

Priced at \$3,250,000



1351 S Santa Fe Avenue

Vista, CA 92083

3.36 AC Development Site in Vista - Ideal for Townhome or Small-Lot Residential Project

PARTNERSCRE
Petito

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1351 S Santa Fe Avenue

The Offering

PartnersCRE is proud to exclusively present the **Vista California Development** located at **1351 S Santa Fe Avenue, Vista, California**. This **±3.36-acre (146,361 SF)** corner parcel, zoned **R-M (Medium Density Residential)**, is prominently situated along the **South Santa Fe Avenue Corridor**—an area undergoing significant transformation under the **City of Vista’s South Santa Fe Corridor Specific Plan**. The property features **topography, 290 feet of frontage, and full utility access**, creating an ideal foundation for a **streamlined and high-quality residential development opportunity**.

Positioned within a **rapidly growing North San Diego County submarket** with a population exceeding **100,000 residents**, the site sits **directly across from a newly completed townhome community** and is surrounded by housing, schools, and local retail amenities. Vista continues to experience **strong demographic growth**, supported by a **median household income of approximately \$78,800 within one mile**, reflecting robust local demand for **attainable and modern housing options**.

The property’s **R-M zoning** offers **flexibility for small-lot, townhome, or condominium projects**, allowing builders to capture both **for-sale and for-rent housing demand**. With **utilities to the street, no replacement housing requirements**, and inclusion in an **active redevelopment corridor**, the site provides a **clear entitlement path** and favorable economics for a range of residential configurations. Its **strategic proximity** to major employment and educational hubs—**Kaiser Permanente Vista, Tri-City Medical Center, and California State University San Marcos**—further strengthens the project’s long-term viability and absorption potential.

Located minutes from **North County Square, Vista Village Center, and LEGOLAND California**, the property also enjoys **excellent regional connectivity** via **Highway 78, Interstate 5, and Interstate 15**. With its combination of **scale, zoning, infrastructure readiness, and prime corner positioning** within one of **North County’s most active residential corridors**, **1351 S Santa Fe Avenue** represents a **premier infill development opportunity** offering both **immediate feasibility** and **strong long-term appreciation potential**.

At a Glance

Vista

\$3,250,000

Price

180-210-20-00

APN

Land

Type

146,361 SF

Lot SF

3.36 AC

Lot AC

R-M

Zoning

Corner Lot

Placement

290± Ft

Lot Frontage

500± Ft

Lot Depth

15 du/ac

Density

Vacant Land

Existing

Highlights

- General Plan Land Use: Medium Density Residential (R-M Zoning)
- ±3.36 Acre (146,361 SF) - Corner Lot with Flat Topography
- All Utilities to Site | No Replacement Housing Issues
- Located within the South Santa Fe Corridor Specific Plan Area
- Ideal for Townhome, Small-Lot, or Condominium Development
- Strong Market Fundamentals and Growing Population Base
- Proximity to Kaiser Permanente Vista, Tri-City Medical Center, and CSU San Marcos
- Excellent Access to Highway 78, Interstate 5, and Interstate 15

1351 S Santa Fe Avenue

Sales Comp

Address	Sales Price	Acre	Price / Acre	COE
1108 Sycamore Avenue, Vista, CA 92081	\$13,556,623	7.910	\$1,713,859	7/26/21
1320 Mesquite Drive, Vista, CA, 92083	\$5,040,000	4.580	\$1,100,437	7/18/18
206 Cedar Road, Vista, CA, 92083	\$2,085,000	1.950	\$1,069,231	1/22/20
1525 Buena Vista Drive, Vista, CA, 92081	\$4,500,000	4.760	\$945,378	7/24/18
3275 Corporate View, Vista, CA, 92081	\$13,280,100	12.0	\$1,106,675	7/20/17
Sales Averages	\$7,692,345	6.24	\$1,187,116	
Subject	\$3,250,000	3.360	\$967,261.91	

1351 S Santa Fe Avenue

Location Highlights

Shopping Centers:

Vons, Walmart, and North County Square anchor a strong retail corridor offering grocery, dining, and essential services within minutes of the property. The area supports steady consumer traffic and provides convenience for future residents.

