

# Previous RCFE | Completely Remodeled - \$522,000 7-Bed Licensed Facility (Approved up to 15-Bed License)

Real Estate included in Purchase Price



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7-Bed Licensed Facility (Approved up to 15-Bed License)  
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# EXCLUSIVELY MARKETED BY

**BJ DELHAMER**

Vice Principal

Insite Commercial Real Estate

[bjd@insitecommercialadvisors.com](mailto:bjd@insitecommercialadvisors.com)

D: 760.593.7653

CA License No. 01720232



# PROPERTY HIGHLIGHTS



- **\*\*ALL PHOTOS & VIDEOS\*\***: <https://tinyurl.com/2a4gxqgdh>
- -
- **Major Use Permit** included
- **4,439 sq ft** home with **7 bedrooms** and **4 full baths**
- Distinctive *Dutch door* entry into a welcoming foyer
- **Master suite**:
  - *Dual sinks, cast iron soaking tub, and Travertine/stone walk-in shower*
- **Bathrooms**: Elegant hardware, cabinetry, tile, and stone finishes
- Bright flex room for fitness, relaxation, or creative use
- **Upgrades**:
  - *Two tankless water heaters*
  - *Arched windows* for natural light
  - **Two 8x9 bonus rooms** (offices, craft spaces, or wine cellars)
- **Kitchen**:
  - *12-foot center island* with pendant lighting
  - *Thor 5-burner stove top*
  - Dual GE dishwashers and ovens
  - Custom *Les Arcs cabinets*: *soft-close*, pull-outs, utensil drawer, and spice drawer
- **Living spaces**:
  - *Sunken living room* with wood-burning fireplace
  - Cozy family room with second fireplace
  - Spacious dining room for gatherings
- **Exterior features**:
  - Fully fenced for privacy and security
  - Circular driveway
  - *Brand-new roof*
  - *Paid solar*
  - *Updated plumbing*
  - *New insulation (R19 & R13)*
  - *Slate flooring* in the mudroom
  - New irrigation system
  - Storage shed
- **Additional highlights**:
  - *3-zone HVAC system* with Pro Series thermostat
  - Terra Cotta interlocking rubber tiles in flex space

This property blends **thoughtful design**, *modern upgrades*, and **timeless elegance**.

# PROPERTY OVERVIEW

This exceptional property, complete with a *Major Use Permit*, spans an impressive **4,439 square feet** and offers **7 bedrooms** and **4 full baths**. Step through the distinctive *Dutch door* into the welcoming foyer, setting the tone for a home that combines **comfort and sophistication**.

The **master suite** is a retreat of luxury, featuring *dual sinks*, a *cast iron soaking tub*, and a separate walk-in shower beautifully detailed with *Travertine and stone accents*. Each of the *four full baths* is adorned with **elegant hardware, cabinetry, and exquisite tile and stone finishes**. A *bright and airy flex room* adds versatility, perfect for **fitness, relaxation, or a creative retreat**.

**Thoughtful upgrades** enhance every corner of this home, including *two tankless water heaters*, **arched windows** that flood the interiors with natural light, and **two 8x9 bonus rooms** ideal for **offices, craft spaces, or even wine cellars**.

The **kitchen** is a *culinary masterpiece* with a **12-foot center island**, *pendant lighting*, and a professional-grade *Thor stove top with five burners*. **Dual GE dishwashers and ovens**, along with custom *Les Arcs cabinets* featuring *soft-close mechanisms, pull-outs, a utensil drawer, and a spice drawer*, make this kitchen as functional as it is beautiful.

