



WARMLANDS VISTA IS A 32 ACRE DEVELOPMENT OPPORTUNITY

1757 WARMLANDS AVE, VISTA, CA 92084

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Exclusively Listed by

PETER QUINN

Senior Vice President

858.864.8491

peter.quinn@kidder.com

LIC N° 00806439

D. MATT MARSCHALL

ARA, MAI, AI-GRS, FRICS

Senior Vice President

619.540.5555

matt.marschall@kidder.com

LIC N° 01035488

DYLAN MARSCHALL

First Vice President

760.420.1632

dylan.marschall@kidder.com

LIC N° 02045289

KIDDER.COM



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By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.

PROPERTY SUMMARY

The Warmlands property presents a rare opportunity: an established avocado, citrus, and passion fruit ranch with significant long-term development upside in one of North County's most desirable communities.

KIDDER MATHEWS
LAND & AGRIBUSINESS SPECIALTY TEAM

Peter Quinn | D. Matt Marschall | Dylan Marschall

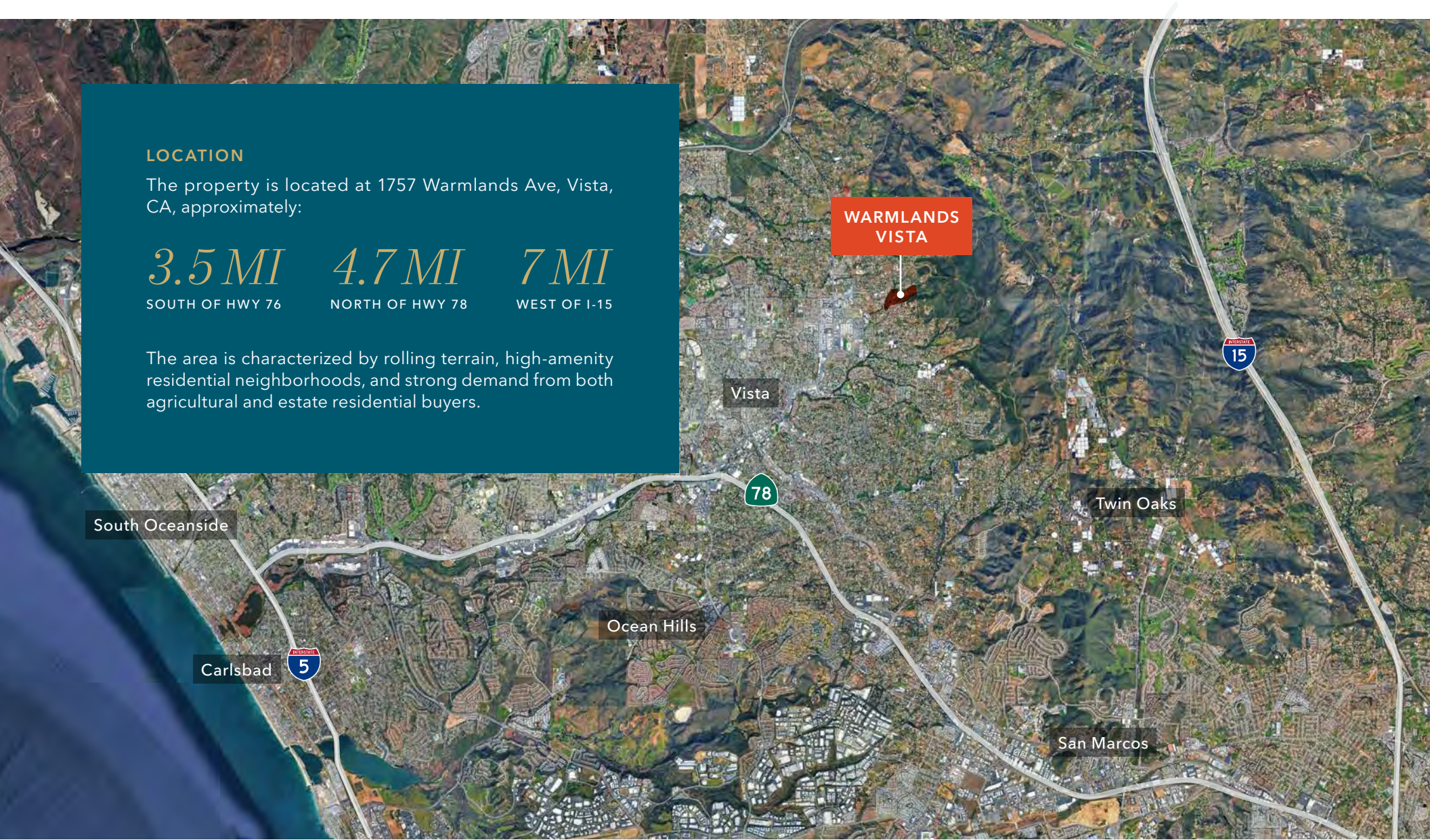


LOCATION

The property is located at 1757 Warmlands Ave, Vista, CA, approximately:

3.5 MI SOUTH OF HWY 76 *4.7 MI* NORTH OF HWY 78 *7 MI* WEST OF I-15

The area is characterized by rolling terrain, high-amenity residential neighborhoods, and strong demand from both agricultural and estate residential buyers.



