HIGH DENSITY MIXED-USE INFILL DEVELOPMENT OPPORTUNITY

517 Redlands Street | Vista, CA 92083

- .68 Acre Mixed-Use Site Flexible zoning allows residential, commercial, or mixed-use development
- **High-Density Zoning** 40 Dwellings Units Per Acre; Up to 27 units by right; additional density possible via affordable housing density bonus
- Prime Location Minutes to Downtown Vista, Highway 78, and regional transit
- Development Ready Flat, well-sized infill parcel ideal for mid-scale projects

ASKING PRICE: \$2,100,000





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property information

property profile:

The subject property is located east of North Santa Fe Avenue and south of 517 Redlands Street in Vista, CA. The property consists of four contiguous parcels which are currently unimproved land and parking lots. The property is situated within the Vista Townsite neighborhood. These parcels are zoned for residential mixed-use and are positioned near essential infrastructure, making them suitable for various development opportunities. Their proximity to downtown Vista, local schools, and public transportation enhances their appeal for residential or mixed-use projects. Positioned in a growing submarket with strong demand for housing and services, the property presents an ideal opportunity for developers to create a vibrant community asset with both residential density and complementary commercial uses.

development potential:

This .68-acre parcel in the heart of Vista is zoned Mixed Use (M-U), offering exceptional flexibility for residential or commercial development. With a zoning allowance of 40 dwelling units per acre, the site has the potential to accommodate up to 27 housing units in a well-designed multifamily or mixed-use project. If 50% Density Bonus is used, there is the potential to build 36 Market Rate units and 6 Affordable units at the site.

jurisdiction:

City of Vista

county:

County of San Diego

acreage:

.68 Acres (30,018 SF)

apn's | square feet:

- 175-111-08-00 | 7,346 SF
- 175-111-09-00 | 7,496 SF
- 175-111-10-00 | 7,562 SF
- 175-111-11-00 | 7,614 SF

general plan:

Mixed Use (M-U)

zoning:

Link to Zoning

density:

40 Dwelling Units Per Acre

topography:

flat

school district:

Vista Unified School District

services:

Water Buena Vista Creek

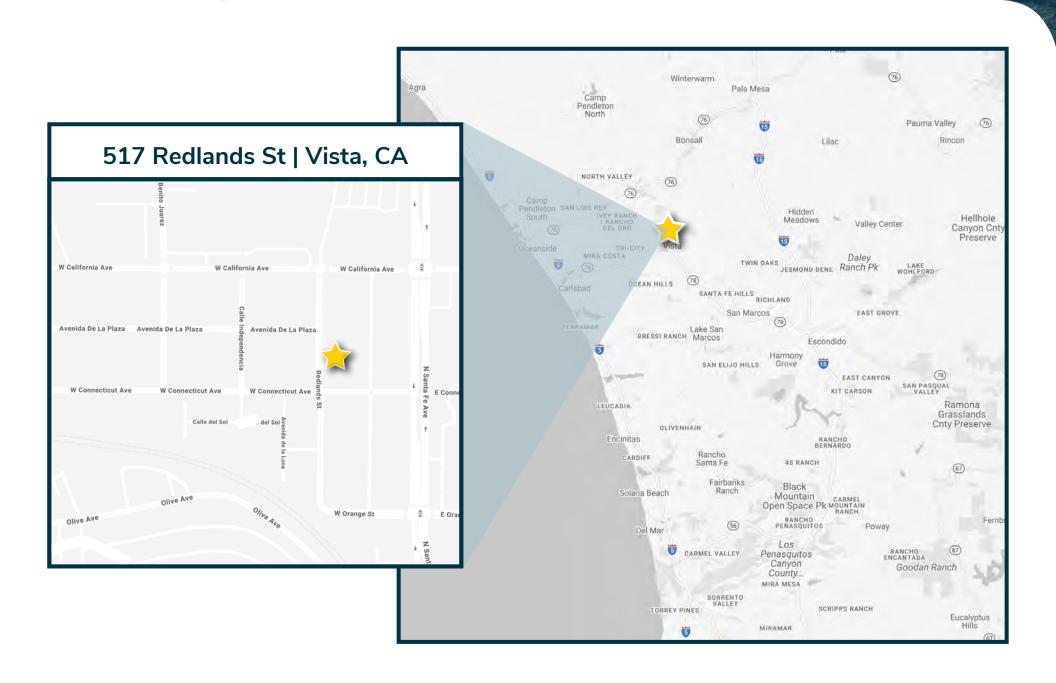
Electric/Gas San Diego Gas & Electric

Fire North County Fire Protection District of San Diego

Police San Diego Sheriff Department



location map



resales townhome comparables

RESIDENTIAL Summary Statistics

High LP:\$869,990 SP:\$869,990 Low \$752,190 \$751,990 Average \$797,213 \$794,096

Median \$782,495 \$782,495

RESIDENTIAL - Sold

Number of Properties: 10

Num	MLS #			Address	MLSAreaMjr	TotalBdrm	n TotalBath	CloseDat	LotSzSq	<u>f</u> LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
		S	bT			S	S	е	t		_				-
1	OC2422652	2 S	TWNHS	1011 Logan Lane	VISTA (92081)	3	3	1/28/2025	5	1627	27	\$869,990	\$534.72	\$869,990	\$534.72
2	OC2417538	3 S	TWNHS	1042 Arrowood Trai	I VISTA (92081)	3	3	3/14/2025		1627	51	\$859,990	\$528.57	\$849,000	\$521.82
3	OC2502310	S	TWNHS	1018 Logan Lane	VISTA (92081)	3	3	3/21/2025	j	1576	13	\$824,990	\$523.47	\$815,000	\$517.13
1	OC2423572	2 S	TWNHS	994 Hunter Trail	VISTA (92081)	3	3	1/30/2025	j	1627	41	\$809,990	\$497.84	\$790,000	\$485.56
5	OC2416542	2 S	TWNHS	1037 Potomac Lane	VISTA (92081)	3	3	3/27/2025	5	1362	174	\$789,990	\$580.02	\$789,990	\$580.02
5	250021776 SD	S	TWNHS	1092 Delpy View Pt	VISTA (92084)	3	3	5/30/2025	·	1557	40	\$775,000	\$497.75	\$775,000	\$497.75
7	OC2419128	S	TWNHS	1128 Delpy View	VISTA (92084)	3	3	12/18 /2024	589 ,035.00	1557	62	\$760,000	\$488.12	\$770,000	\$494.54
3	OC2500736	S	TWNHS	1048 Arrowood Trai	I VISTA (92081)	2	2	3/12/2025	i	1196	23	\$769,990	\$643.80	\$769,990	\$643.80
9	NDP25009) S	TWNHS	1345 Palo Verde Way	VISTA (92083)	3	3	5/5/2025		1908	42	\$760,000	\$398.32	\$760,000	\$398.32
10	OC241220	s	TWNHS	1020 Logan Lane	VISTA (92081)	2	2	1/15/2025	i	1196	107	\$752,190	\$628.92	\$751,990	\$628.75
Avg						2	2		589035. 00	1523	58	\$797,213	\$532.15	\$794,096	\$530.24
Min						2	2		589035. 00	1196	13	\$752,190	\$398.32	\$751,990	\$398.32
Лах						3	3		589035. 00	1908	174	\$869,990	\$643.80	\$869,990	\$643.80
Леd						3	3		589035. 00	1566	41	\$782,495	\$526.02	\$782,495	\$519.48

new home comparables

 Project Name	Builder Name	City	Open Date	Product Type	Min Unit Size	Max Unit Size	Min Price	Max Price	Min \$/SF	Max \$/SF	Total Units Planned	Zip Code
Soltaire	Beazer	Vista	2/1/2023	Attached	1,082	1,640	\$636.990	\$793,990	\$484.14	\$588.72	107	92081
Boulevard Park	Warmington Residential	Escondido	8/5/2023	Attached	1,102	1,818	\$626,900	\$849,900	\$467.49	\$568.87	62	92025
Geneva	Homes by Tesoro	Oceanside	-	Attached	-	1,323	\$675,000	\$725,000	\$548.00	\$510.20	10	92054
Liberty	KB Home	Oceanside	11/1/2023	Attached	1,268	1,751	\$719,987	\$803.345	\$458.79	\$567.81	54	92057
Melrose Heights/ Harbor/TH	Trumark Homes	Oceanside	9/12/2021	Attached	1,618	2,193	\$739,700	\$865,895	\$457.17	\$457.17	118	92056