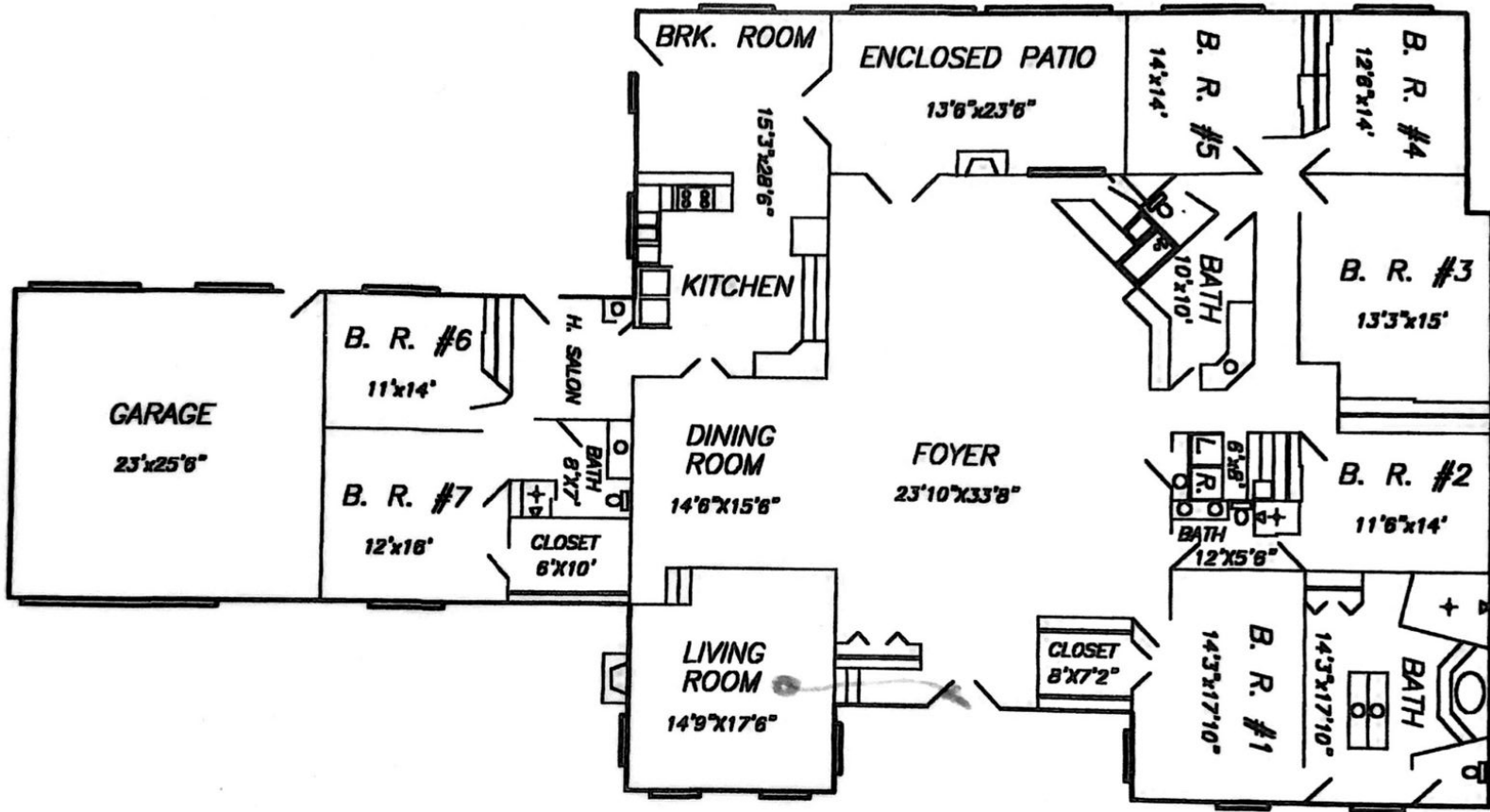
**Entertainment spaces** abound, from the inviting *sunken living room* with a **wood-burning fireplace** to the cozy family room with its own fireplace, while the spacious *dining room* is perfect for **hosting memorable gatherings**.

Outside, the property is **fully fenced**, offering *privacy and security*. Additional highlights include a *circular driveway*, a **brand-new roof**, a **3-zone HVAC system** with a *Pro Series thermostat*, **Terra Cotta interlocking rubber tiles** in the flex space, **paid solar**, updated plumbing, **new insulation (R19 & R13)**, *slate flooring* in the mudroom, *new irrigation*, and a *storage shed*.

This home effortlessly blends **thoughtful design, modern upgrades, and timeless elegance**, making it a truly remarkable property.



# FLOORPLAN



4,828 SF.