PROPERTY SUMMARY



PROPERTY SUMMARY

ZONING & LAND USE

CURRENT JURISDICTION	County of San Diego
ZONING	Rural Residential (RR)
GENERAL PLAN	Semi-Rural Residential (SR-2)
MINIMUM LOT SIZE	2, 4, or 8 acres depending on slope and constraints

INVESTMENT HIGHLIGHTS

±31.76 gross acres across two legal parcels

Fully planted ±32-acre avocado operation with on-site sorting and packing facilities

Certified with established production history

Primary water source: on-site well (supported by Vista Irrigation District water)

Full irrigation system in place

Desirable location in the Warmlands/Elevado Hills area of Vista

Potential for annexation into the City of Vista, enabling 0.5-acre lot sizes vs. the current County 2-4-8 acre minimums

Strong surrounding development patterns and proximity to necessary utilities

This combination of agricultural income, water assets, and transitional development potential positions Warmlands as one of the most strategically located large landholdings in North County.



Representative Photo

SUMMARY

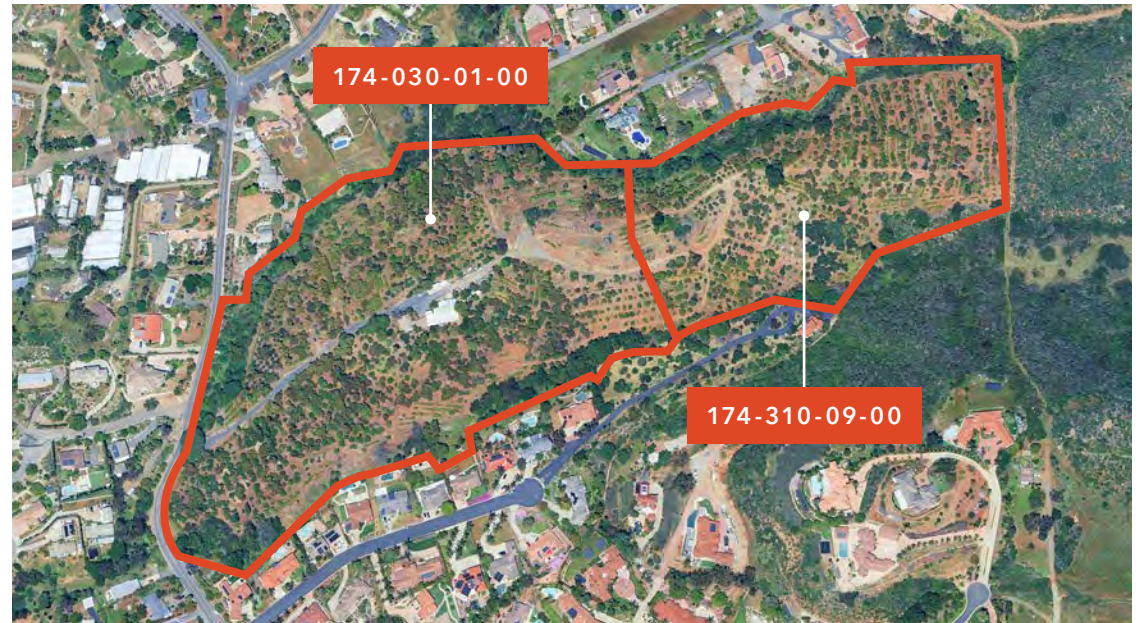
APN	Acreage
174-030-01-00	19.56 AC
174-310-09-00	12.20 AC

