

4.27 ACRES - MEDIUM DENSITY RESIDENTIAL ZONING - VISTA

2112 SUNSET DRIVE | VISTA, CA 92081

- Approximately 4.27 Gross Acres
- RM-10 Zoning – 10 Dwelling Units Per Acre
- Completed Technical Studies – Phase I & II, ALTA Survey, Utility Studies, Geotechnical Study, & More...
- Parcels Can Be Purchase Together or Separately

PRICING

PARCEL 1: \$550,000

PARCEL 2 & 3: \$750,000



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ASSOCIATES**

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SKY HAVEN LN

subject
property

subject
property

SUNSET DR

N





DOWNTOWN VISTA



SEMERALD DR

HACIENDA DR

subject property

subject property

SUNSET DR

SKY HAVEN LN





OPTUM

Scripps

A-1 Self Storage

Smart & Final
P.O.T. PIZZA ON TAP

STARBUCKS COFFEE

N-N-OUT BURGER

North Park Produce
Your Global Grocer!

DAVID'S BRIDAL

Dunn Edwards PAINTS

ALYSON CAMPOLINE PARK

FRONTLINE PROFESSIONAL TATTOOING

78

W VISTA WY

THE STAGECOACH INN

Eriberto's Mexican Food

COSTCO WHOLESALE

Vista Place Shopping Center

subject property

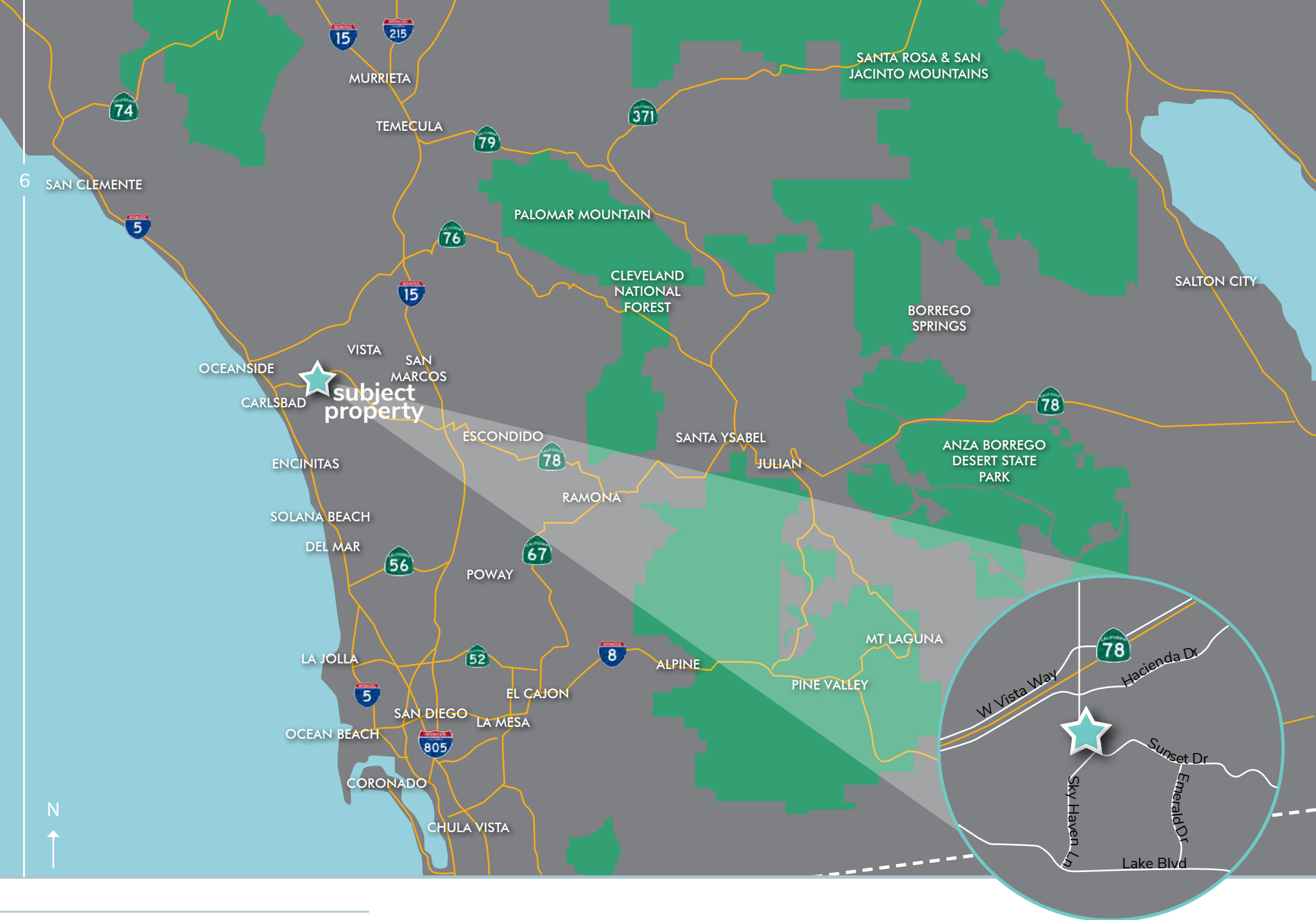
SEMERALD DR

HACIENDA DR

SKY HAVEN LN

SUNSET DR





location map

property information

property description:

This project site consists of approximately 4.27 acres and is well located to the South of Hacienda Drive and South of the I-78 Freeway in the City of Vista, California. The property consists of three separate APN's. Access to the site will be provided via Sunset Drive. The property is zoned RM-10 allowing the development of Medium Density Residential. The