DRAWING NOT TO SCALE — 1994

## BLUEBERRY HILL MANOR

13227 BLUEBERRY HILL LANE  
VALLEY CENTER, CA 92082  
LIC. # 37-4600042



# OLD CDSS LICENSE



## State of California

### Department of Social Services

Facility Number: 374603798

Effective Date: 10/12/2018

Total Capacity: 7

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

#### this License to

PACHIRA LLC

to operate and maintain a

RESIDENTIAL CARE ELDERLY

#### Name of Facility

BLUEBERRY HILL MANOR  
13227 BLUEBERRY HILL LANE  
VALLEY CENTER, CA 92082

This License is not transferable and is granted solely upon the following:

AGE RANGE 60 AND OVER. 7 NON-AMBULATORY. HOSPICE WAIVER FOR 4.

Client Groups Served:

RCFE / DEMENTIA

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(916) 657-2600

Pamela Dickfoss  
Deputy Director,  
Community Care Licensing Division

  
Authorized Representative of Licensing Agency

POST IN A PROMINENT PLACE

# OLD CDSS LICENSE

**Facility Detail**

**BLUEBERRY HILL MANOR** Stay Updated

Status: Closed, Licensee Initiated  
Lic. Date: 10/12/2018  
Closure Date: 11/30/2021

**Address:**  
13227 BLUEBERRY HILL LANE  
VALLEY CENTER, CA 92082  
Licensee Name: PACHIRA LLC

**Phone:** (760) 518-8508

**Facility Number:** 374603798

**Facility Capacity:** 7

**Facility Type:** RESIDENTIAL CARE ELDERLY

**State Licensing Office Contact Information** ⓘ

**Regional Office:** RIVERSIDE ASC

**Address:** 1650 SPRUCE ST STE 200 MS29-27  
RIVERSIDE, CA 92507

**Phone:** (951) 248-2222

# APPROVED MUP BY SAN DIEGO COUNTY:



## County of San Diego

MARK WARDLAW  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 694-2962 • Fax (858) 694-2555  
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY  
ASSISTANT DIRECTOR

May 10, 2018

Carolina S. Dizon  
13227 Blueberry Hill Lane  
Valley Center, CA 92087

SUBJECT: Care Facility at 13227 Blueberry Hill Lane, Valley Center, CA 92082  
APN: 186-210-48-00

Dear Ms. Dizon,

This letter is in response to your request for verification of the legal use of the subject property 13227 Blueberry Hill Lane, Valley Center, CA 92082 (APN: 186-210-48-00).

The zoning for this subject property is Rural Residential (RR). The RR zone is intended for family residential uses. In addition, the property is not subject to any Special Area Regulations.

This property is governed by Major Use Permit P99-020. The Major Use Permit (P99-020) was approved on March 3, 2000 granting a group care facility, not to exceed 15 residence. This permit was later modified on September 29, 2016 to allow ground mounted solar panels on the property.

Residential Care Facilities in which a number of unrelated people reside are allowed in residential neighborhoods. The permitting of these homes is addressed by the County in two different ways depending on the number of client residents. Pursuant to State Law (California Health and Safety Code), local agencies such as the County are required to permit "group" homes (defined as Family Care Home) with six or fewer client residents in the same manner as a single family dwelling. Thus, the County cannot refuse to issue a permit or require that a "group" home with six or fewer clients be de-occupied as long as the subject building meets basic zoning and building code standards. The State controls these facilities and issues the required and appropriate licenses.

Group care homes proposed to serve seven or more client residents can only be permitted through the granting of a Major Use Permit in accordance with Section 2185.b of the County Zoning Ordinance. With the Major Use Permit requirement, these larger group care homes are subject to a public review process and the County decision-makers have the discretion to approve or not to approve the proposed use.

The successful completion of the final inspection is evidence that all applicable codes and ordinances, including but not limited to, building codes, sign regulations, fire department codes, applicable zoning laws, landscaping and parking requirements, curb cut permits and provisions for sanitary sewer, water storm drainage, other utilities and the requirements of the Building Permit have been met. The existing commercial use is in compliance with the approved permits and as of the date hereof, our records do not reflect, nor am I aware, of any outstanding zoning or building code violations on the property. Further, all application fees have been paid in connection with the development and use of this property.

The foregoing information is provided at your request. The information is based on the zoning and land use regulations pertaining to the property as of the present date. The County of San Diego makes no representations that the aforementioned zoning and land use regulations will remain unchanged in the future.

