



OFFERING MEMORANDUM

BOULEVARD PINES

Mobile Home Park & Commercial Lot

39375-39377 Old Highway 80 | Boulevard, CA 91905

Jeff Davies | Vice President, Developer Investor Group | 619.887.5270 | daviescre@gmail.com



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Confidentiality Agreement

Important Notice to All Recipients

This Offering Memorandum has been prepared solely for informational purposes and is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

Interested buyers should be aware that the Seller is selling the Property AS IS with all faults, without representations or warranties of any kind. The Seller reserves the right to withdraw the Property at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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Investment Highlights

Boulevard Pines Mobile Home Park & Commercial Lot

Strong Cash Flow

Current NOI of \$112,294.

Value-Add Opportunity

Pro Forma NOI of \$137,708 through rent normalization and operational improvements.

Rent Growth Potential

Existing rents are below market and can be increased over time.

Occupancy Upside

Space 13 currently produces no base rent and has pro forma upside to \$750 per month.

Commercial Lot Included

Commercial land component provides flexibility and additional value.

Utility Reimbursement Income

Utility reimbursement program generates additional revenue.

Dual Zoning

C40 and RMH zoning.

Scarce Asset Type

Mobile home parks are difficult to develop and have high barriers to entry.

Property Overview

39375-39377 Old Highway 80 | Boulevard, CA 91905

Property Description

Boulevard Pines Mobile Home Park is a 20-space community on approximately 3.53 acres along Old Highway 80 in Boulevard, California. The property has operated as a stable income-producing asset since 1959 and includes an adjacent commercial lot that provides development and expansion optionality.

The park operates on owner-paid utilities with a utility reimbursement program, generating additional revenue beyond base space rent. Dual C40 and RMH zoning supports both the mobile home park use and the commercial land component.

Current NOI is \$112,294, with pro forma NOI of \$137,708 achievable through rent normalization and operational improvements. Pro forma annual rent totals \$208,740.

Property Type:	Mobile Home Park & Commercial Lot
Address:	39375-39377 Old Highway 80, Boulevard, CA 91905
County:	San Diego County
Land Area:	3.53 Acres (153,767 SF)
Year Built:	1959
Spaces:	20 Spaces + Storage
Zoning:	C40 & RMH
Utilities:	Owner-Paid Utilities with Utility Reimbursement Program
Ownership:	Boulevard Pines, LLC
APNs:	612-040-15-00, 612-040-16-00, 612-040-33-00
Sale Price:	\$1,950,000
Price/Space:	\$97,500 per Space

