

# Approved Tentative Map | 15 Townhomes | Vista, CA

552 W Bobier Drive | Vista, CA 92083

- 1.72 Gross Acres
- 2,300 Square Foot Townhomes w/ Attached & Driveway Parking - Large Backyards
- Reports & Studies Complete – Phase 1 ESA, Geotechnical Report, Cultural Resources Report, ALTA Survey, Hard Cost Estimate, Seismic Study & More
- New Townhome Resale Value in the immediate area range from \$845,00 to \$925,000

**ASKING PRICE: \$2,285,000**

**SUBJECT  
PROPERTY**

**MILLCREEK RESIDENTIAL**

**324 Apartments  
5,000 SF Retail**

**SKYE APARTMENTS - MG PROPERTIES**  
**290 Apartments**

**MELROSE  
HEIGHTS -  
TRUMARK  
HOMES**

**300+ Apartments  
& Townhomes**

**AL APUZZO**

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic#01323215

**ALEX GUDIM**

760.448.1368

agudim@lee-associates.com

CalDRE Lic#02030313

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# property information

## location:

The subject property is located at 552 W Bobier Drive in Vista, California. The property is right on the border of the City of Oceanside, just south of Guajome Regional Park and west of Vista High School.

## property profile:

The subject property is approximately 1.72 acres. The City of Vista Planning Commission has approved a Tentative Map for 15 Townhomes, and the map is fully vested, locking in development rights under current zoning and fee structures. The proposed density is 8.98 dwelling units per acre, which is under the allowable 10 dwelling units per acre. The Townhomes are large two-story units with private two-car garages, two-car dedicated parking driveways, and private backyards. The community will have a private drive with access off Bobier Drive. The development was designed to minimize improvement costs for existing rock on the property.

## jurisdiction:

City of Vista

## apn:

161-030-07-00

## acreage:

1.72 gross acres

## zoning:

Single-Family Residential (R-1-B)

## general plan:

Medium Density Residential (MDR)

## density:

10 du/acre

## minimum lot size:

6,000 square feet or less under SB 330

## maximum height:

35' or 2 stories

## tentative map:

[View Tentative Map](#)

## estimated impact fees:

Approximately \$50,158

## conditions of approval:

[View Conditions of Approval](#)

## note on hard rock estimate:

While hard rock is present on portions of the site, the engineering design was specifically developed to avoid and minimize disturbance of these areas during grading and development. In addition, a seismic engineer was retained to prepare a site-specific seismic study. The study's findings informed the engineering approach, allowing utilities and infrastructure to be designed around the hard rock conditions, thereby reducing construction complexity and minimizing overall development costs.

## school district:

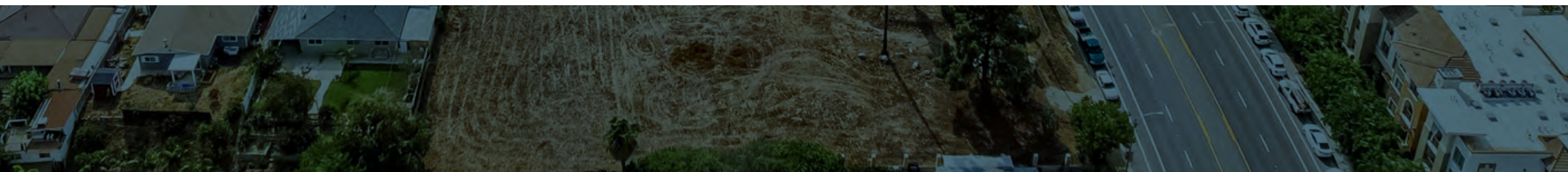
Vista Unified School District

## services:

- Water- Vista Municipal Water District
- Sewer- Vista Sanitation
- Gas/Electric- SDG&E
- Fire- City of Vista Fire Department
- Police- City of Vista Police Department

