

# Fully Entitled Land For Sale

## 8 Townhomes | Transit Oriented | High Growth Market

1555 Sunbury Court, Vista, CA 92083



COMMERCIAL®

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## Property Overview

### *Fully Entitled for 8 Townhomes*

**Sale Price** \$920,000

**Proposed Units** 8 Townhomes

**Land Area** .60 AC (25,981 SF)

**Price Per Door** \$115,000 / Unit

**Zoning** VR 7.3 - County of San Diego

**Proposed Building SF** 13,891 SF

**Floor Plans** 3br/ 2.5ba- Avg 1,400 SF

**Community Planning Areaa** North County Metro

**APN** 183-174-04-00







## Property Highlights

- All units feature 3 BR /2.5 BA, averaging 1,400 SF with attached garages
- ±0.60 with frontage along S. Santa Fe Ave
- N. County growth market with strong rental demand and projected rents of \$3,900 - \$4,200 per month
- Proximity to downtown Vista and area retail with access to the 78 Freeway, I-5 and I-15
- Transit-oriented site located along Sprinter Rail Line
- Submarket recognized as one of San Diego's strongest craft beer hubs!
- **SELLER FINANCING AVAILABLE**

[Property  
WEBSITE](#)

### Fully-Entitled Townhome Development Site | 8 Units | Vista, CA

Discover a unique multifamily development opportunity in high growth submarket of Vista, CA. Situated on ±0.60 acres, this project includes 8 fully-entitled townhomes, each designed for modern living with 3 bedrooms, 2.5 baths, and attached garages. Units average 1,400+ SF, offering highly desirable layouts for today's renters.

The project is configured across two buildings totaling approximately 14,000 SF, with a blend of two- and three-story elevations that maximize efficiency, curb appeal, and livability. Surface parking complements the garage spaces, providing ample on-site parking for residents and guests.

All major civil work is complete including approvals for grading, sewer, utility and irrigation plans as well as the CEQA review. Building plans are conditionally approved with the only remaining condition being the payment of impact fees, which are estimated ~\$45,000 per unit, supporting a predictable development budget.

With projected market rents averaging \$3,900 per unit, the asset offers a compelling return profile in a supply-constrained North County market. Call Broker for access to plans and reports.



## Location

Vista is a diverse submarket in northern San Diego County, about 7 miles inland from the Pacific Ocean and 35 miles north of downtown San Diego. It is located in North County San Diego, bordered by Oceanside, Carlsbad, and San Marcos, with convenient access to all via Highway 78 (the “SR-78 Corridor”).

Known for its mild Mediterranean climate, rolling hills, and a blend of suburban and semi-rural neighborhoods, Vista offers a mix of residential areas, light industrial parks, and retail centers, along with strong community amenities. It maintains a balance of family-oriented suburban living and economic activity, with both large employers and small businesses present.

Vista has a diverse local economy, with concentrations in manufacturing, biotech, craft brewing, and specialty food production. It is home to over 20 craft breweries, giving it a reputation as one of San Diego County's most active beer hubs. With a population of about 100,000 residents (2023 estimates), the median household income is roughly \$82,000, which is higher than the U.S. average.

The area is comprised of single-family neighborhoods, apartments and townhomes, and has a strong demand for rental housing due to proximity to job centers, schools, and coastal communities. It is served by Vista Unified School District plus nearby colleges like California State University San Marcos and Mira Costa College.