Parks

Walnut Grove Park, Carlsbad State Beach, and Alta Vista Botanical Gardens offer abundant recreational and natural amenities, providing families and residents access to outdoor activities, coastal attractions, and community events year-round.

Recreation

LEGOLAND California and the San Diego Zoo highlight the region's recreational appeal, drawing visitors from across Southern California and contributing to the area's vibrant tourism and local economy.

Convenience:

Everyday essentials such as gas stations, USPS, and major banking institutions are located nearby, supporting the daily needs of residents and enhancing the property's walkability and accessibility.

Hospitals

Kaiser Permanente Vista and Tri-City Medical Center serve as key regional healthcare providers, offering comprehensive medical services and employment opportunities within a short drive of the site.

Schools

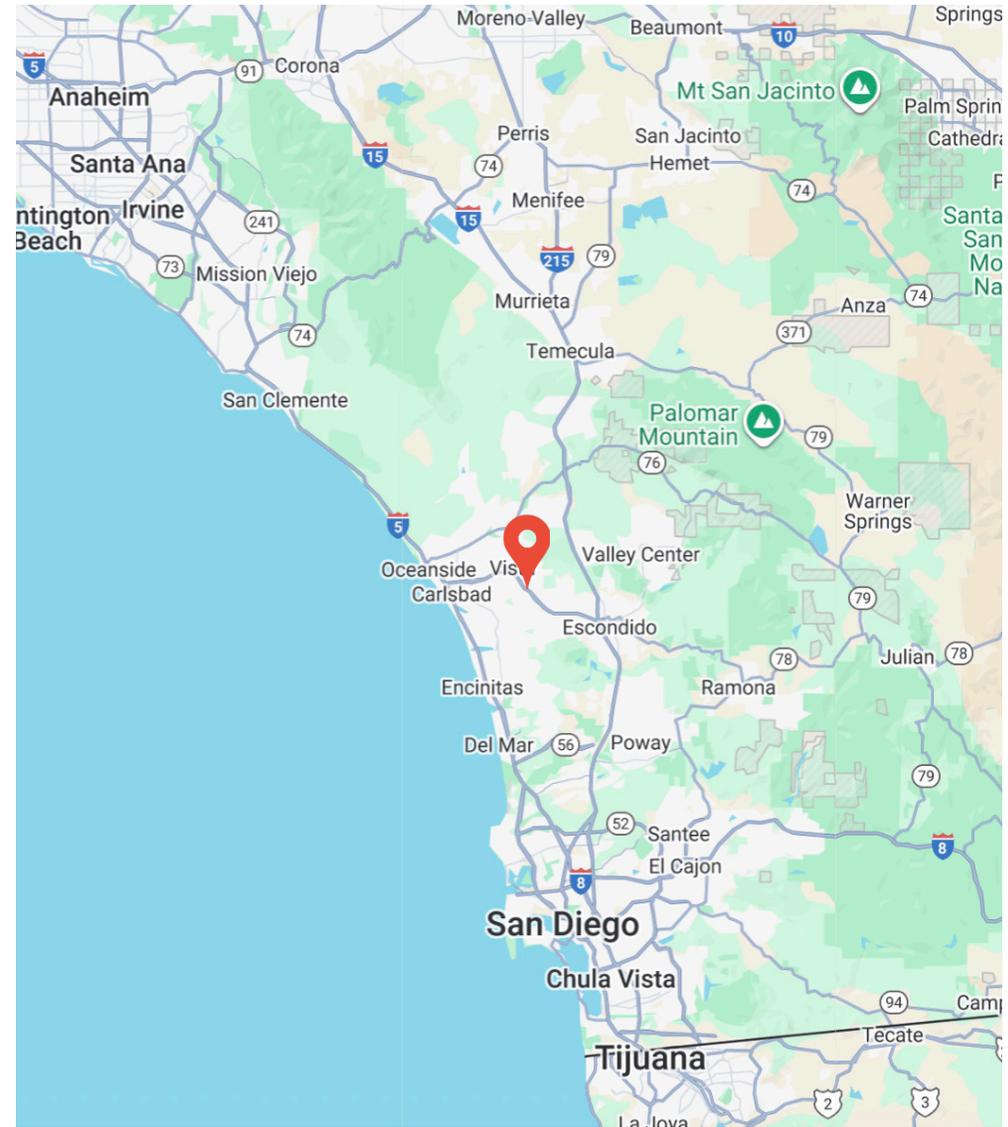
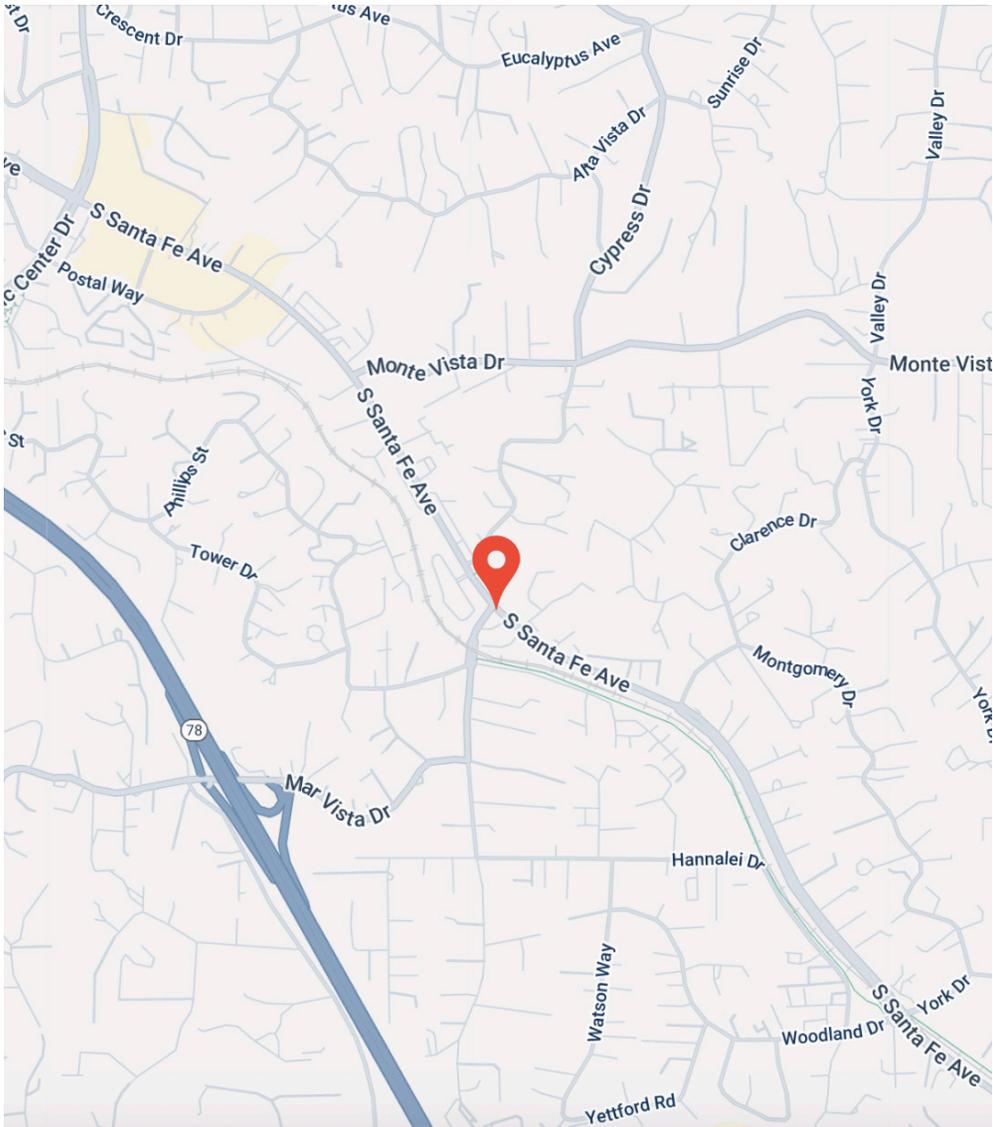
Monte Vista Elementary School and Rancho Buena Vista High School are both located in close proximity, contributing to the area's strong educational foundation and appeal for family-oriented housing.