property is located in close proximity to multiple commercial retail centers with tenants including Costco Wholesale, T.J. Maxx, Firestone Auto Care, Medical Facilities, and more. The ocean is within a 15 minute drive and close to all North County coastal cities.

approved townhome project:

The City of Vista approved a General Plan Amendment, Zone Change, Site Development Plan, Condominium Housing Permit, and Tentative Subdivision Map to construct a 38 Two-Story Townhome project at the site in January of 2024. The 38 townhomes would be developed as attached units divided into 10 separate buildings. The City of Vista has issued a Mitigated Negative Declaration for the project to declare the project complies with the California Environmental Quality Act (CEQA). The rights to the approved Townhome project are owned by a project Sponsor and will be sold and assigned separately to the property acquisition.

****Contact Broker to learn more about the opportunity to have the rights to develop the 38 Townhomes assigned.**

jurisdiction:

City of Vista

apns:

166-450-39-00

166-450-40-00

166-751-44-00

acreage:

4.27 Acres

due diligence (partial):

Geotechnical Study, ALTA Survey, Sewer Study, Dry Utilities, Phase I, Phase II (Limited), Water Supply Study

project conditions:

[Link to Property Conditions](#)

general plan:

Medium-High Residential

zoning:

RM-10

density:

10 Dwelling Units Per Acre

topography:

Flat

dif fees:

\$41,133 per Townhome

site improvement costs:

[Link to Site Improvement Costs](#)

school district:

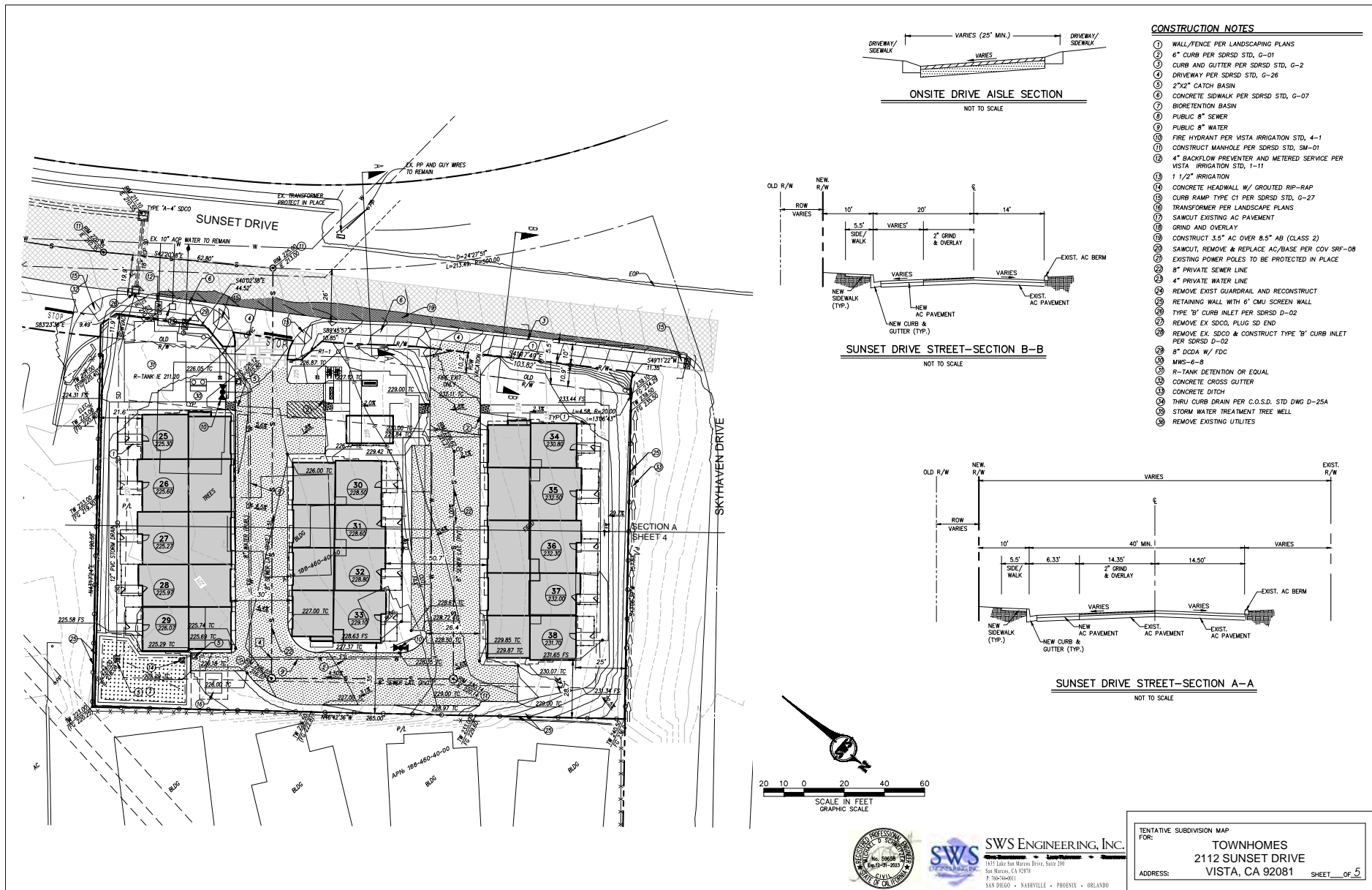
Vista Unified School District



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approved townhome project



landscape design



LEGEND

1. Dining Lounge with Shade Structure, BBQ Island, Dining Chairs, Firepit and Lounge Furniture for small social events and group gatherings. (See Community Amenity Enlargement Plans A and B on Sheet L-2 and L-3).
2. Play Area, with tot-lot, benches and Lawn area with cornhole for small gatherings. (See Community Amenity Enlargement Plans A and B on Sheet L-2 and L-3).
3. Passive Lawn with benches.
4. Reading Nooks with Adirondacks and specimen trees.
5. Three community cluster mailboxes, per USPS review and approval.
6. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
7. Enhanced paving at main project entry.
8. Proposed tree, per Planting Plan.
9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
10. Accessible parking stall and striping, per Civil plans.
11. Guest parking stall.
12. Natural colored concrete driveway, with light broom finish and toolled joints.
13. Private patio / yard area, homeowner maintained.
14. Common area landscape, builder installed and HOA maintained.
15. Community dog bag station (black in color), for pet owners.
16. Property line.
17. Public street R.O.W.
18. Proposed public street sidewalk, per Civil plans.
19. Transformer to be screened with landscape, quantity and final locations to be determined.
20. Short term bike parking (4 bike racks to accommodate 8 bike stalls).
21. Proposed EVA Gate.
22. Proposed Sign Monument.
23. Existing Southern Arroyo Willow Riparian Forest.
24. Existing Top of Water Bank - Jurisdictional Water Line.
25. Storm drain utility, per Civil Engineer's Plans.