# Retail Map

OCEANSIDE



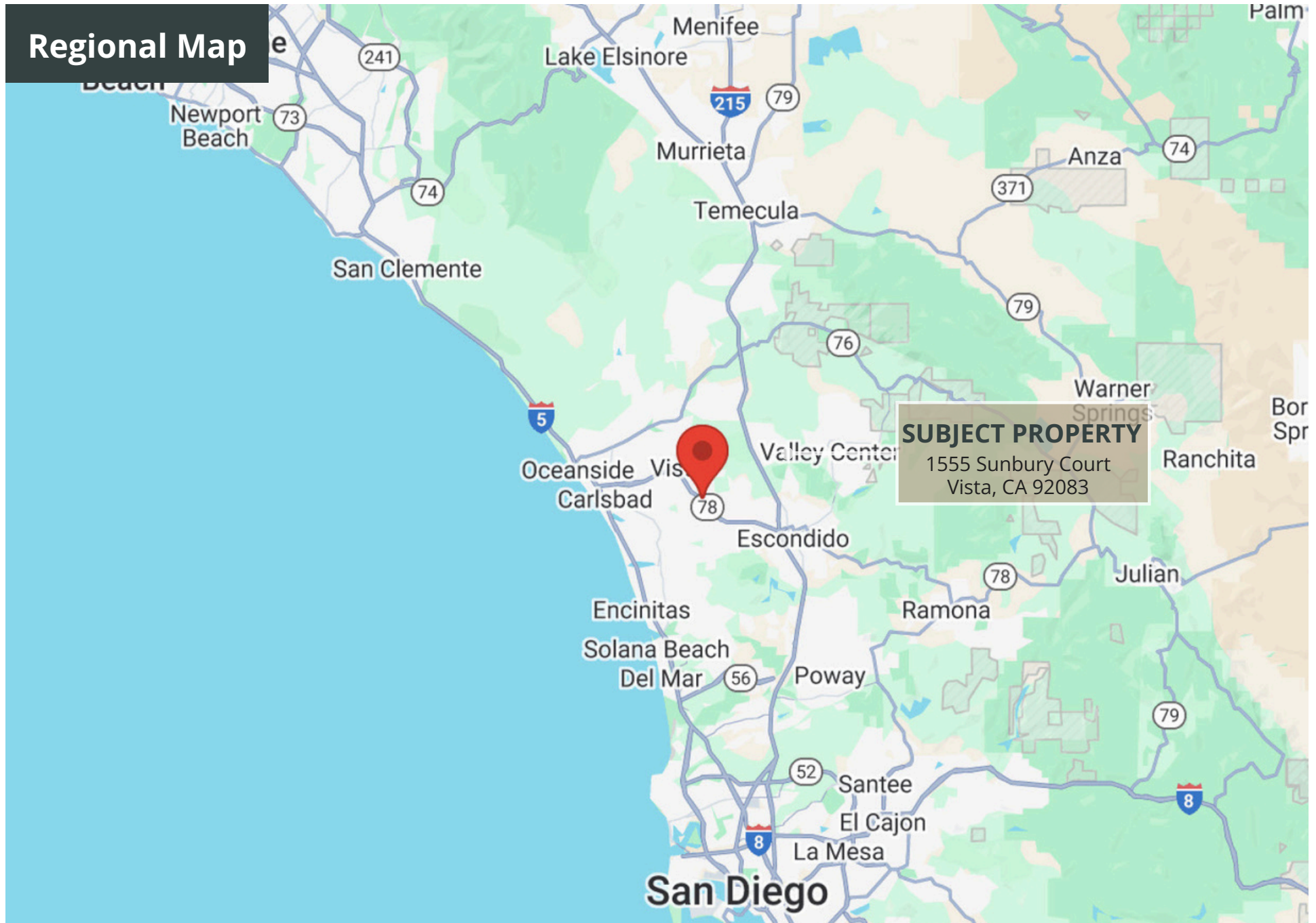
Buena Creek Trolley Stop  
**SUBJECT PROPERTY**  
1555 Sunbury Ct