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

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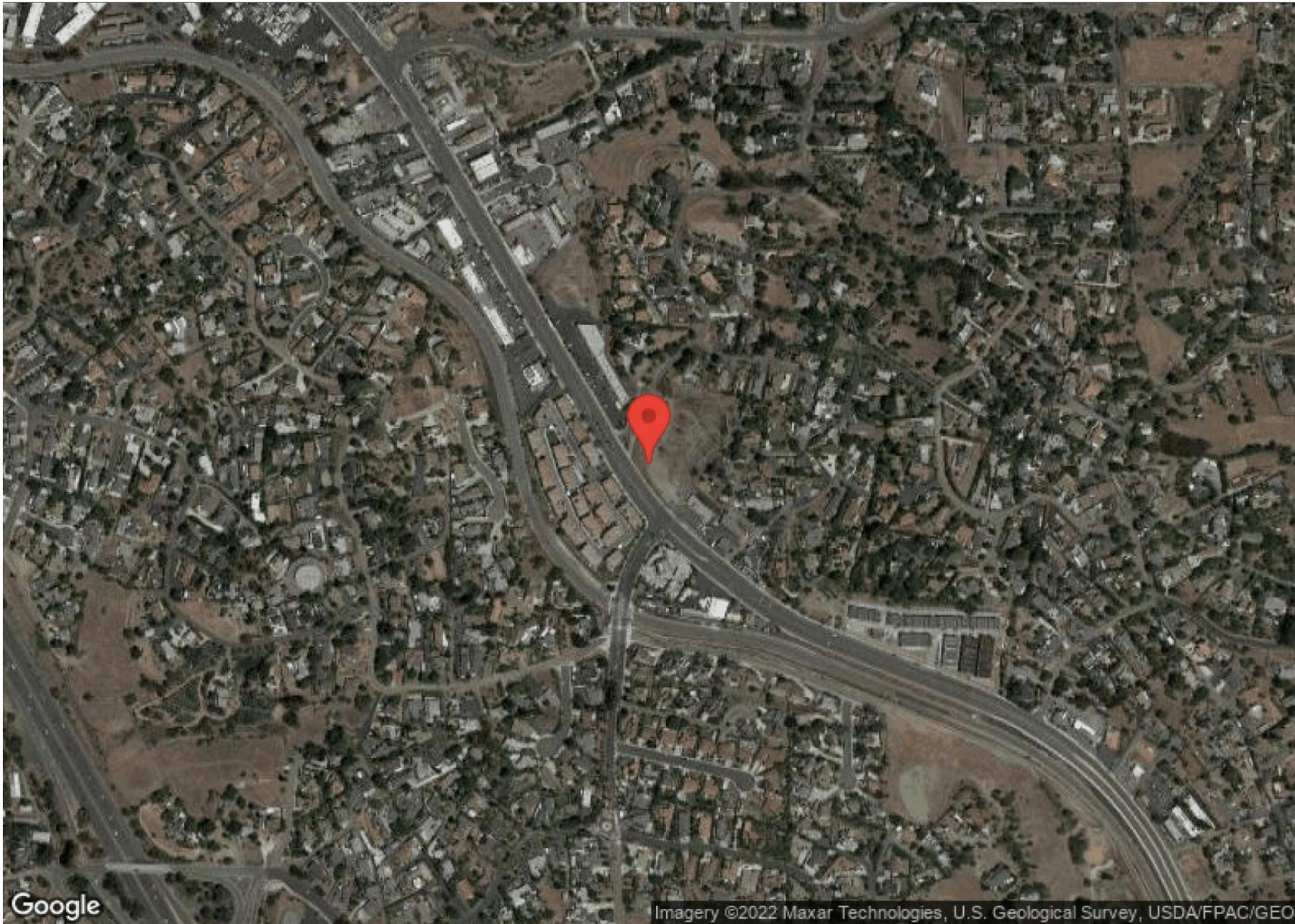
Location Map