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Landscape Plan

DATE	REVISIONS
3-15-2023	PC TIT SUBMITTAL
4-18-2023	PC SHD SUBMITTAL
10-12-2023	PC SHD SUBMITTAL
3-20-2023	PC 4TH SUBMITTAL
8-10-2023	PC 5TH SUBMITTAL



4th City Submittal | Project No.: LP01-0 | Date: Aug. 11, 2023

Vista - Sunset Dr. PAD



renderings



Scene 1 - Proposed Street View Rendering

Legacy Partners

renderings



Scene 2 - Main Project Entry Rendering

Legacy Partners

renderings

elevations

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR 20/30 SAND FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. RECESSED VINYL WINDOW W/ E.P.S. SILL & ARCHED SOFFIT
6. DECORATIVE GABLE/WALL ACCENT
7. DECORATIVE SHAPED FOAM CORBEL
8. DECORATIVE METAL AWNING
9. DECORATIVE METAL JULIET BALCONY
10. DECORATIVE COMPOSITE SHUTTER
11. USABLE METAL POTSHelf
12. DECORATIVE EXTERIOR LIGHT FIXTURE
13. DECORATIVE METAL GRILLE
14. STUCCO PATIO LOW WALL W/ METAL GATE



BUILDING B - LEFT EXTERIOR ELEVATION



BUILDING B - FRONT EXTERIOR ELEVATION



BUILDING B - RIGHT EXTERIOR ELEVATION



BUILDING B - REAR EXTERIOR ELEVATION

renderings

elevations

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BUILDING C - LEFT EXTERIOR ELEVATION



BUILDING C - FRONT EXTERIOR ELEVATION



BUILDING C - RIGHT EXTERIOR ELEVATION



BUILDING C - REAR EXTERIOR ELEVATION

renderings



BUILDING D



BUILDING B



DRIVE AISLE AT PROJECT INTERIOR



BUILDING A

new construction townhome revenues

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CMA Summary Report

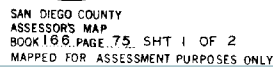
RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$895,000	\$774,900	\$807,780	\$795,000
SP:\$895,000	\$774,000	\$825,800	\$815,000

RESIDENTIAL - Sold

Number of Properties: 5

Num	MLS #	Statu s	PropSu bT	Address	MLSAreaMjr	TotalBdrms	TotalBaths	CloseDate	LotSz	SqftLivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	NDP2405397	S	TWNHS	3006 GLENMORE Street	VISTA (92081)	3	3	9/24/2024		1918	69	\$895,000	\$466.63	\$895,000	\$466.63
2	240005920SD	S	TWNHS	3047 Linwood St	VISTA (92081)	3	3	4/4/2024		1918	4	\$799,000	\$416.58	\$870,000	\$453.60
3	NDP2401598	S	TWNHS	2464 Solara Lane	VISTA (92081)	3	3	4/18/2024		1538	19	\$795,000	\$516.91	\$815,000	\$529.91
4	NDP2406312	S	TWNHS	1144 Delpy View Point	VISTA (92084)	3	3	9/25/2024		1472	53	\$775,000	\$526.49	\$775,000	\$526.49
5	NDP2401290	S	TWNHS	3130 Glenmore Street	VISTA (92081)	3	3	6/25/2024		1679	90	\$774,900	\$461.52	\$774,000	\$460.99
Avg						3	3			1705	47	\$807,780	\$477.63	\$825,800	\$487.52
Min						3	3			1472	4	\$774,900	\$416.58	\$774,000	\$453.60
Max						3	3			1918	90	\$895,000	\$526.49	\$895,000	\$529.91
Med						3	3			1679	53	\$795,000	\$466.63	\$815,000	\$466.63