SAN MARCOS

CARLSBAD



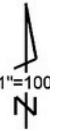
## Regional Map



# Plat Map

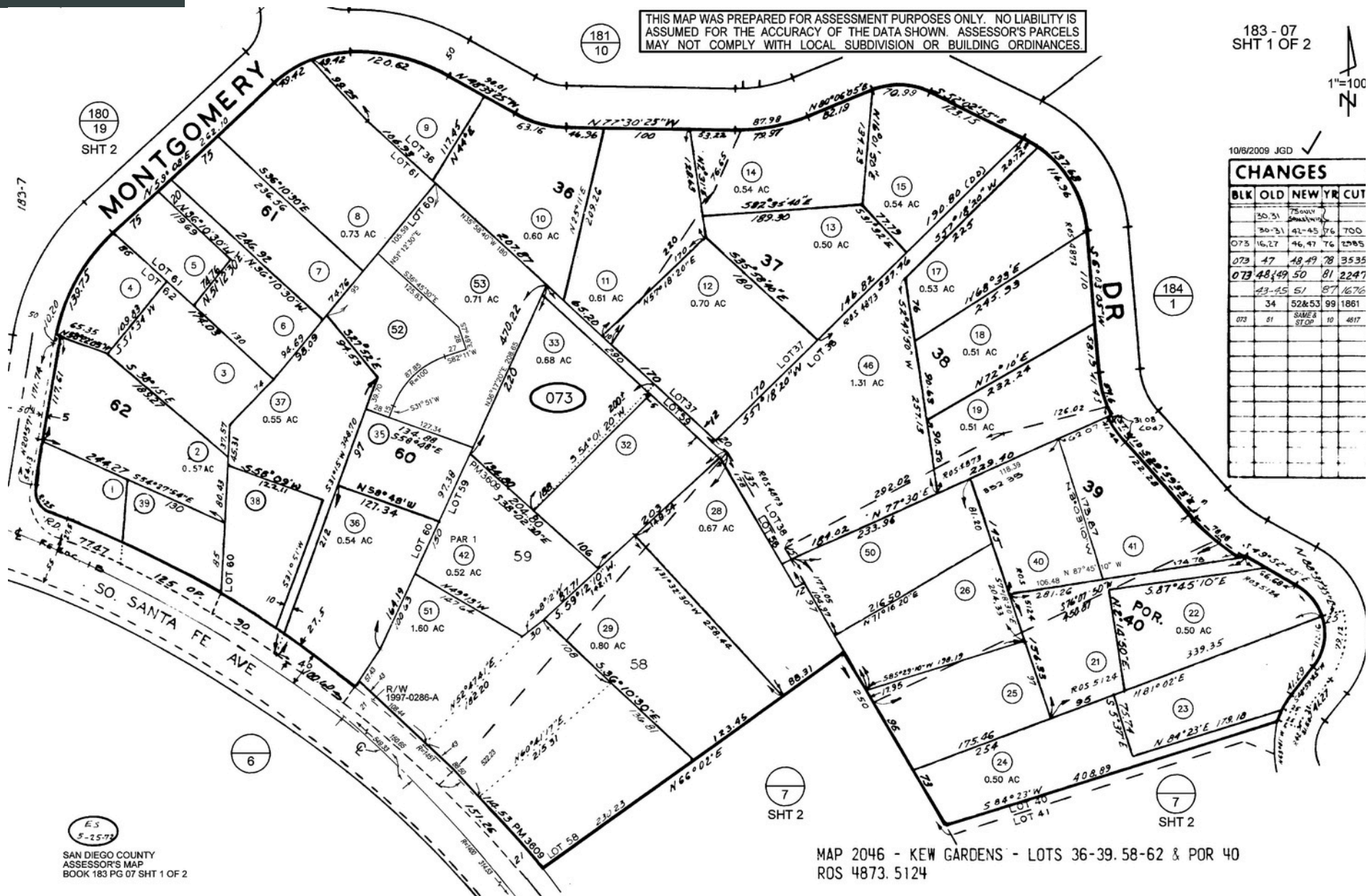
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

183 - 07  
SHT 1 OF 2



10/6/2009 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
	30, 31	7500V		
	30, 31	41-45	76	700
073	16, 27	46, 47	76	2505
073	47	48, 49	78	3535
073	48, 49	50	81	2247
	43-45	51	87	1676
	34	52&53	99	1861
073	61	SAME A STOP	10	4017