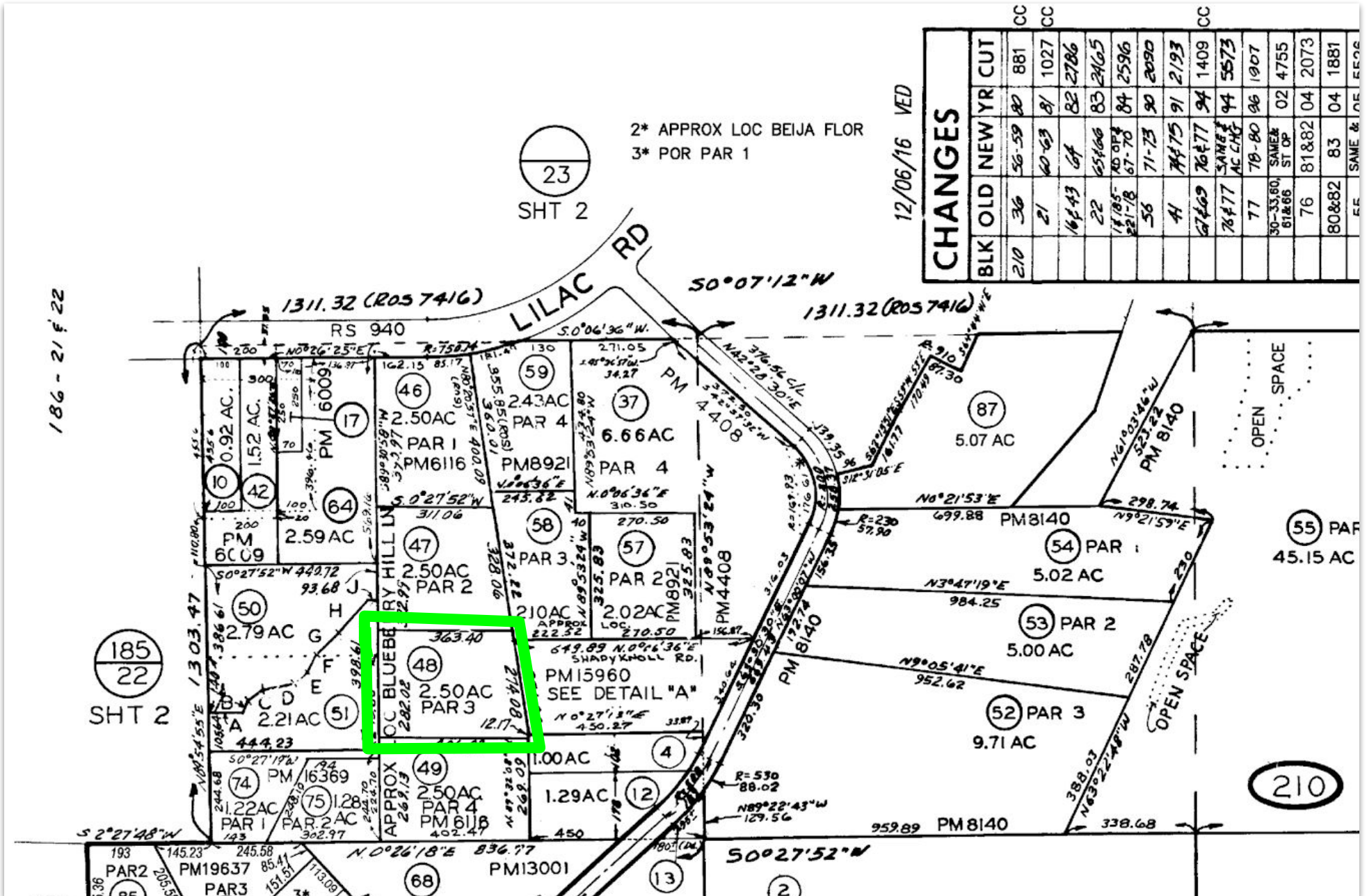
We look forward to assist you with your project and should you have any questions about any other land use matter, please feel free to contact me via email at [Mandy.Noza@sdcounty.ca.gov](mailto:Mandy.Noza@sdcounty.ca.gov) or via phone at (858)-495-5346.