$$1^\circ = 100'$$

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

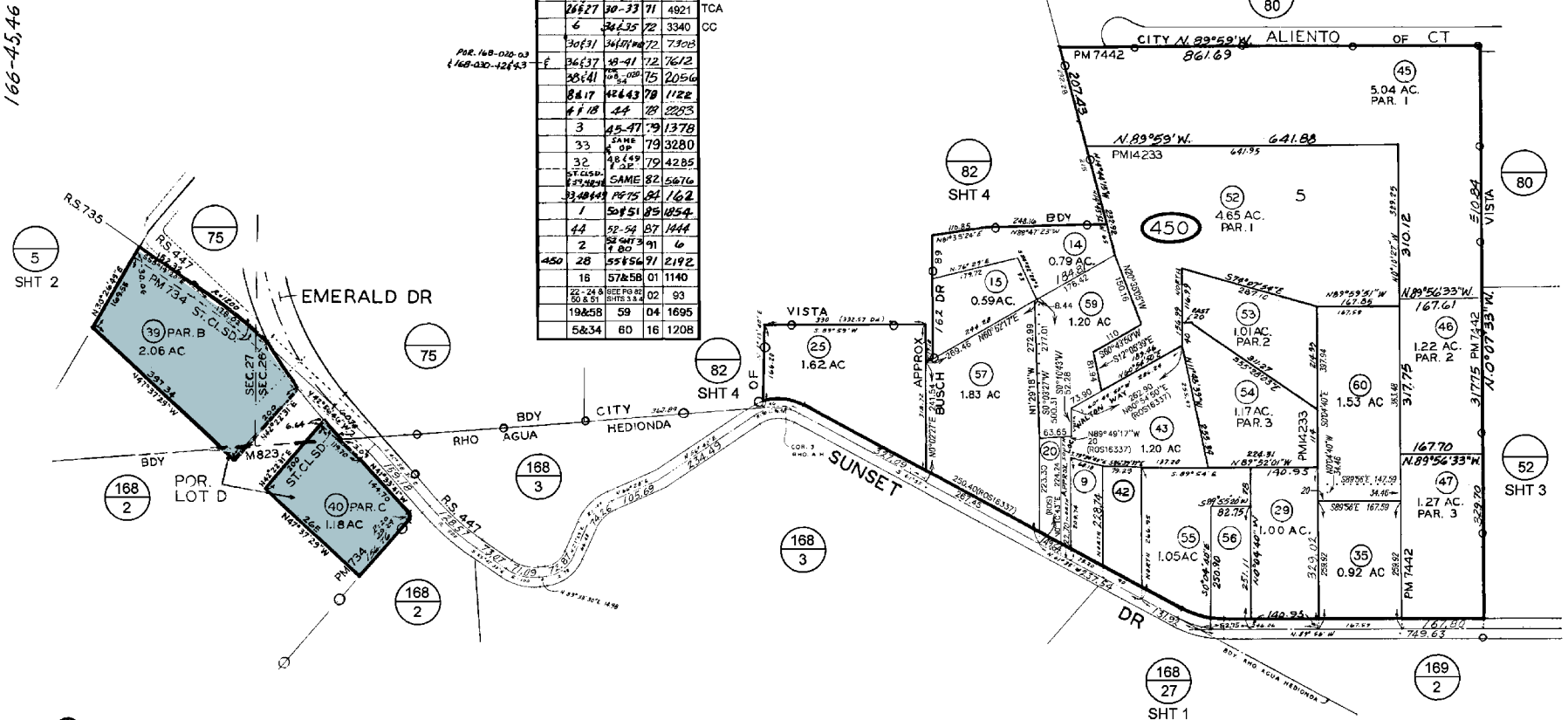
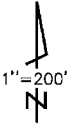
MAP 10769 - VISTA TCT NO. 81-1

04/22/2015 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
Use	Parcel	27	NEVT	
21	2740	70	6064	
7	28,29	71	1008	CC
26	27	30-33	11	4921 TCA
6	34,35	72	3340	CC
30	31	34,35	72	7303
36	37	49-51	72	7612
38	41	52,53	75	2056
8	17	42,43	78	1122
4	18	24	78	2253
3	45-47	79	1378	
33	SAME	79	3280	
32	48,49	79	4285	
57	50,51	82	5676	
33	48,49	82	162	
1	50,51	85	1854	
44	52-54	87	1444	
2	55,56	91	6	
450	28	55,56	91	2192
18	57,58	01	1140	
22-24	8	58,59	02	93
19	58	59	04	1695
5	53	60	16	1208