## asking price:

\$2,285,000





SPRINTER  
TRANSIT  
STATION



**TRUMARK  
HOMES**

Melrose Dr

**MELROSE HEIGHTS -  
TRUMARK HOMES**  
300+ Apartments & Townhomes

**MILLCREEK RESIDENTIAL**  
324 Apartments  
5,000 SF Retail

**SKYE  
APARTMENTS -  
MG PROPERTIES**  
290 Apartments

W Bobier Dr

**SUBJECT  
PROPERTY**



CARLSBAD

OCEANSIDE



SPRINTER  
TRANSIT  
STATION



TRUMARK  
HOMES

Melrose Dr

**MILLCREEK RESIDENTIAL**  
324 Apartments  
5,000 SF Retail

**SUBJECT  
PROPERTY**

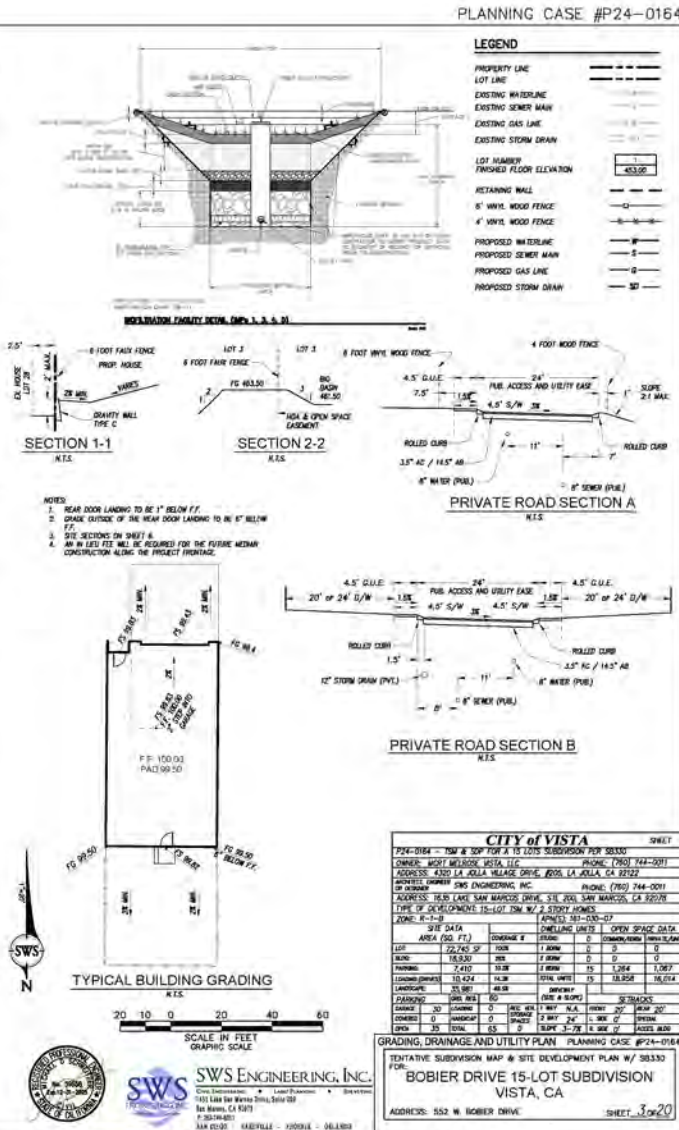
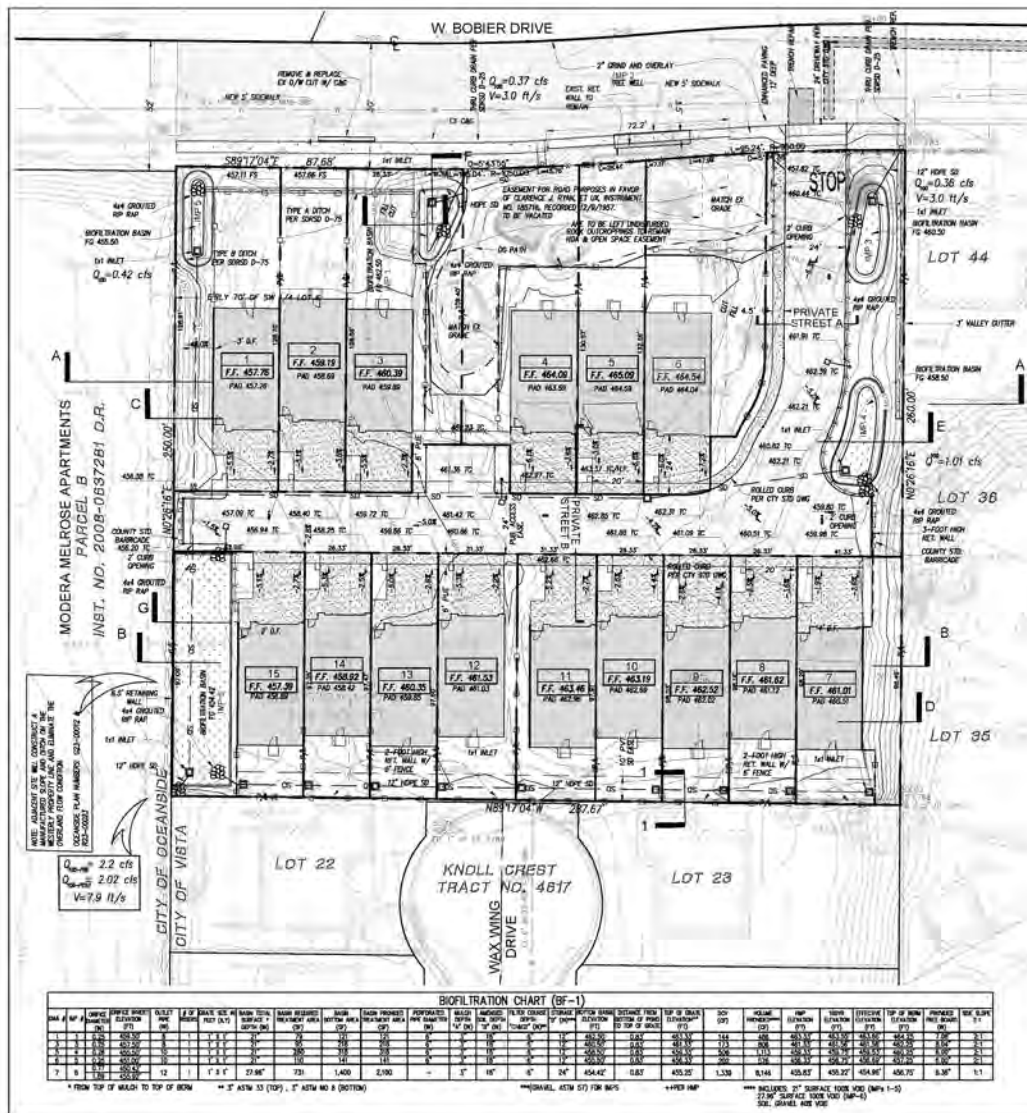
LIGHT RAIL LINE