Property Photography

Boulevard Pines | Boulevard, CA 91905



Main Aerial



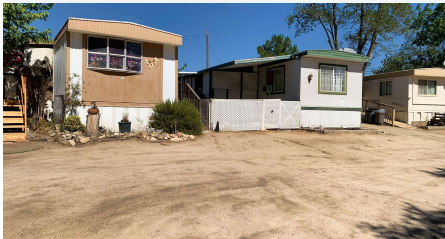
Pool and Clubhouse



Highway Frontage



Interior Roadway



Park Owned Units



Storage Buildings



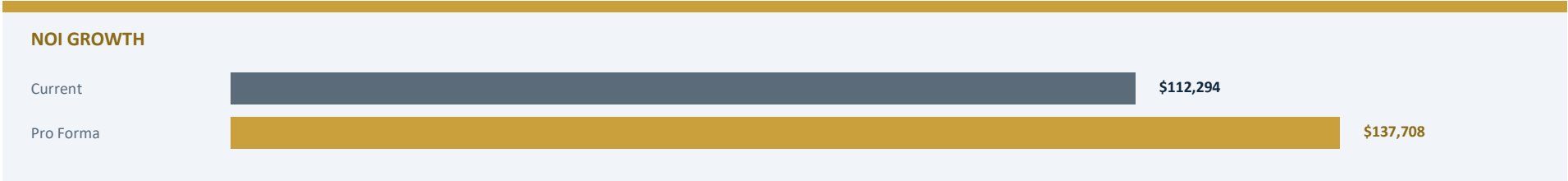
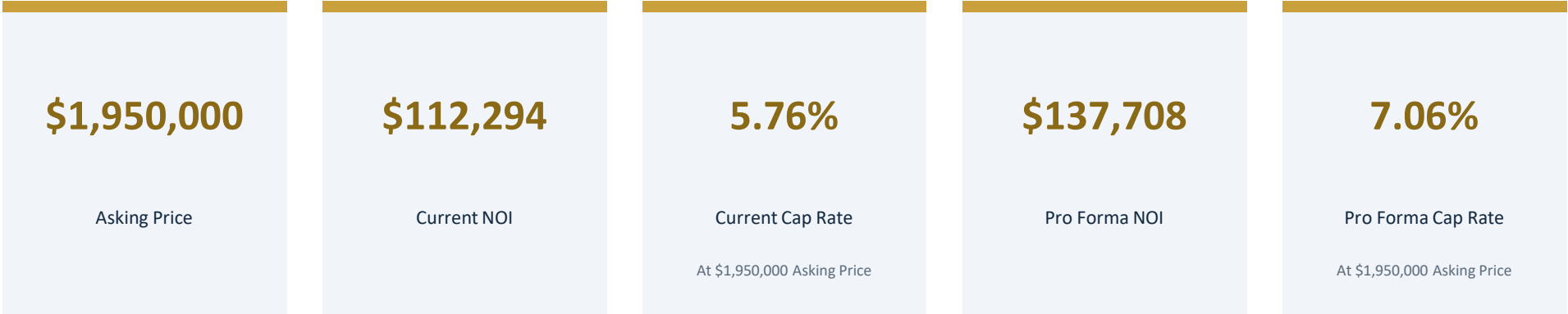
Open Lot



Site Overview

Financial Summary

Current vs. Pro Forma | Asking Price: \$1,950,000



Rent Roll Summary

Current vs. Pro Forma | 20 Spaces + Storage

\$208,740

Pro Forma Annual Rent

\$137,708

Pro Forma NOI

21

Spaces + Storage

Space	Current	Pro Forma
1	\$724	\$750
2	\$724	\$750
3	\$724	\$750
4	\$650	\$750
5	\$1,020	\$1,120
6	\$724	\$750
7	\$1,080	\$1,120
8	\$724	\$750
9	\$1,175	\$1,275
10	\$1,165	\$1,280
11	\$725	\$750

Space	Current	Pro Forma
12	\$620	\$750
13	\$0	\$750
14	\$620	\$750
15	\$620	\$750
16	\$875	\$750
17	\$620	\$750
18	\$640	\$750
19	\$640	\$750
20	\$615	\$750
Storage	\$200	\$200

Space 13 currently produces no base rent; pro forma reflects normalization to \$750 per month.

PARCEL INFORMATION

APN & Parcel Detail

Boulevard Pines, LLC | San Diego County

PARCEL ONE

612-040-15-00

PARCEL TWO

612-040-16-00

PARCEL THREE

612-040-33-00

OWNERSHIP

Boulevard Pines, LLC



Mobile Home, RV and Commercial zoning

Zoning & Development Potential

C40 & RMH | Dual-Zoned Asset

C40

Commercial zoning covering the commercial land component, supporting retail, service, and highway-oriented commercial uses along Old Highway 80.

RMH

Residential mobile home zoning supporting the existing 20-space mobile home park use and continued residential operation.

Mobile Home Park Use

RMH zoning secures the park’s long-standing residential use, with 20 spaces plus storage on 3.53 acres.

Commercial Lot Component

The C40 parcel offers a separate commercial land use, adding flexibility beyond park income.

Long-Term Flexibility

Dual zoning lets an owner hold, reposition, or separately monetize the commercial component.

Expansion Potential

Open land supports future site improvements and expansion, subject to county approvals.

CONTACT

Listing Broker

Exclusively Listed by Coldwell Banker Commercial West



Jeff Davies

Vice President, Developer Investor Group



Coldwell Banker Commercial West

LICENSE

CalDRE #01347770

DIRECT

619.887.5270

EMAIL

daviescre@gmail.com

All inquiries and offers should be directed to the listing broker.