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Aerial Map



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Business Map



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Walk Score

Walk Score®

Walk Score
53

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
31

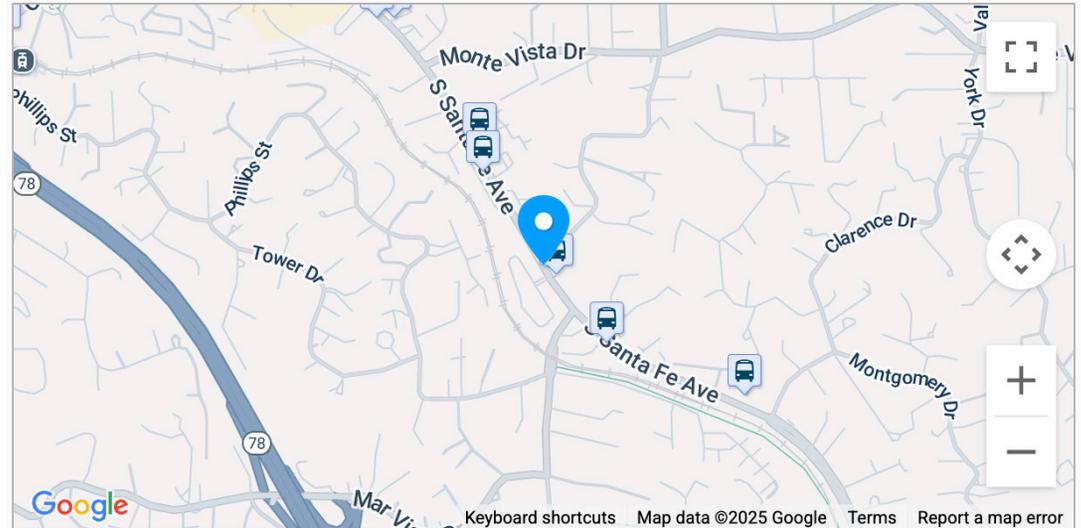
Some Transit

A few nearby public transportation options.

Bike Score
19

Somewhat Bikeable

Minimal bike infrastructure.



Rail lines:

SPRINTER 0.8 mi

Bus lines:

305 Vista - Escondido 0.0 mi 332 Vista TC - Buena Creek ... 1.2 mi

About this Location

1351 South Santa Fe Avenue has a Walk Score of 53 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot.

1351 South Santa Fe Avenue is a 21 minute walk from the SPRINTER at the Civic Center - Vista Station stop.

This location is in Vista. Nearby parks include Thibodo Park, Thibodo Park and Civic Center Park.

