



**PROPERTY BROKERAGE INC.**  
REAL ESTATE  
Sales | Leasing | Management

Contact:

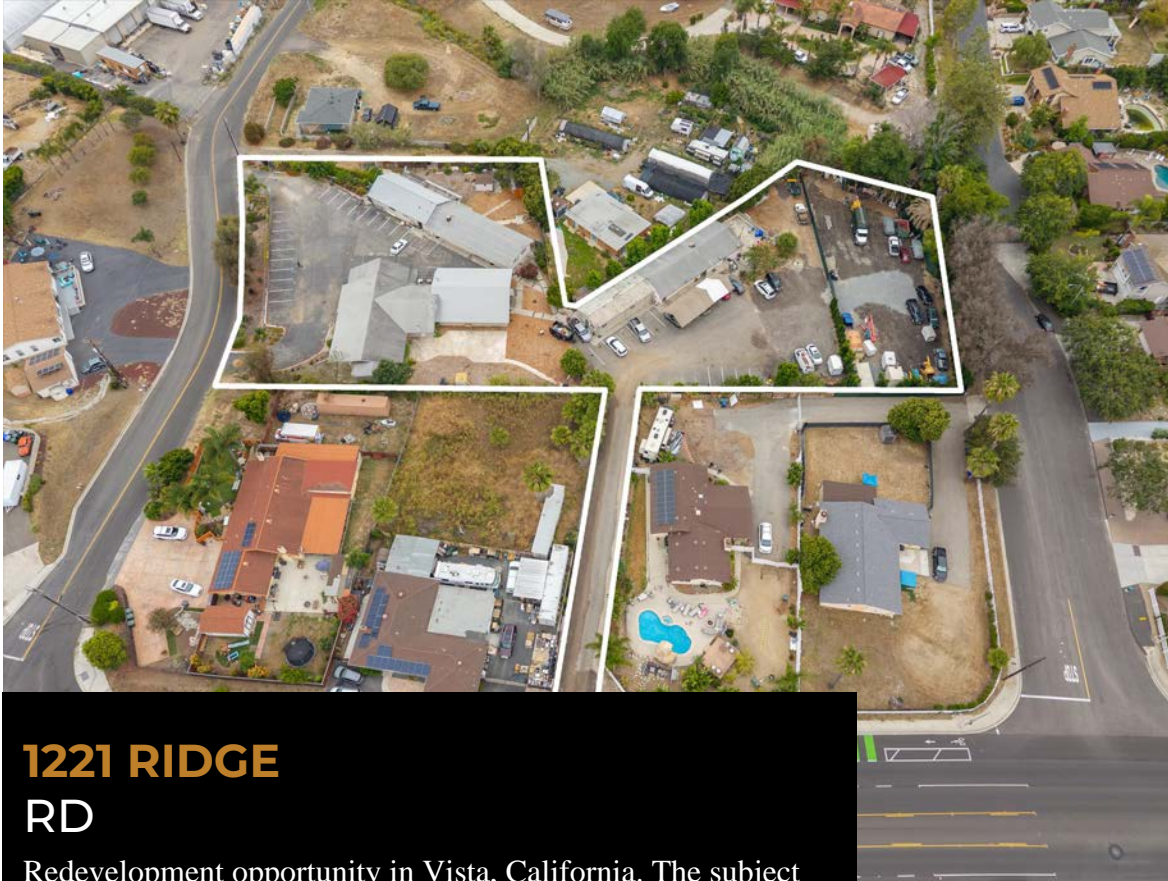
**ERIK ACHEFF**

BROKER

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## 1221 RIDGE RD

Redevelopment opportunity in Vista, California. The subject property is located at 1221 Ridge Road within the desirable 92081 ZIP code. This prime parcel consists of approximately 2.04 acres and is centrally positioned just off Melrose Drive in a growing area with strong housing demand.

The property's strategic location provides convenient access to major highways, supporting simple and efficient commutes for future residents or users. In addition to its accessibility from Ridge Road and Melrose Drive, the site benefits from close proximity to essential services and recreational amenities, including hospitals, schools, beaches, hiking trails, and entertainment options—all just minutes away.