Sincerely,

Mandy Noza  
Land Use and Environmental Planner  
Planning and Development Services



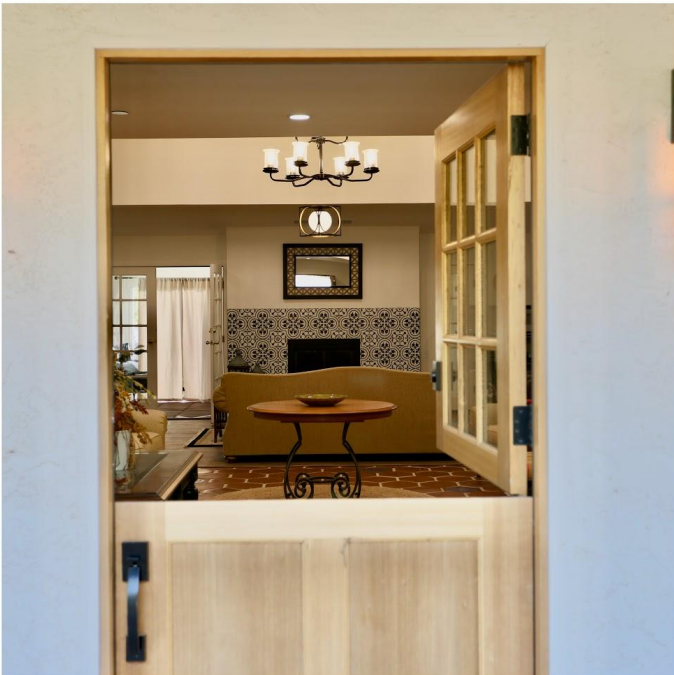
# ASSESSORS/PLAT MAP



# PHOTOS OF PROPERTY



# PHOTOS OF PROPERTY



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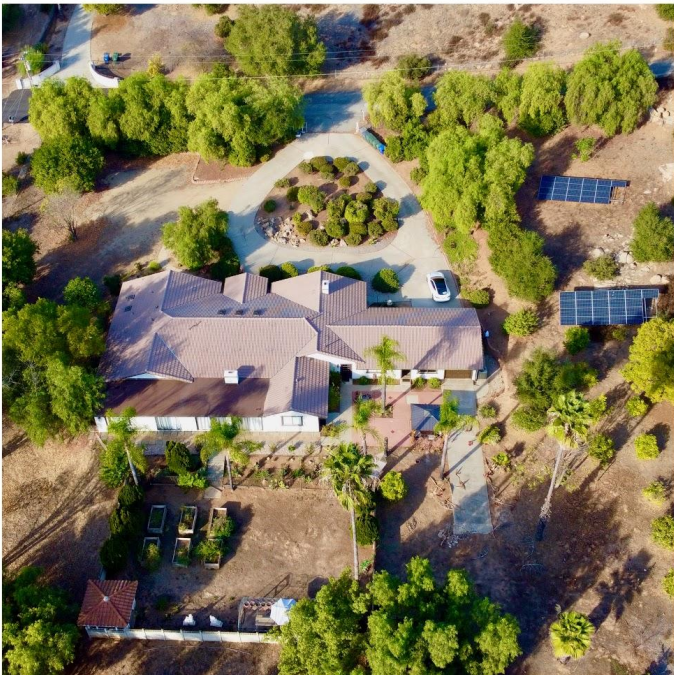
# PHOTOS OF PROPERTY



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# PHOTOS OF PROPERTY





# AREA OVERVIEW

Median Household Income  
**\$115,344**

Median Age  
**43.3**

Total Population  
**22,014**

1st Dominant Segment  
**Pleasantville**

## Consumer Segmentation

Life Mode

What are the people like that live in this area?

### Upscale Avenues

Prosperous married couples living in older suburban enclaves

Urbanization

Where do people like this usually live?

### Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

## Top Tapestry Segments

	Pleasantville	Exurbanites	Green Acres	The Great Outdoors	Workday Drive
% of Households	2,727 (38.5%)	1,894 (26.7%)	1,106 (15.6%)	876 (12.4%)	436 (6.2%)
% of San Diego County	89,008 (7.6%)	71,902 (6.1%)	4,447 (0.4%)	17,278 (1.5%)	15,787 (1.3%)
Lifestyle Group	Upscale Avenues	Affluent Estates	Cozy Country Living	Cozy Country Living	Family Landscapes
Urbanization Group	Suburban Periphery	Suburban Periphery	Rural	Rural	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.85	2.5	2.65	2.4	2.88
Median Age	43.4	52.2	44.8	48.4	37.5
Diversity Index	72.4	48.2	37.4	45.4	62.1
Median Household Income	\$115,400	\$121,200	\$95,600	\$74,100	\$108,600
Median Net Worth	\$522,700	\$771,700	\$346,700	\$238,700	\$363,200
Median Home Value	\$518,800	\$542,200	\$329,300	\$360,800	\$358,100
Homeownership	84.4 %	86.3 %	88 %	81.4 %	85.4 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	High School Diploma	High School Diploma	Bachelor's Degree
Preferred Activities	Enjoy outdoor gardening . Go to the beach, theme parks, museums.	Gardening and home improvement are priorities . Active in their communities.	Pursue physical fitness vigorously, . Active in communities and social organizations.	Prefer domestic travel to trips abroad. . Own pet dogs or cats.	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.
Financial	Invest conservatively	Rely on financial planners and extensive reading	Comfortable with debt, and investments.	Do-it-yourself oriented and cost conscious	Well insured, invest in a range of funds, high debt
Media	Use all types of media equally (newspapers, magazines, radio, Internet, TV).	Well-connected and use the internet to stay current	Provided by satellite service, radio and television	Watch CMT, History Channel, Fox News	Connected, with a host of wireless devices
Vehicle	Prefer imported SUVs	Choose late-model luxury cars, SUVs	Late model trucks SUVs, ATVs and motorcycles	Own 4-wheel drive trucks	Own 2+ vehicles (minivans, SUVs)



# AREA OVERVIEW



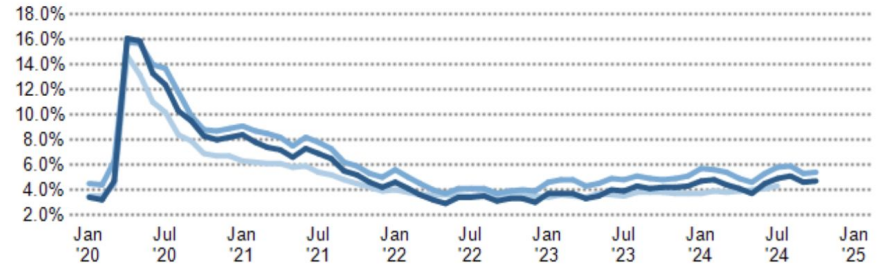
## Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