ANNEXATION OPPORTUNITY

Adjacent parcels within Vista city limits are zoned E-1 (Estate Residential) permitting 0.5-acre minimums. Due to adjacency and infrastructure proximity, Warmlands may qualify for annexation into Vista to achieve higher density. Further study would refine potential yields, but preliminary analysis suggests significantly greater development potential than current County zoning allows.

IDEAL PROPERTY FOR:

- Investors
- Developers
- Regional & National REITs
- Trophy Ranch Buyers/High Net Worth Individuals
- Local Agricultural Community
- Family Offices



UTILITIES AND SERVICES



Water

Newly renovated submersible well that reportedly produces 100 GPM of irrigation water



Power

SDG&E



Police

San Diego County Sheriff



Sewer

None currently; potential to connect to adjacent Vista residential neighborhood



Fire

Vista Fire Department



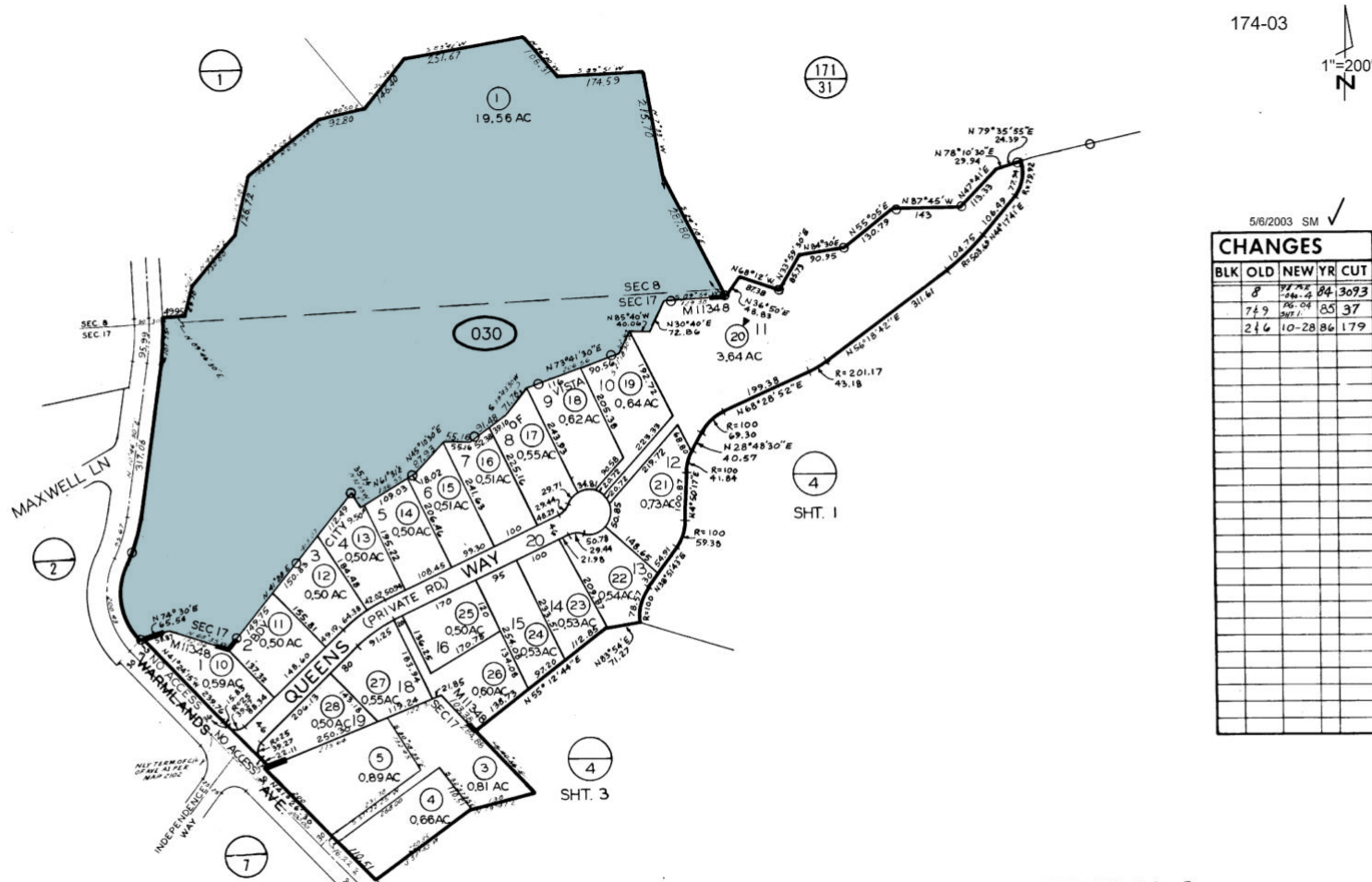
Schools

Vista Unified School District

PLAT MAP APN: 174-030-01-00

12

174-030-01-00



MAS 4-23-70

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.

SAN DIEGO COUNTY ASSESSOR'S MAP BK 174 PG 03

MAP 11348 - VISTA TCT. NO. 84 - 5
 SEC 17 - TIIS - R3W - POR NE 1/4
 SEC 8 - TIIS - R3W - POR SE 1/4

MARKET & AREA OVERVIEW

VISTA AND NORTH SAN DIEGO COUNTY

A picturesque and growing community in San Diego's backcountry, Vista is a beautiful, rural area located in North San Diego County, CA.

A census-designated place and unincorporated municipality, Vista encompasses approximately 19 square miles and is characterized by unique topographic features, agricultural activities and large residential estates.

AGRICULTURE

Part of Vista's charm are its deep agricultural roots, specializing in a variety of crops, including oranges, lemons, avocados, and,

most recently, lavender. Animal farms can also be found, including hens and llamas.

DEVELOPMENT

With major development in progress, it is a great time to be in Vista. With commercial development projects underway and a commitment to preserving the rural integrity of the community, Vista is poised to be the gem of Backcountry San Diego



VISTA AND NORTH SAN DIEGO COUNTY

Vista, California, is a well-established and growing community in northern San Diego County characterized by a mix of rural residential estates, agricultural operations, and low-density development.

Vista is a strategically positioned city within North San Diego County, located approximately 7 miles inland from the Pacific Ocean and within close proximity to major employment centers including Carlsbad, Oceanside, San Marcos, and Escondido. The city offers convenient access to State Route 78, Interstate 5, and Interstate 15, connecting the area to San Diego, Orange County, and the greater Southern California region.