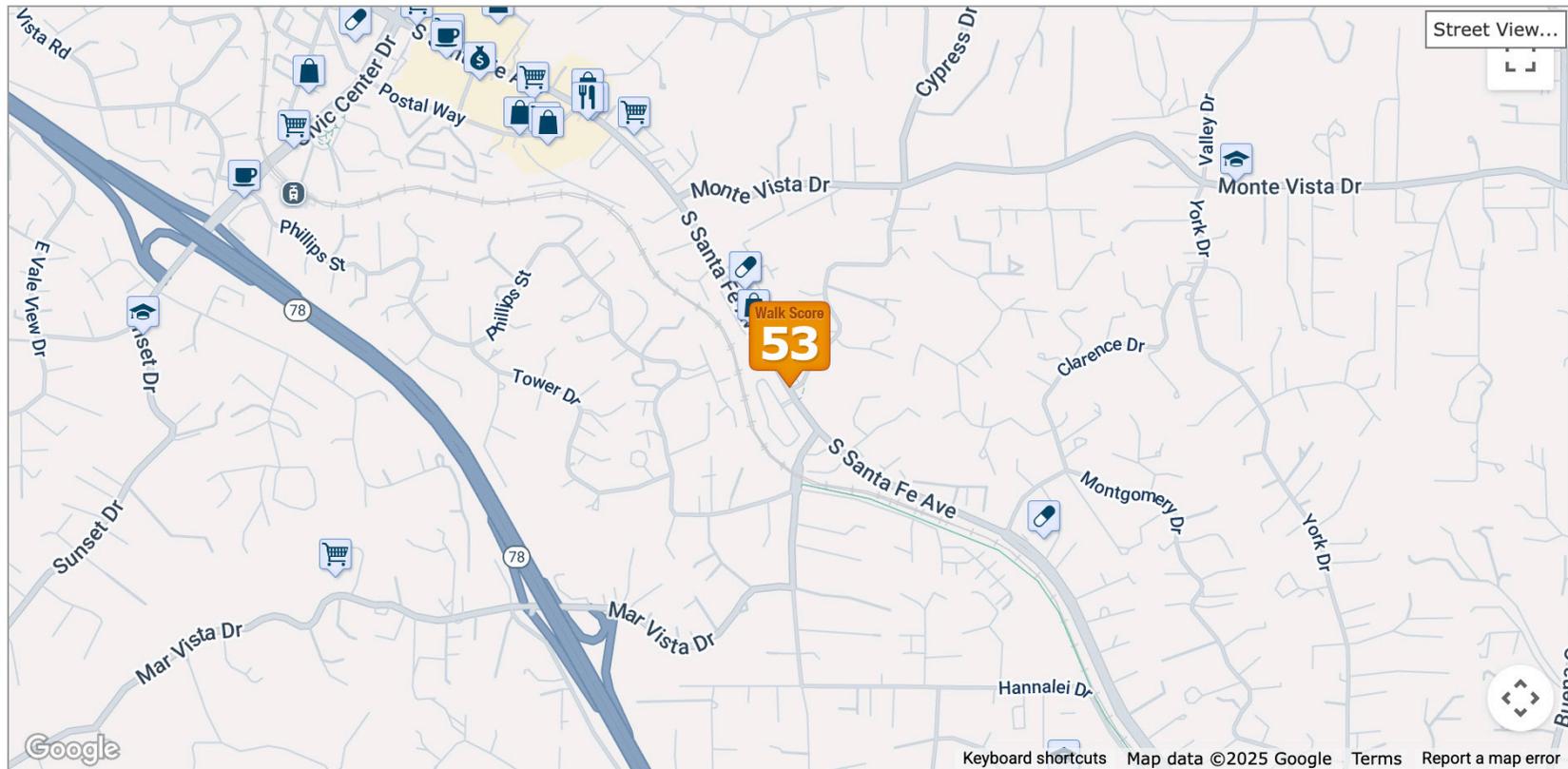
<https://www.walkscore.com/score/1351-s-santa-fe-ave-vista-ca-92083>

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Walk Score

Restaurants:	
Sunrise Cafe	.04mi >
Coffee:	
Vista Pantry Cafe	.7mi >
Bars:	
Mother Earth Brew Co	1.3mi >
Groceries:	
Mexico Administrative Services	.5mi >
Parks:	
Thibodo Park	1mi >
Schools:	
Monte Vista Elementary School	.7mi >
Shopping:	
Uniform Specialist	.1mi >
Entertainment:	
Cinépolis	1.5mi >
Errands:	
Organic Solutions Vista	.2mi >
Search Nearby:	>



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Zoning Map

City of Vista Zoning



Private Member ⓘ

Private Organization ⓘ

Summary

City of Vista Zoning - Determine the Zoning for a property. For specific ZONING related questions please contact Community Development at 760-639-6100.

[View Full Details](#)

