



Vista Cove



Shady Lane & Wildflower Ave.
Vallejo CA 94591

Contact: Kevin Reilly

\$ Inquire

415-264-8869

RE/MAX Gold



Vista Cove

Close to Transportation & Shopping

Rare 20 acre water view parcel, one of few available close to San Francisco. This lot, zoned medium density residential, technically allows up to 340 units, although topography would limit that. Vallejo's General Plan shows capacity at 210 units.

A prior proposal for 69 units had been approved up through Vallejo's Planning Division several years ago.

Located in the upscale Glen Cove section of Vallejo, this parcel is set looking southeast toward the morning sun and is shielded from prevailing winds. The most noteworthy aspect is that from almost any part of the lot, the Carquinez Straits waterway is visible so homeowners could watch ocean vessels majestically gliding past each day.

The Glen Cove Shopping Center is just blocks away where the local food shopping at Safeway, banking at JP Morgan Chase, dry cleaning, real estate, dining at J's Garden Chinese Cuisine, pizza and more are available. It is also just blocks to the freeway entrance to US Interstate 780.

Vista Cove is just 4 minutes to the Interstate 80 Park & Ride transit hub at Lemon St. and 7 minutes to the Golden Gate Ferry to San Francisco [55 minute ride].

Vallejo is known both for good weather, many consider it the best in the SF area (because of the ocean breeze in summer), and for being a great central location. It's just about an hour to the State Capital – Sacramento, Napa is 15 minutes, Walnut Creek 20 minutes and Marin is also 20. SF is just 45min.

Well located, great view setting

Highlights:

+ Zoned Medium Density Residential - > technically allows max. of 340 units, Vallejo General Plan shows 209 as realistic capacity. Fire issues may limit more.

+ Long prior project, approved through City Planning for up to 69 units.

+ Centrally located:

SF – 50 minutes,

Sacramento – 60 min

Napa – 20 minutes

Marin - 20 minutes

Walnut Creek – 20 min.

+ Great water views

+ Close to shopping

+ Close to mass transit:

SF Park & Ride – 4 min.

SF Ferry – 7 min.

+ Good weather

+ Glen Cove area of Vallejo

+ Area home prices

\$470,000-\$990,000





Appendix A

Vallejo Housing Element Vacant Land Inventory - Vacant MDR Sites

| Site # | Assessor Parcel Number | General Plan | Zoning | Area (SF) | Acres | Density Allowed (units/acre) | | Realistic Capacity | Infrastructure | Existing Use/Constraints |
|--------|--------------------------|--------------|--------|-----------|--------------------|---------------------------------|-----------------------|-----------------------|----------------|-----------------------------|
| | | | | | | Min | Max | | | |
| M-1 | 0079120100 | MDR | MDR | 701,300 | 16.10 | 8.8 | 17.4 | 209.30 | Adequate | None |
| M-2 | 0075010330 | MDR | MDR | 164,000 | 3.76 | 8.8 | 17.4 | 48.94 | Adequate | None |
| M-3 | 0061131390 | MDR | MDR | 132,200 | 3.03 | 8.8 | 17.4 | 39.45 | Adequate | None |
| M-4 | 0074110490 | MDR | MDR | 103,600 | 2.38 | 8.8 | 17.4 | 30.92 | Adequate | None |
| M-5 | 0052110140 | MDR | MDR | 41,100 | 0.94 | 8.8 | 17.4 | 12.27 | Adequate | None |
| M-6 | 0074160740 | MDR | MDR | 30,840 | 0.71 | 8.8 | 17.4 | 9.20 | Adequate | None |
| M-7 | 0051181150 | MDR | MDR | 30,580 | 0.70 | 8.8 | 17.4 | 9.13 | Adequate | None |
| M-8 | 0056021350 | MDR | MDR | 18,020 | 0.41 | 8.8 | 17.4 | 5.38 | Adequate | None |
| M-9 | 0056242030 | MDR | MDR | 17,780 | 0.41 | 8.8 | 17.4 | 5.31 | Adequate | None |
| M-10 | 0061132050 | MDR | MDR | 10,230 | 0.23 | 8.8 | 17.4 | 3.05 | Adequate | None |
| M-11 | 0059032210 | MDR | MDR | 13,070 | 0.30 | 8.8 | 17.4 | 3.90 | Adequate | None |
| M-12 | 0051190180 | MDR | MDR | 24,070 | 0.55 | 8.8 | 17.4 | 7.18 | Adequate | None |
| M-13 | 0051190130 | MDR | MDR | 13,530 | 0.31 | 8.8 | 17.4 | 4.04 | Adequate | None |
| M-14 | 0068580120 - 0068580020* | MDR | MDR | 67,897 | 1.56 | 8.8 | 17.4 | 20.26 | Adequate | Multi-Parcel # |
| | | | | | Total Acres | 31.4 | Realistic Cap. | 408 | | |

*Jamilla Court Properties - Assumes consolidation.

Table from Vallejo General Plan. Vista Cove parcel highlighted in blue [Listed in table as 16.10 acres, combined lots ~20acres. MDR = Medium Density Residential]

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