W Bobier Dr

N  
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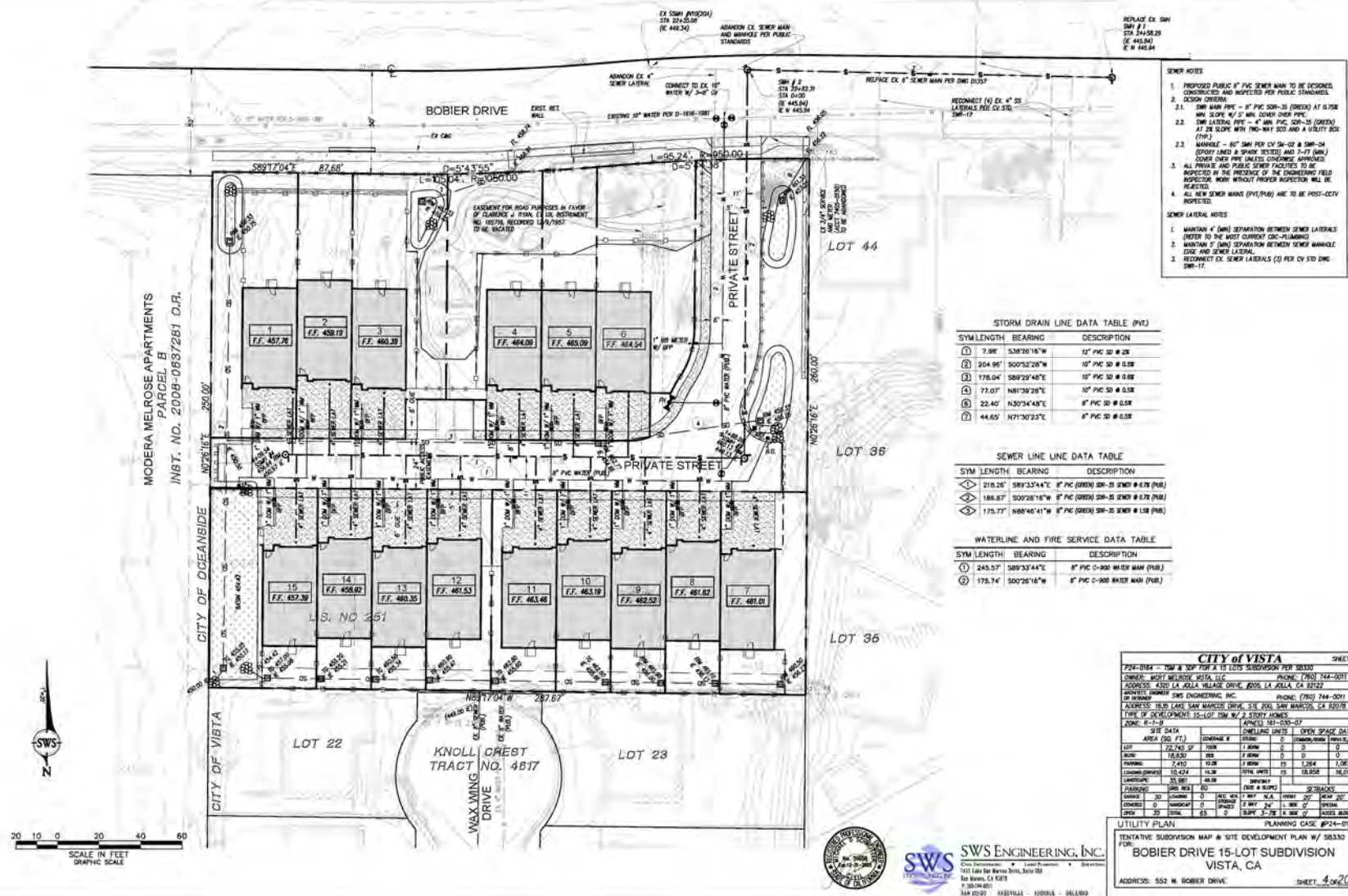