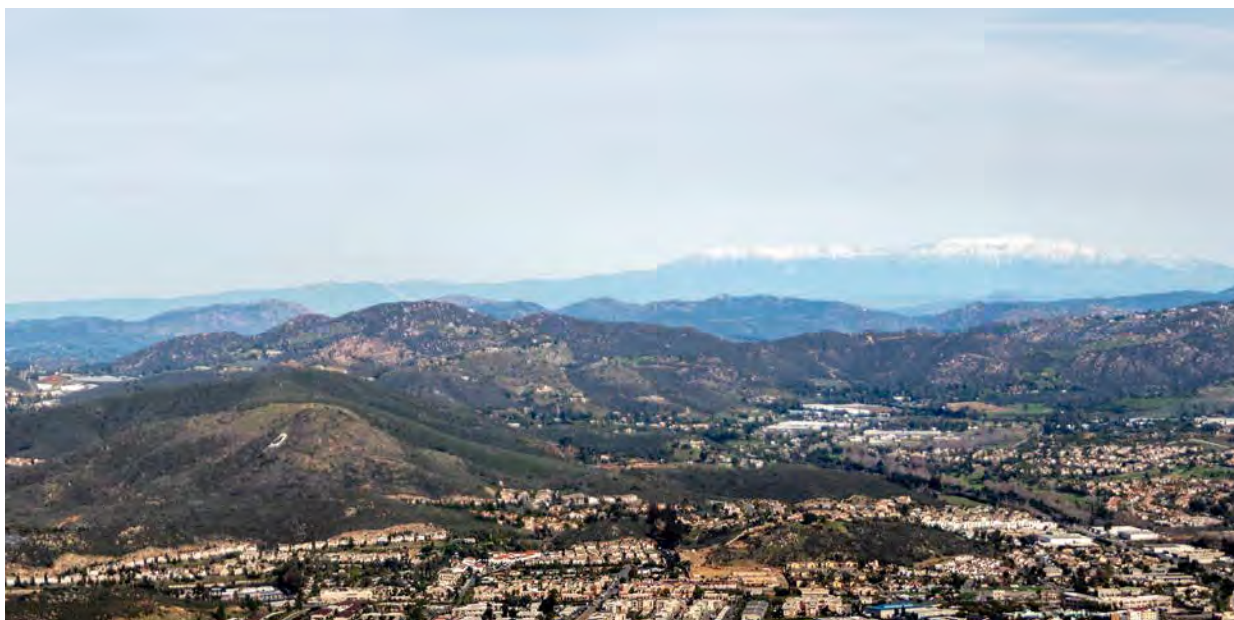
Known as the “Avocado Capital of the World,” Vista maintains a strong agricultural legacy while continuing to experience measured residential and commercial growth. The city’s pro-business environment, expanding population base, and access to regional infrastructure make it attractive to investors, developers, and agricultural operators alike.

Vista benefits from a temperate Mediterranean climate, ideal for year-round agricultural production and outdoor living. The region is supported by a skilled labor force, nearby higher education institutions, and a diverse economic base including technology, life sciences, manufacturing, and agri-business.

Quality-of-life amenities include parks, trails, cultural attractions, and a revitalized downtown area, all contributing to sustained demand for residential and land investments. Vista’s balance of rural charm, agricultural preservation, and regional accessibility positions it as a compelling location for long-term land investment and development planning

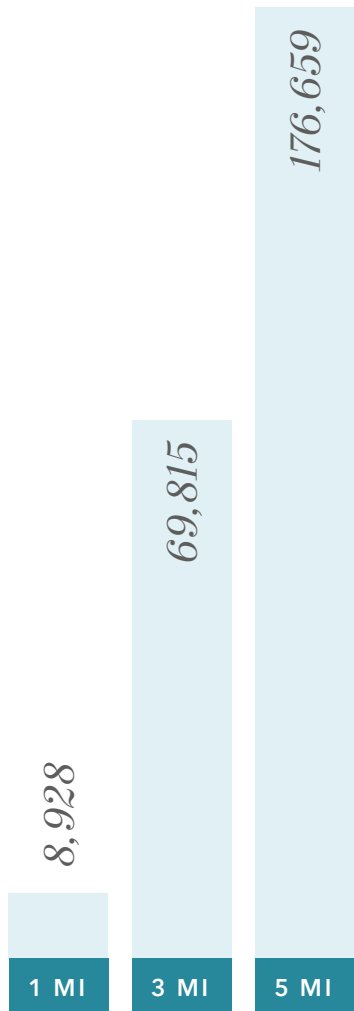
Surrounding land uses include avocado groves, nurseries, equestrian properties, and custom homes, reflecting Vista’s strong agricultural heritage and rural lifestyle appeal. The property’s Rural Residential zoning allows for continued agricultural use, estate residential development, and other uses subject to county regulations, providing flexibility for a variety of investment and land-banking strategies.