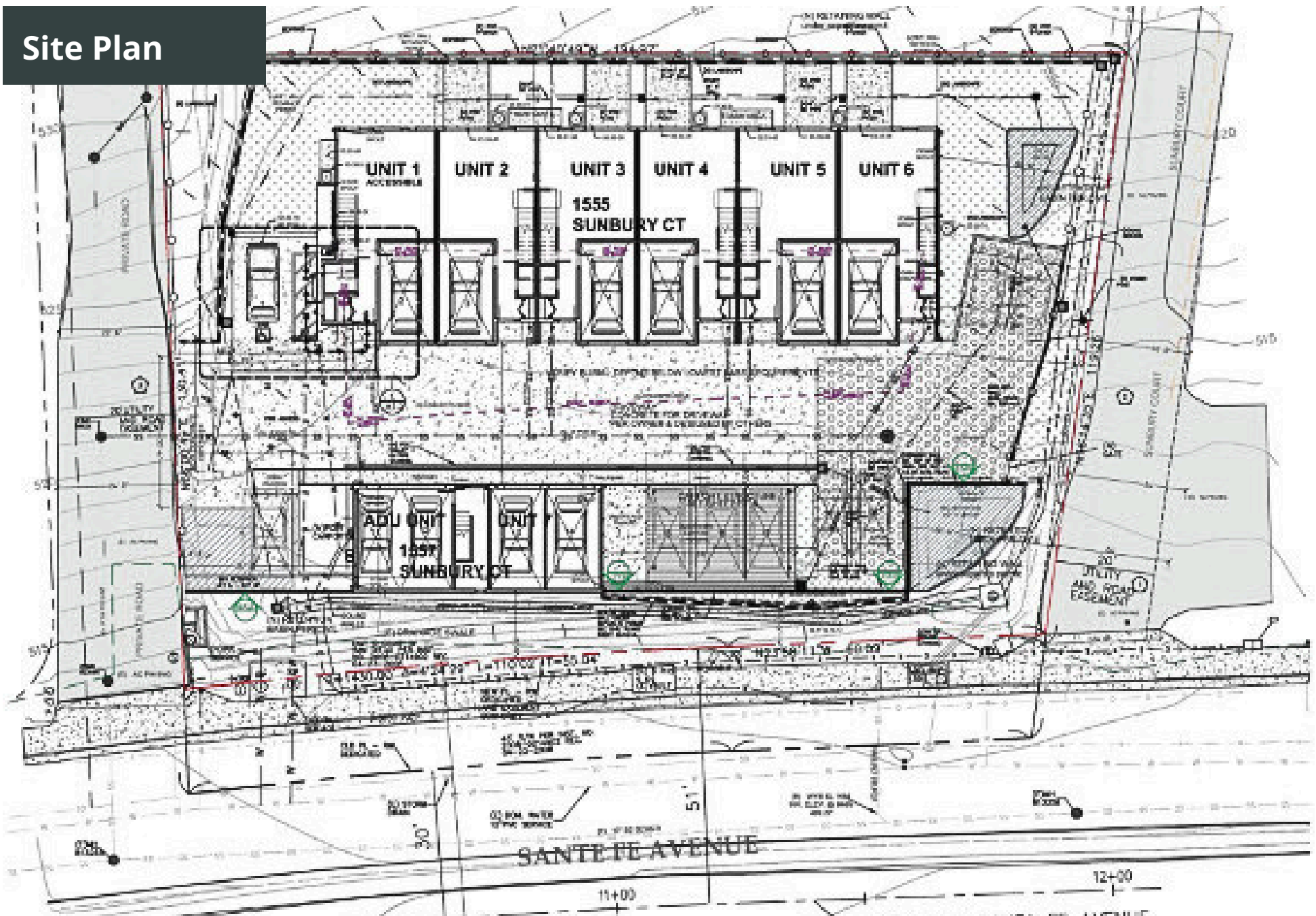


E.S.  
5-15-79

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 183 PG 07 SHT 1 OF 2

MAP 2046 - KEW GARDENS - LOTS 36-39, 58-62 & POR 40  
ROS 4873, 5124

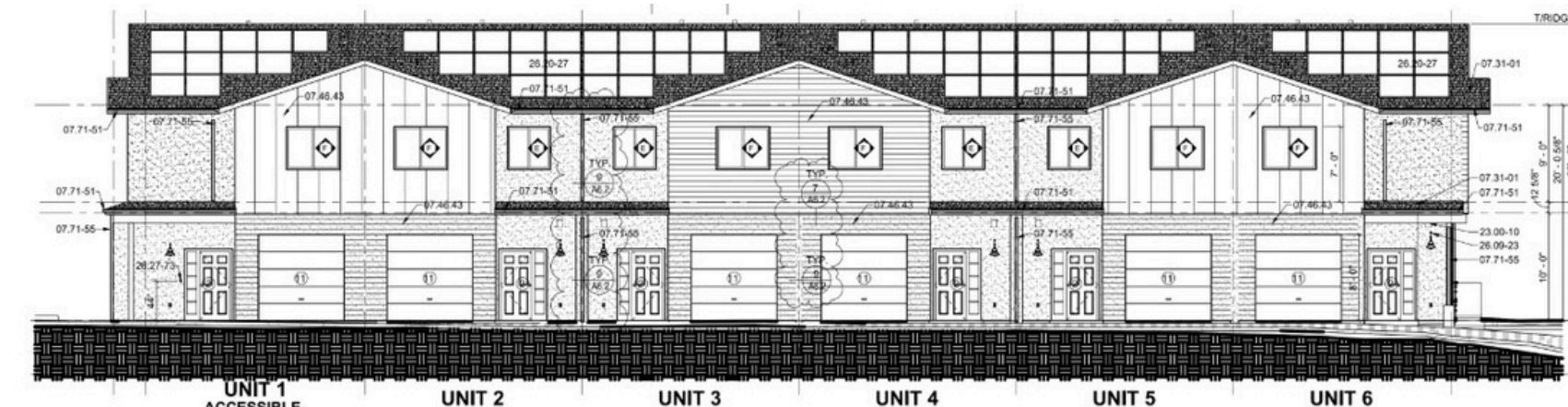