■ San Diego County  
 ■ California  
 ■ USA

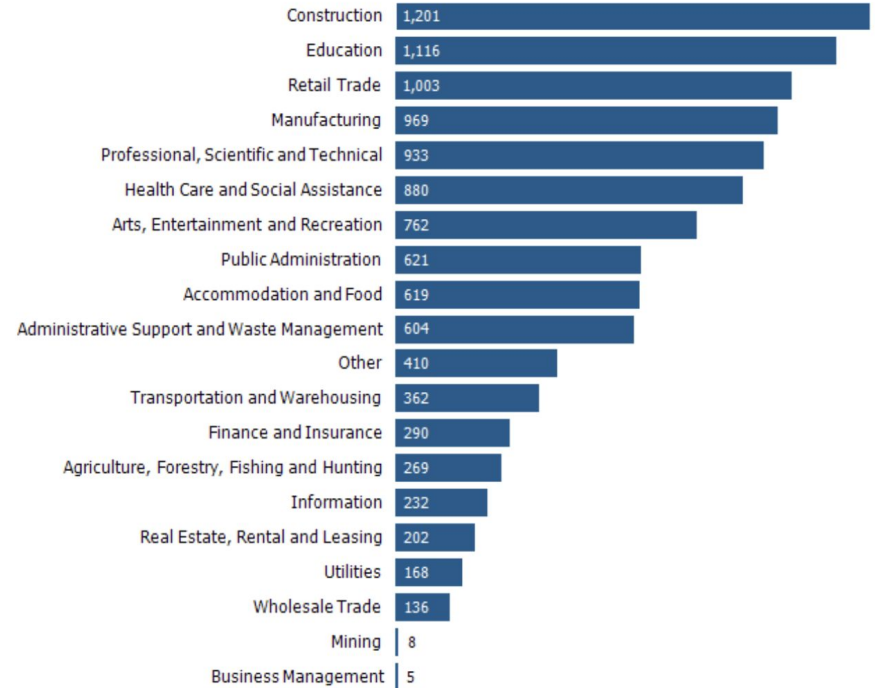


## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



# AREA OVERVIEW

## Valley Center, CA 92082: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



# AREA OVERVIEW



## Valley Center, CA 92082: Age Comparison

### Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



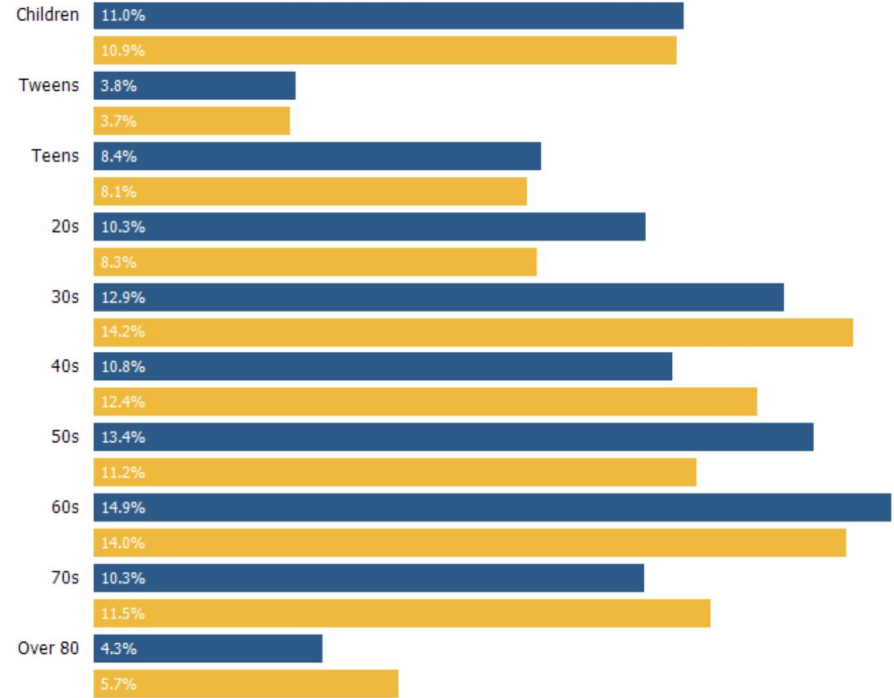
### Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