Details



Map

Web Map



June 4, 2021

Date Updated



June 4, 2021

Published Date



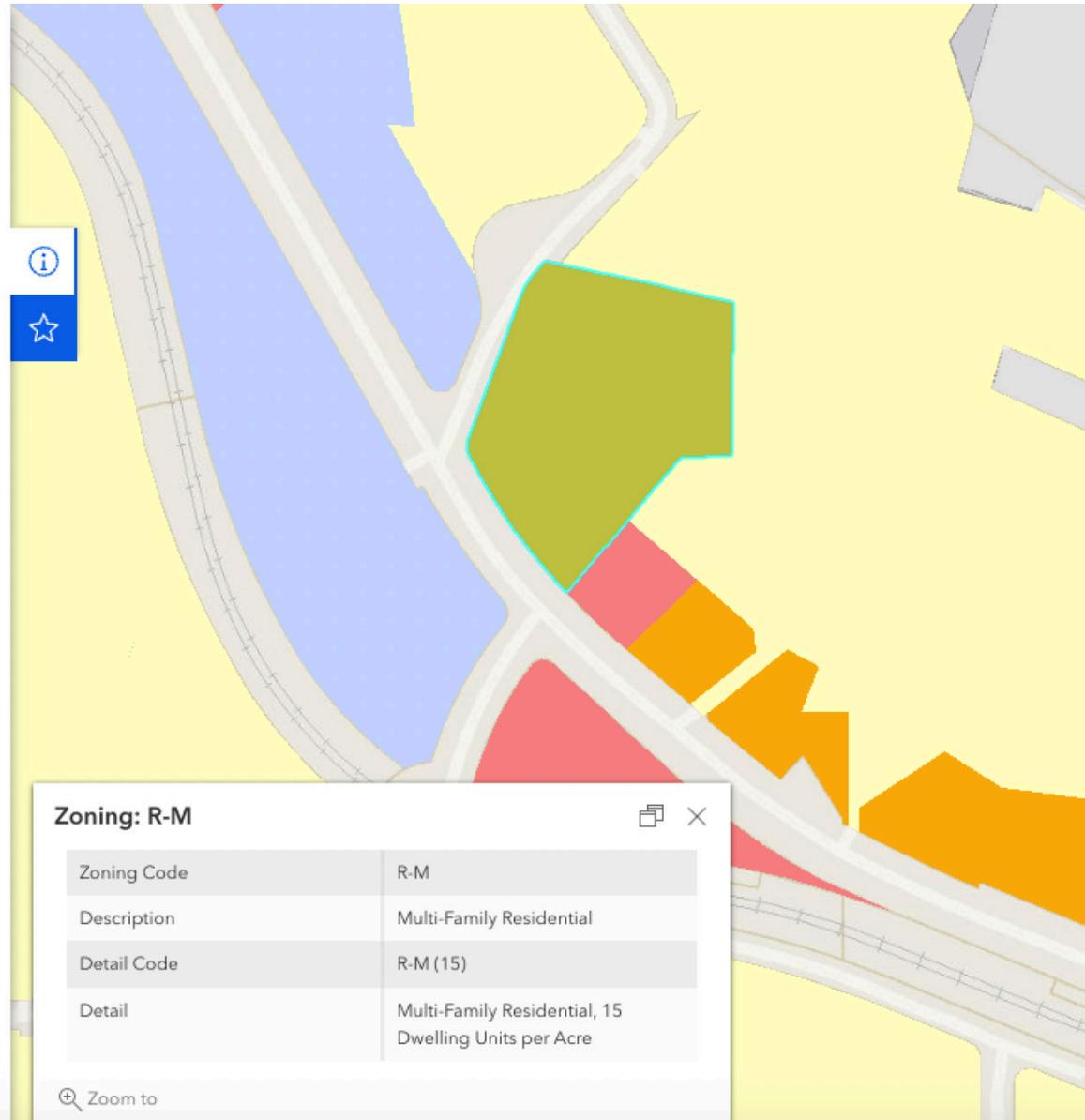
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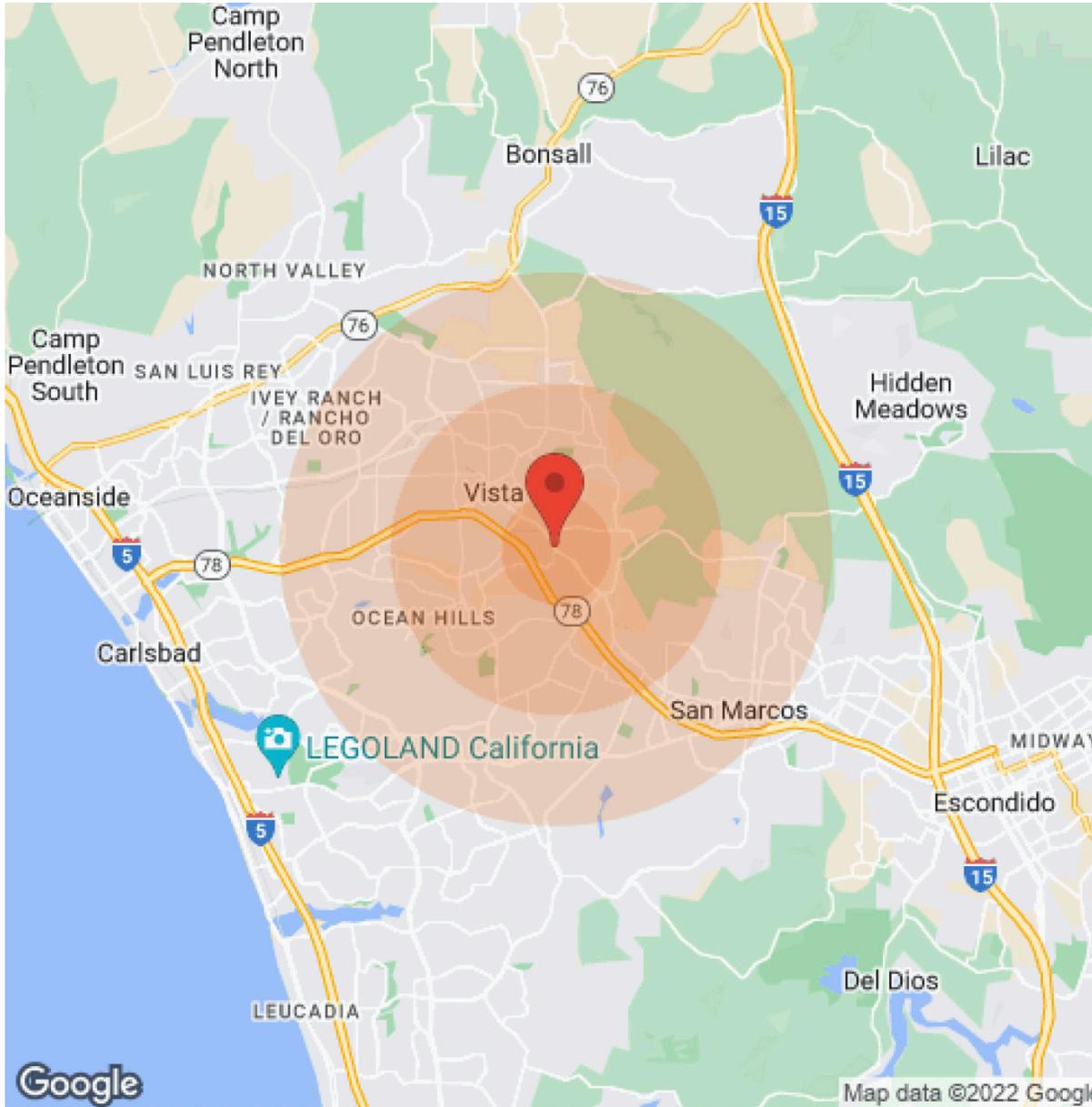
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Demographics