# Site Plan



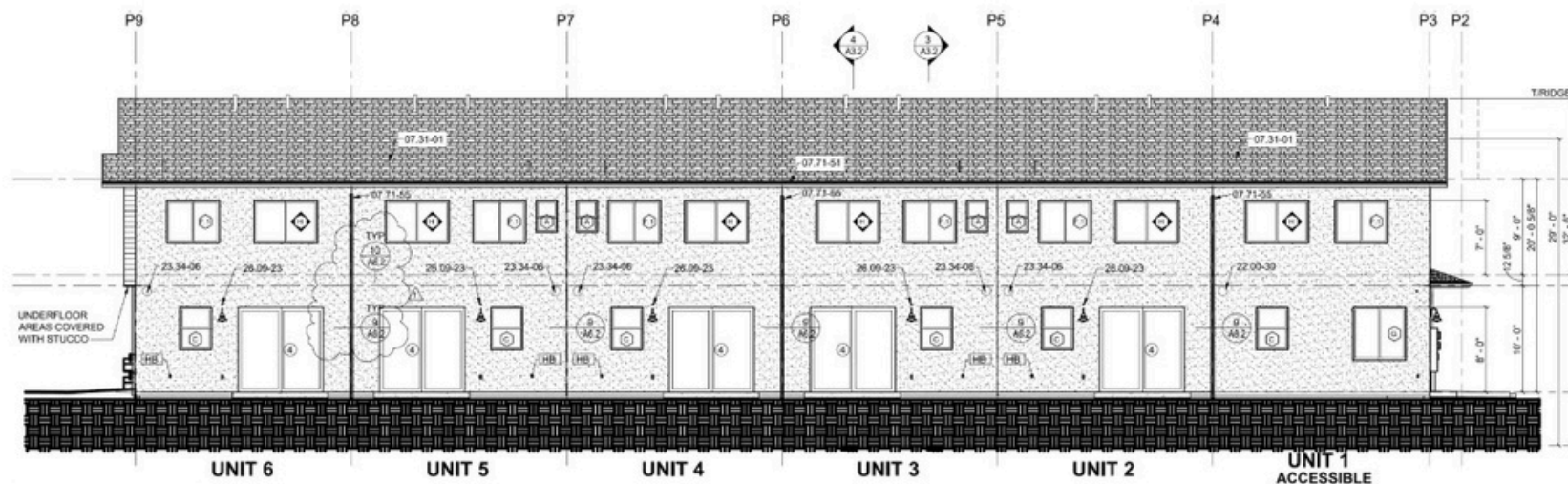


## Elevations

## Units 1 - 6



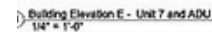
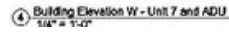
**1 BUILDING ELEVATION - WEST**  
3/16" = 1'-0"