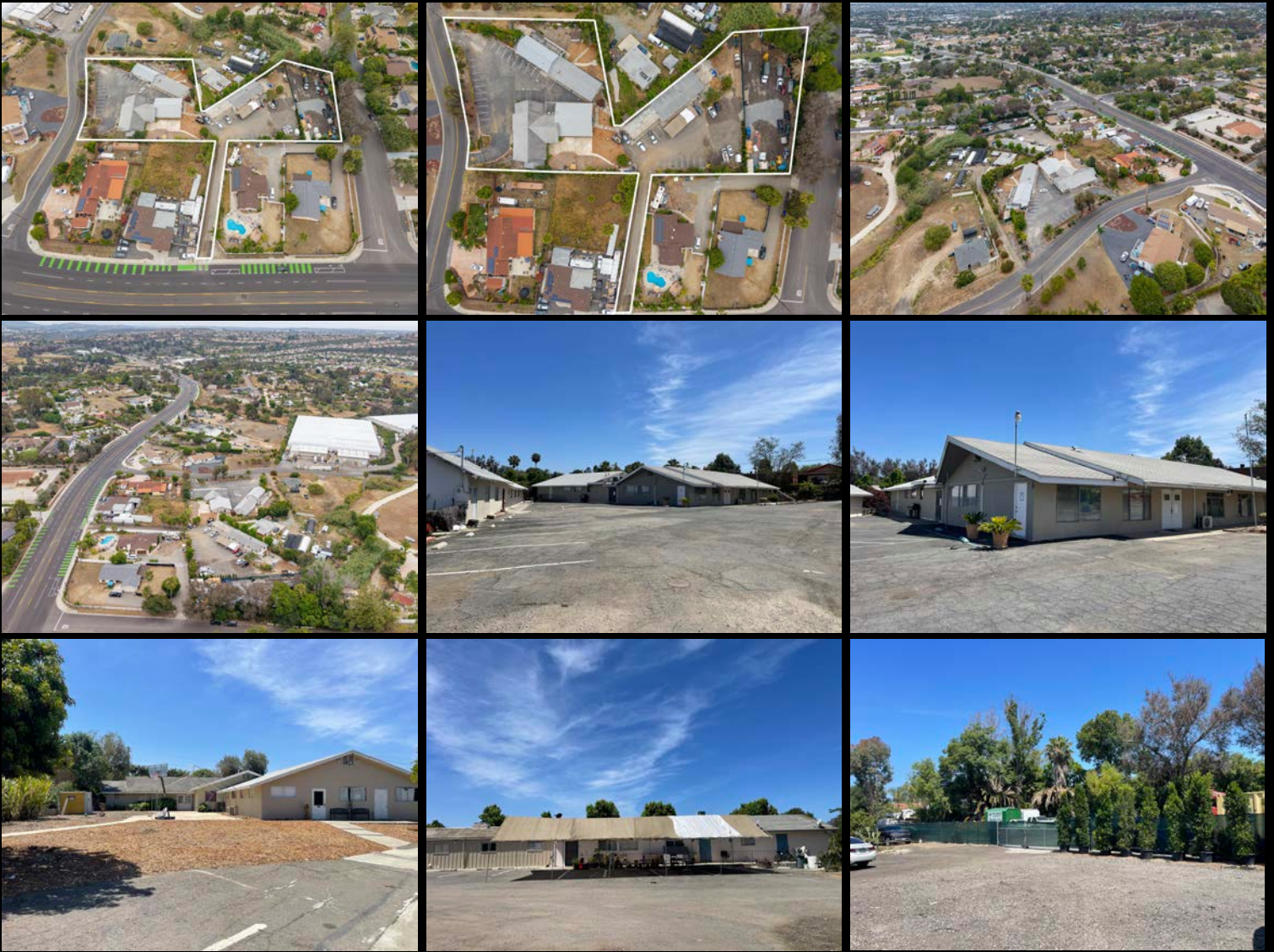
The land features generally flat topography and currently supports a church, residential use, and a storage yard. Subject to approval of a Special Use Permit, the zoning may allow for a variety of uses, including a residential care facility, school, church, transitional housing, and other potential redevelopment opportunities.

**FOR SALE**

**1221 Ridge Rd  
Vista, CA 92081**

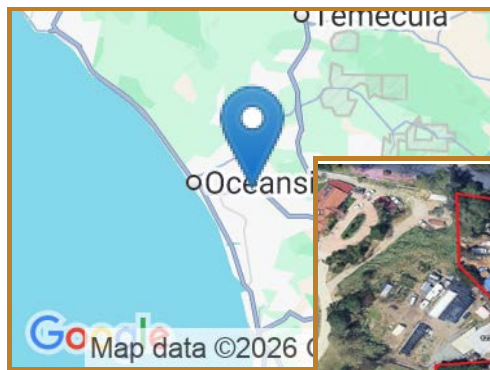
*\$1,900,000*

**Land Size: 2.04 Acres**



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