Population	1 Mile	3 Miles	5 Miles
Male	5,933	58,457	115,417
Female	6,018	59,170	119,487
Total Population	11,951	117,627	234,904

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,502	26,372	50,966
Ages 15-24	1,547	16,176	31,667
Ages 55-64	1,427	12,383	25,493
Ages 65+	1,570	13,817	33,140

Race	1 Mile	3 Miles	5 Miles
White	8,141	73,963	152,925
Black	208	2,518	4,434
Am In/AK Nat	57	676	966
Hawaiian	17	305	583
Hispanic	5,166	60,438	104,344
Multi-Racial	6,656	71,784	127,974

Income	1 Mile	3 Miles	5 Miles
Median	\$78,845	\$58,476	\$63,580
< \$15,000	199	2,428	5,180
\$15,000-\$24,999	373	3,418	6,731
\$25,000-\$34,999	290	4,666	8,265
\$35,000-\$49,999	659	6,060	11,715
\$50,000-\$74,999	569	7,213	14,416
\$75,000-\$99,999	571	5,100	10,937
\$10,000-\$149,999	710	5,051	12,033
\$150,000-\$199,999	272	1,646	4,462
> \$200,000	93	893	2,915

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,038	38,387	82,179
Occupied	3,815	36,405	78,079
Owner Occupied	2,458	20,160	47,903
Renter Occupied	1,357	16,245	30,176
Vacant	223	1,982	4,100

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