**2 BUILDING ELEVATION - EAST**  
3/16" = 1'-0"



## Units 7 and 8





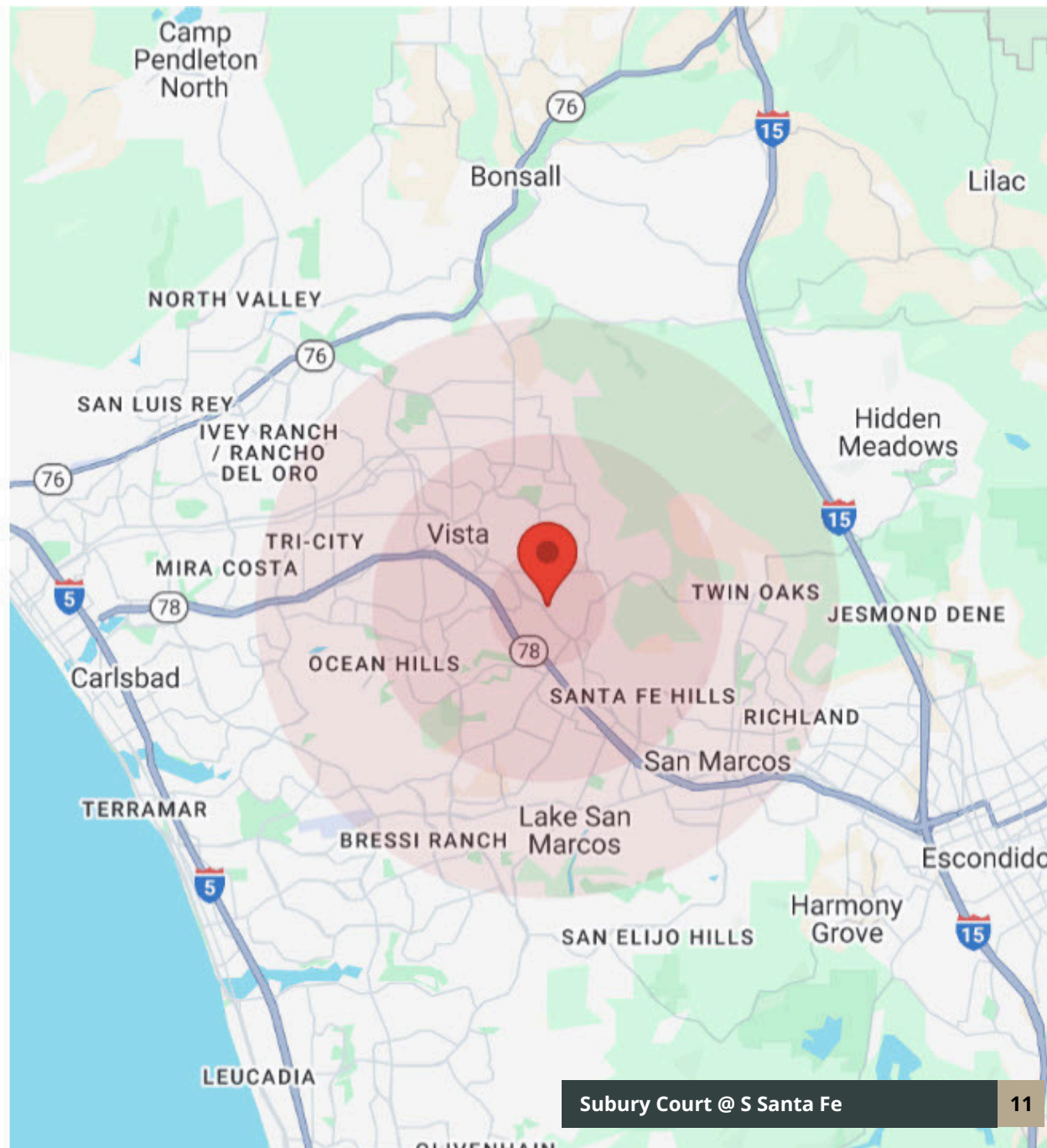
# Demographics

Population	1 Mile	3 Miles	5 Miles
Male	5,196	54,041	121,973
Female	5,051	53,231	121,753
Total Population	10,247	107,272	243,727

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,700	19,644	43,284
Ages 15-24	1,189	13,863	32,185
Ages 25-54	4,324	45,274	99,371
Ages 55-64	1,297	12,336	27,970
Ages 65+	1,737	16,156	40,919

Income	1 Mile	3 Miles	5 Miles
Median	\$104,296	\$104,832	\$106,453
< \$15,000	172	1,807	4,533
\$15,000-\$24,999	78	1,086	2,734
\$25,000-\$34,999	157	1,874	4,168
\$35,000-\$49,999	273	2,617	6,102
\$50,000-\$74,999	554	4,762	10,792
\$75,000-\$99,999	446	4,549	10,537
\$100,000-\$149,999	721	7,143	15,888
\$150,000-\$199,999	541	4,569	11,094
> \$200,000	565	6,573	16,451

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,745	37,249	87,815
Occupied	3,506	34,979	82,295
Owner Occupied	2,049	19,493	48,899
Renter Occupied	1,457	15,486	33,396
Vacant	239	2,269	5,520





# Transit Map | North County Transit District



**Close Proximity to Sprinter and Coaster**