POR. 168-030-03
168-030-12443

166-45



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MAP 823 - RANCHO AGUA HEDIONDA
SEC 27 - T11S - R4W - POR SE 1/4
SEC 26 - T11S - R4W - S 1/2 OF SW 1/4
LS 403, ROS 8223, 16337

FRW
10-23-05
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 166 PAGE 45

vista unified school district

Vision

- Our vision in Vista Unified School District is to be the model of educational excellence and innovation.

Mission

- The purpose of Vista Unified School District is to inspire each and every student to persevere as critical-thinking individuals who collaborate to solve real-world problems.

Values

- Respect: Treating all with dignity.
- Trust: Having confidence that every decision focuses on the best interests of all students.
- Collaboration: Working in a collective partnership with clear two-way dialogue that builds relationships among home, school and the community.
- Equity: Ensuring all students have access to schools, resources and supports to be successful.

1 Breeze Hill Elementary School

1111 Melrose Way
Vista, CA 92083

836 AP

2 Madison Middle School

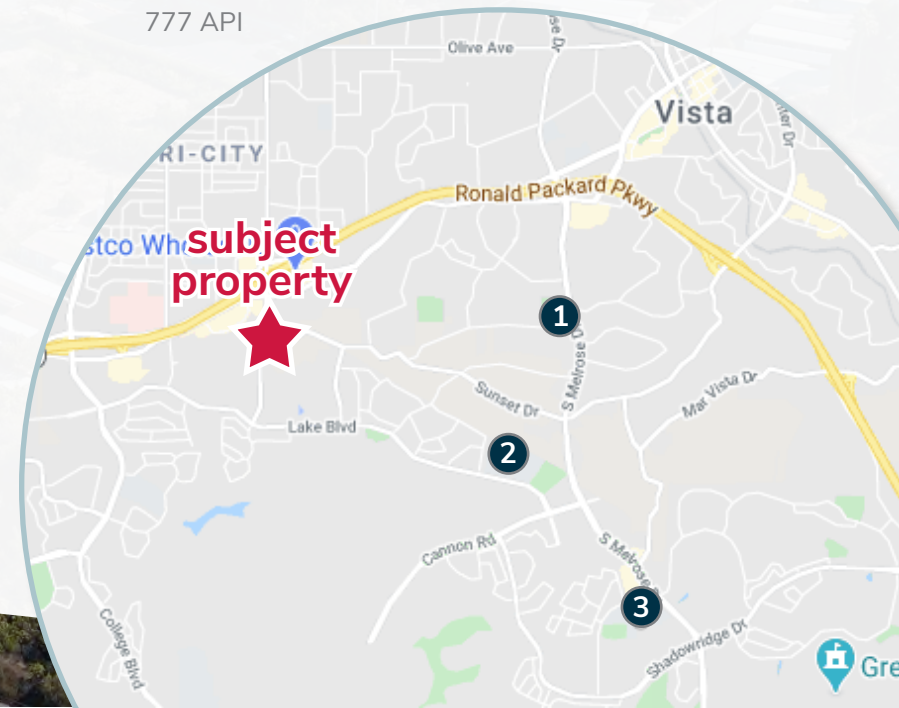
4930 Lake Boulevard
Oceanside, CA 92056

834 API

3 Rancho Buena Vista High School

1601 Longhorn Drive
Vista, CA 92081

777 API



2024 demographics

1 mile



population

18,181



estimated households

6,135



average household income

\$113,963



median household income

\$92,357



total employees

6,930

3 miles



population

128,324



estimated households

45,940



average household income

\$141,283



median household income

\$108,051



total employees

47,785

5 miles



population

303,506



estimated households

109,267



average household income

\$140,044



median household income

\$109,444



total employees

47,785

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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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