Currently operated as an avocado grove, the property benefits from favorable soil conditions, mild coastal climate influences, and established agricultural infrastructure, making it ideal for ongoing farming operations or alternative specialty crop production. The area’s agricultural character and limited land availability support long-term value retention and appreciation.

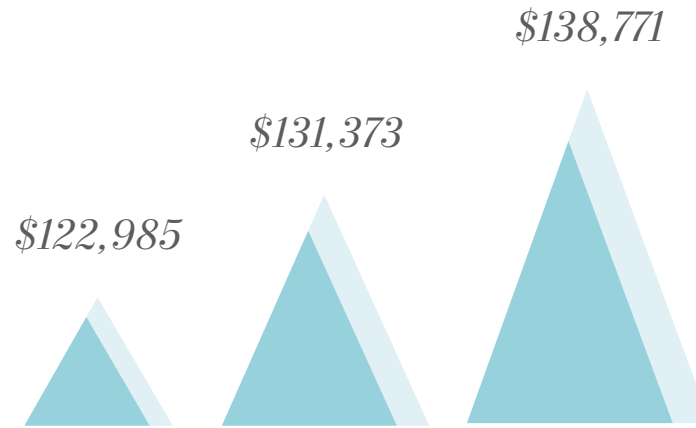


DEMOGRAPHICS

ESTIMATED POPULATION



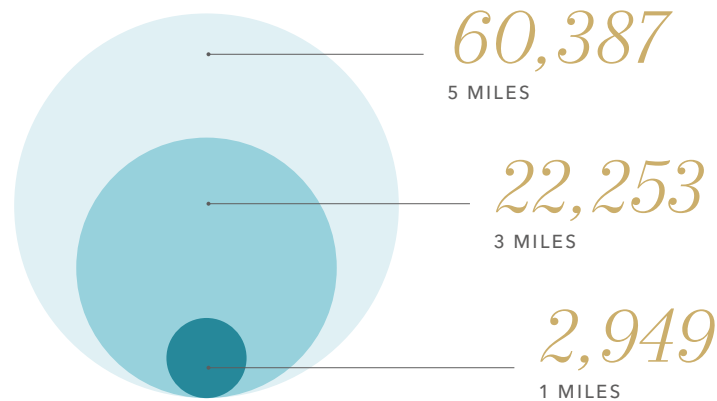
AVERAGE HOUSEHOLD INCOME



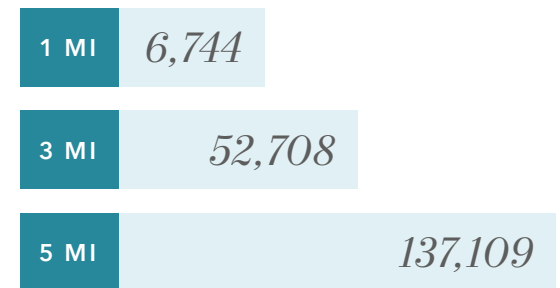
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2025, ESRI

TERMS

AVAILABLE UPON REQUEST TO QUALIFIED BUYERS

- Title and APNs
- Water/well system documentation
- Irrigation layout
- Soils and environmental data
- Slope maps
- Zoning and General Plan documentation
- Feasibility for annexation to City of Vista

TERMS

OFFERED AS

Fee Simple Interest

ASKING PRICE

Negotiable / Market Guidance
Available Upon Request

TOURS

By Appointment Only -
Contact Broker

Exclusively listed by

PETER QUINN
Senior Vice President
858.864.8491
peter.quinn@kidder.com
LIC N°00806439

MATT MARSCHALL,
ARA, MAI, AI-GRS, FRICS
Senior Vice President
619.540.555
matt.marschall@kidder.com
LIC N°01035488

DYLAN MARSCHALL
First Vice President
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LIC N°02045289

KIDDER.COM