# AREA OVERVIEW

## Valley Center, CA 92082: Home Value Comparison

### Median Estimated Home Value



This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

### 12 mo. Change in Median Estimated Home Value



This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

### Median Listing Price



This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

### 12 mo. Change in Median Listing Price



This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

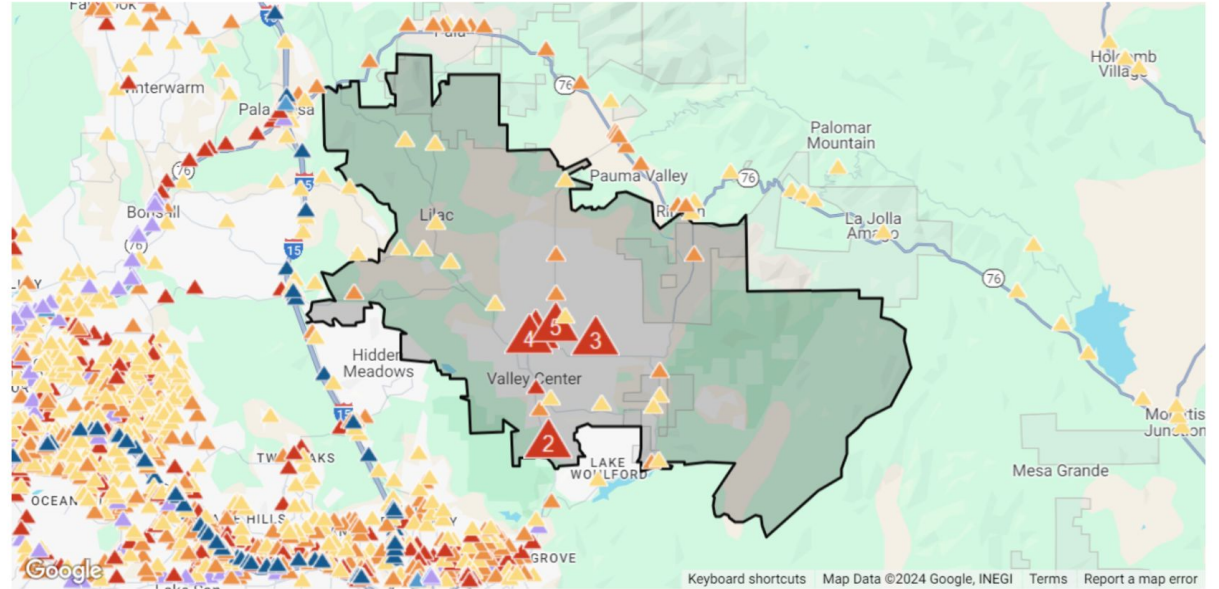
Update Frequency: Monthly



# AREA OVERVIEW



## Traffic Counts



Daily Traffic Counts:   
 ▲ Up 6,000 / day   ▲ 6,001 – 15,000   ▲ 15,001 – 30,000   ▲ 30,001 – 50,000   ▲ 50,001 – 100,000   ▲ Over 100,000 / day

**1**

**23,186**

2024 Est. daily traffic counts

---

Street: Valley Center Rd  
 Cross: Miller Rd  
 Cross Dir: E  
 Dist: -

Historical counts

Year	Count	Type
2013	▲ 26,800	ADT
2012	▲ 22,600	ADT
2011	▲ 22,600	ADT
2010	▲ 22,600	ADT
2009	▲ 18,400	ADT

**2**

**22,539**

2024 Est. daily traffic counts

---

Street: Valley Center Rd  
 Cross: Ridge Ranch Rd  
 Cross Dir: N  
 Dist: -

Historical counts

Year	Count	Type
2005	▲ 20,600	ADT
2000	▲ 18,400	ADT
1999	▲ 18,400	ADT
1997	▲ 18,000	AAAT

**3**

**22,390**

2024 Est. daily traffic counts

---

Street: Valley Center Rd  
 Cross: Rock Hill Ranch Rd  
 Cross Dir: W  
 Dist: -

Historical counts

Year	Count	Type
2013	▲ 19,900	ADT
2012	▲ 22,700	ADT
2011	▲ 22,700	ADT
2010	▲ 22,700	ADT
2009	▲ 22,700	ADT

**4**

**19,246**

2024 Est. daily traffic counts

---

Street: Valley Center Rd  
 Cross: Indian Creek Rd/valley Center Rd  
 Cross Dir: S  
 Dist: -

Historical counts

Year	Count	Type
2012	▲ 18,200	ADT

**5**

**16,959**

2024 Est. daily traffic counts

---

Street: Cole Grade Rd  
 Cross: School Bus Ln  
 Cross Dir: S  
 Dist: -

Historical counts

Year	Count	Type
2013	▲ 20,200	ADT
2012	▲ 20,200	ADT
2011	▲ 20,200	ADT
2010	▲ 10,900	ADT
2009	▲ 10,900	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

# DISCLAIMERS

## CONFIDENTIALITY DISCLAIMER & EXCLUSIVE AGENCY MEMORANDUM

This Exclusive Agency Memorandum (“Memorandum”) was prepared by Insite Commercial Real Estate Advisors (“IC”) on behalf of (“Seller”) and is confidential and furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of IC.

This Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Seller/IC and their sources. Financial projections are provided as a reference and are based on assumptions made by Seller/IC and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Memorandum merely summarize or outline property information and are not intended to be complete descriptions.

This Memorandum was prepared on the basis of information available to the Seller and IC in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein is for general reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor IC guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an “as-is” basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Seller or IC.

Neither Seller nor IC nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Memorandum or the contents. Analysis and verification of the information contained in the Memorandum is solely the responsibility of the prospective purchaser.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller’s obligations thereunder have been fully satisfied or waived. The Seller is responsible for any commission due to IC in connection with the sale of the Property. No other party, including IC, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and IC and may be used only by parties approved by the Seller and IC.

## BJ DELHAMER

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