

# 39-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT OPPORTUNITY

745 S SANTA FE AVE | VISTA, CA 92083



Asking Price:  
**\$1,895,000**

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## PROPERTY HIGHLIGHTS

Conceptual Designs for 39 dwelling units

Unit mix consists of 20 one-bedroom units, 16 two-bedroom units & 3 live-work lofts

[\(Link to Plans\)](#)

Average unit size is 808 square feet

Conceptual designs include 26 parking spaces, at 0.67/unit

Walkable to neighborhood shops, restaurants, and grocery stores

Project is in Qualified Opportunity Zone

Located in between two transit stations (0.4 & 0.9 miles from subject property)



**Total Site Area:** 0.35 Acres or 15,248 Square Feet

**Location:** The subject property is located at 745 S Santa Fe Ave in Vista, California. The property is located between two major freeways providing direct access to I-15 and Highway 78.

**Property Profile:** The subject property is located off South Santa Fe Ave in the heart of downtown Vista, within the vibrant and well-known Vista Village. Conceptual design studies have been completed by a well-known architect, outlining a plan for 39 dwelling units, including 3 live-work lofts. The current design consists of a single building with an average unit size of 808 square feet. A buyer may choose to leverage the progress already made by the seller and proceed with entitlements for the existing plans, or explore alternative development options.

**Jurisdiction:** City of Vista

**APN:** 179-051-20-00

**Zoning:** SPI ([Link to Zoning](#))

**Opportunity Zone:** Yes  
([Link to Opportunity Zones](#))  
([Vista's Opportunity Zone | City of Vista](#))

**Community Plan Area:** Downtown Vista Specific Plan

**Subdistrict:** Paseo Santa Fe – Arts & Culture District

**General Plan:** Multiple Use

**Max Height:** 60 Feet Maximum but can be superseded by State Density Bonus Law for qualified housing projects.

**Density:** 40 du/ac\*  
*\*The conceptual plans for this project are based on the New General Plan Update, which is expected to be approved in the 4th quarter of 2025 or 1st quarter of 2026 and will permit up to 80 dwelling units per acre.*

**Projected DIF Fees:** \$35,275 per unit (estimate)  
([Link to Estimated DIF Summary](#))  
*\*Note: Current Plans meet City of Vista's Inclusionary Housing Requirements (9% affordable units), therefore Inclusionary Housing fee is waived.*

**School District:** Vista Unified School District

**Services:** Water- Vista Irrigation District  
Sewer- The City of Vista and the Buena Sanitation District  
Gas/Electric- SDG&E  
Fire- Vista Fire Department  
Police- San Diego County Sheriff's Department







