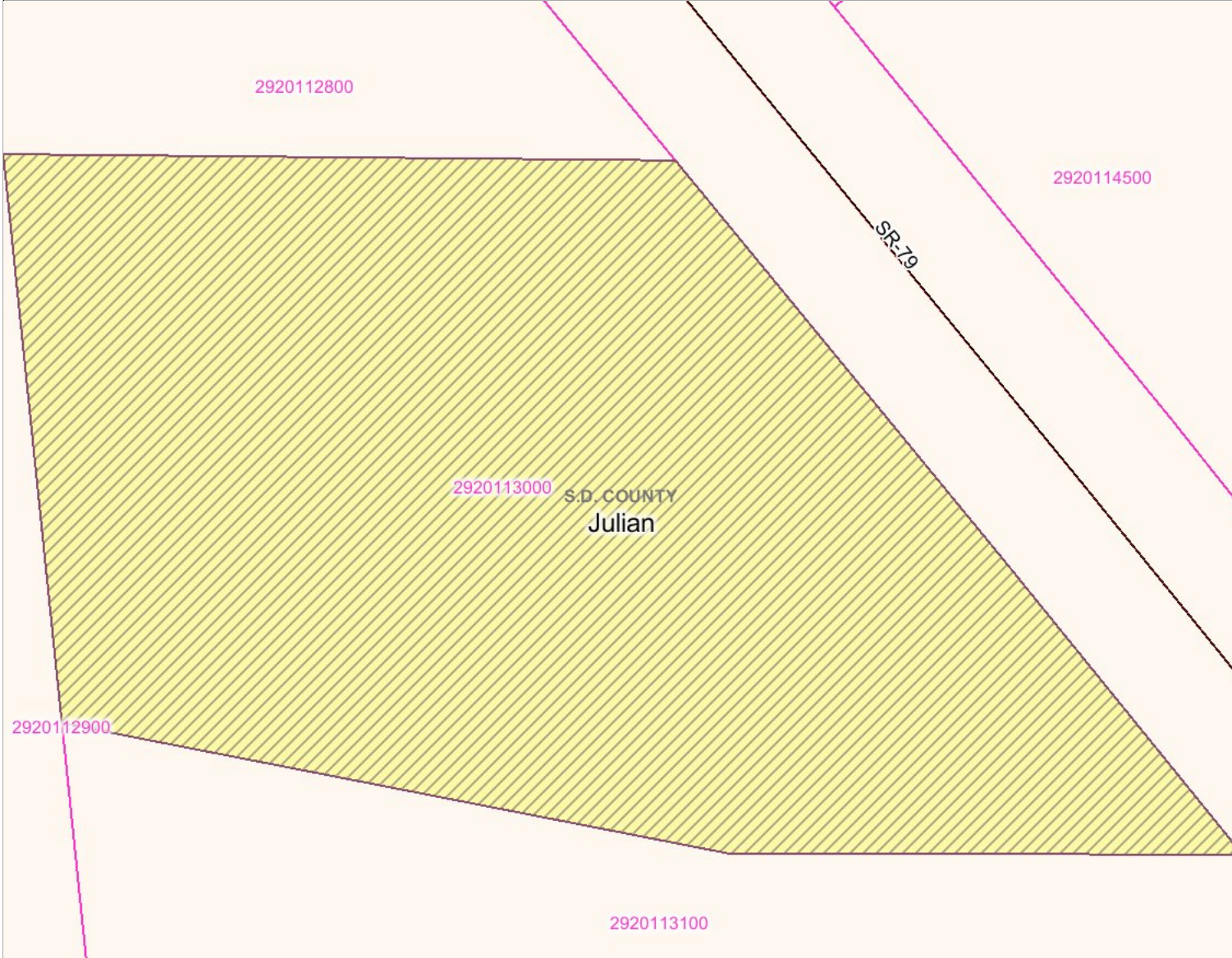
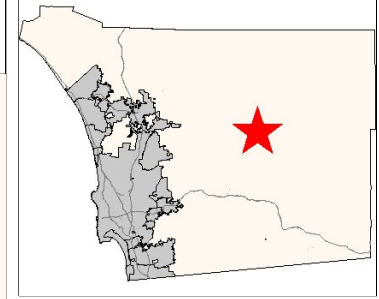
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° N 116°34'55.00" W

Aug 16, 2006

Eye alt

Julian Trading Post



Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Discretionary Permit Labels
- Discretionary Applications**
- ▲ Done
- Open
- ⊗ Cancelled/Expired/Void
- ⊗ Unknown
- Other
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area**
- Community Planning Areas
- Incorporated Areas**
- S.D. COUNTY
- Other

0 18 36 m.

Map center: 33° 3' 47.7" N, 116° 34' 54.9" W



Scale: 1:1,033

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Parcel Profile Results

APN 292-011-30-00 Profile:

Print Report

ZONING

Use Reg	A70
Animal Reg	L
Density	.25
Lot Size	4AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	JULIAN
Plan Group	-

GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Elementary School District	GEN ELEM JULIAN UNION
Fire Protection District	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
High School District	HIGH JULIAN UNION
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81064
Watershed	Spencer Hydrologic Sub Area

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(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. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 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
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

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

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

- a. Residential Use Types.
 - Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.
- b. Civic Use Types.
 - Law Enforcement Services
 - Minor Impact Utilities
 - Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

- a. Residential Use Types.
 - Group Residential
- b. Civic Use Types.
 - Administrative Services
 - Ambulance Services
 - Child Care Center
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - Group Care
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Partying Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Agricultural and Horticultural Sales (all types)
 - Explosive Storage (see Section 6904)
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
 - Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
e. Extractive Use Types.
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)