estimated development impact fees

Estimated Development Impact Fees Per Approximate 950 SF Multifamly Unit

<u>Item</u>	<u>Amount</u>	
School Fee (\$4.08/SF) *	\$	3,876
Fire Protection Fee	\$	379
Traffic Impact Fee	\$	4,062
Park Fee	\$	9,665
Public Facilities Fee	\$	1,218
Sewer Fee - Buena Sanitation	\$	5,666
Streets and Signal	\$	5,694
Water Capacity Fee	\$	6,364
PER UNIT TOTAL	\$ 3	6,924

Estimated Development Impact Fees Per Approximate 1,550 SF Townhome

<u>Item</u>	<u>Amount</u>	<u>!</u>
School Fee (\$4.08/SF) *	\$	6,324.00
Streets & Signal Fees	\$	7,118.00
Parks & Recreation	\$	9,665.00
Sanitation Connection Fee	\$	6,732.00
Sanitation Fee for Single-Family	\$	6,738.00
*SDCWA - Capacity Fees - System (3/4" Meters)	\$	6,364.00
*SDCWA - Capacity Fees - Water Treatment (3/4" Meters)	\$	178.00
Fire Protection Development Fee	\$	379.00
Drainage Fee - Buena Vista Creek	\$	126.00
Public Facilities Fee	\$	1,218.00
PER PER TOWNHOME	\$ 4	14,842.00



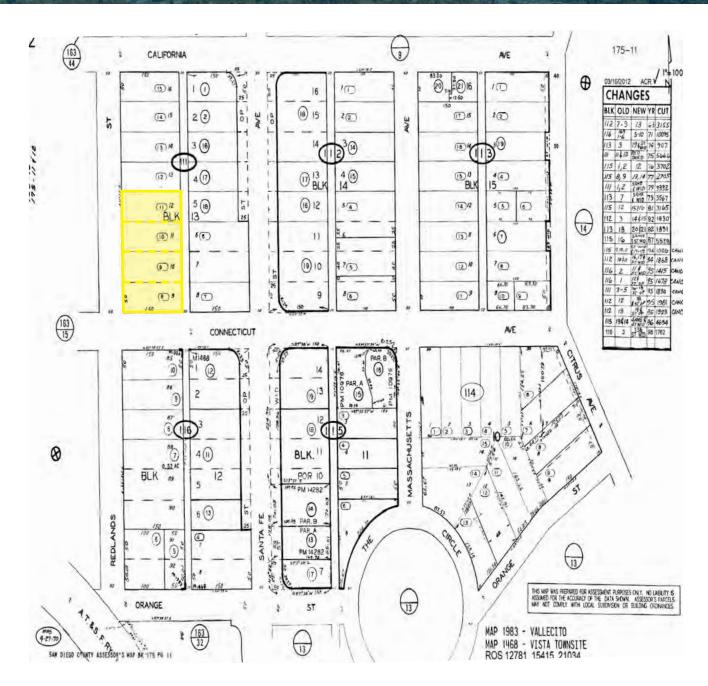


ABOUT THE AREA

Vista

The City of Vista is home to over 6,000 businesses and a workforce of more than 40,000 people. Strategically located in North County San Diego, Vista is a key hub for manufacturing, clean technology, and the craft beer industry—earning recognition as one of the top cities for small business in the region.

Vista is known for its balance business-friendly policies and high quality of life. With a walkable historic downtown, award-winning breweries, and a growing arts and culture scene, the city attracts both residents and investors. Vista remains highly supportive of responsible development, with ongoing revitalization efforts focused on areas like Paseo Santa Fe and the downtown corridor, offering expanded opportunities for mixed-use, residential, and commercial growth.





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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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