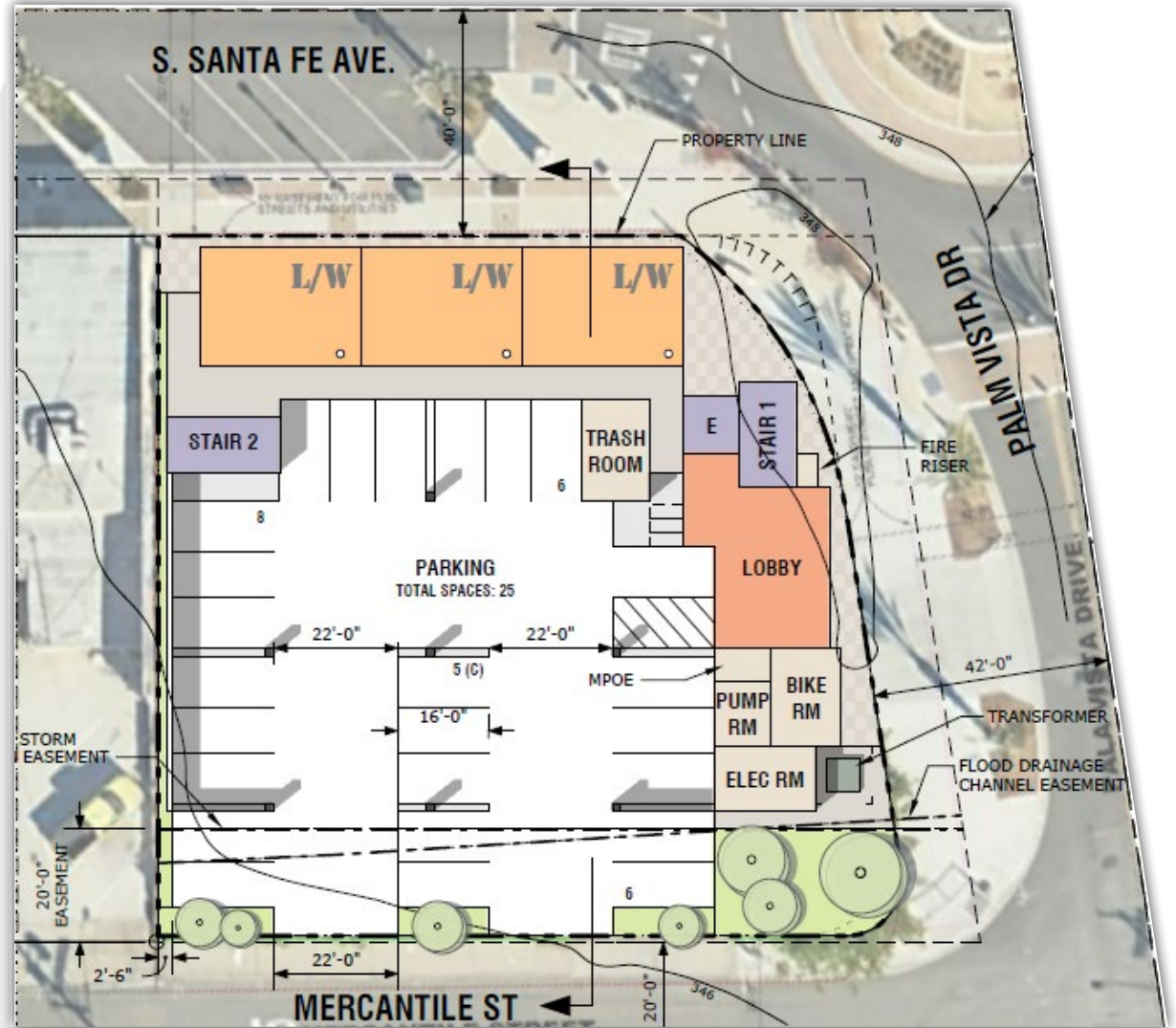




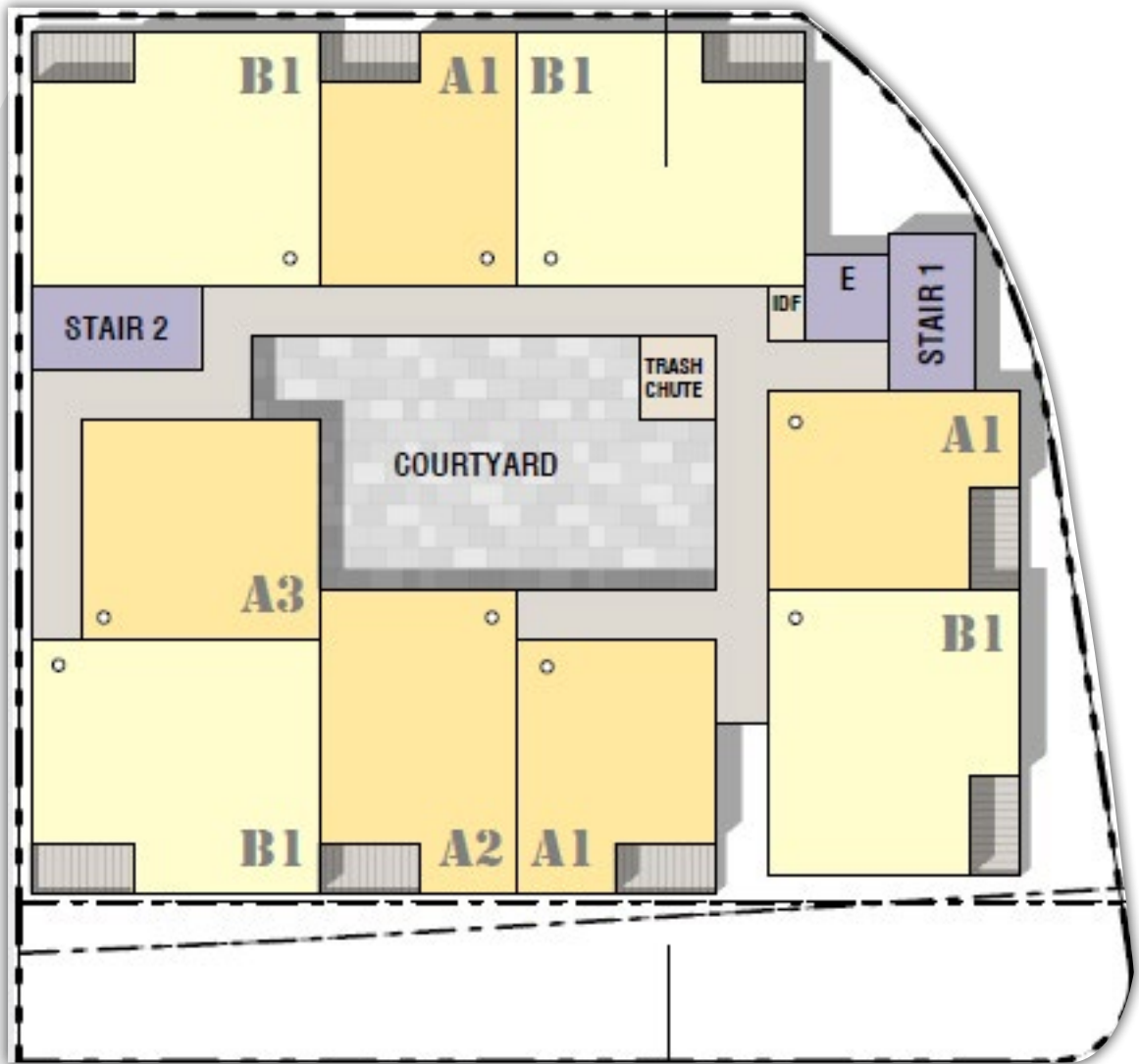








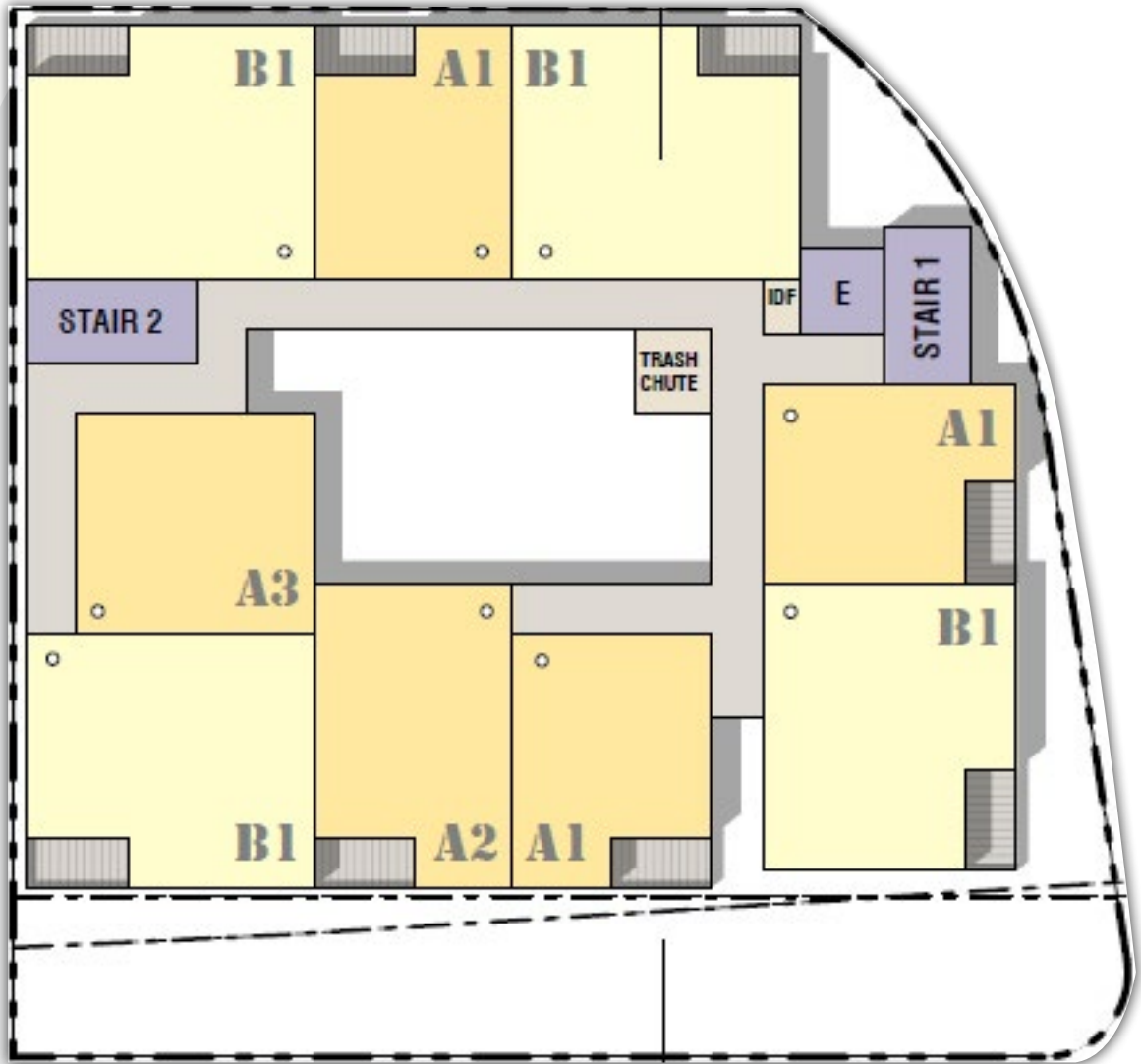
**LEVEL 1 - SITE PLAN**



**LEVEL 2 - SITE PLAN**







**LEVEL 3-5 - SITE PLAN**





## CITY OF VISTA OVERVIEW

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 of 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.

## VISTA DEMOGRAPHICS (2024)

**92K****POPULATION****\$133K****AVG HH INCOME****4K****BUSINESSES****40K****EMPLOYEES**

Demographic Source: Applied Geographic Solutions 1/1/2024, TIGER Geography - RS1



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