# tentative map



# tentative map

PLANNING CASE #P24-0164



## An aerial photograph of a suburban neighborhood. The image shows several houses with light-colored roofs and walls, interspersed with green lawns and palm trees. A network of streets is visible, with cars parked along the curbs. The perspective is from a high angle, looking down on the community.



9 ISOMETRIC VIEW

2/14/2025 11:15:16 AM

[illegible]

**SWS**  
ENGINEERING INC.  
Serving the South West

**SWS ENGINEERING, INC.**  
CIVIL ENGINEERING • LAND PLANNING • SURVEYING  
100 Larchmont Avenue, Ste. 200  
Berkeley, CA 94708  
P: 415/841-1100  
510/730-0000 • FAX: 415/841-1100 • WWW.SWS-ENG.COM

TENTATIVE SUBDIVISION MAP & SITE DEVELOPMENT PLAN W/ 38330  
FOR  
**BOBIER DRIVE 15-LOT SUBDIVISION**  
**VISTA, CA**  
ADDRESS: 552 W. BOBIER DRIVE SHEET

SHEET 8 of 20

# elevations

PLANNING CASE #P24-0164



1 EXTERIOR ELEVATION  
3/16" = 1'-0"



## PROPOSED EXTERIOR ELEVATION

SWS ENGINEERING, INC.  
Civil Engineering • Land Planning • Surveying  
10100 W. 10th St. Suite 100  
Vista, CA 92081  
(619) 594-1000

| CITY OF VISTA                                                    |  |  |  | SHEET |
|------------------------------------------------------------------|--|--|--|-------|
| PROJECT: 15-LOT SUBDIVISION                                      |  |  |  |       |
| OWNER: BOBBER VISTA, LLC                                         |  |  |  |       |
| ADDRESS: 1525 LAKE SAN MARCOS DR., STE 200, SAN MARCOS, CA 92078 |  |  |  |       |
| ARCHITECT: SWS ENGINEERING, INC.                                 |  |  |  |       |
| ADDRESS: 10100 W. 10th St. Suite 100, Vista, CA 92081            |  |  |  |       |
| DATE: 10-03-2024                                                 |  |  |  |       |
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## 11



# newer construction - Resale Comparables

| RESIDENTIAL Summary Statistics |           |           |           |           |
|--------------------------------|-----------|-----------|-----------|-----------|
|                                | HIGH      | LOW       | AVERAGE   | MEDIAN    |
| LP:                            | \$945,000 | \$849,000 | \$894,790 | \$900,000 |
| SP:                            | \$925,000 | \$845,000 | \$889,250 | \$892,000 |

| RESIDENTIAL - Sold |             |        |              |                     |                   |                |                |               |            |            |     |           | Number of Properties: 10 |           |               |
|--------------------|-------------|--------|--------------|---------------------|-------------------|----------------|----------------|---------------|------------|------------|-----|-----------|--------------------------|-----------|---------------|
| Num                | MLS #       | Status | PropSu<br>bT | Address             | MLSAreaMjr        | Total<br>Bdrms | Total<br>Baths | Close<br>Date | LotSzSqft  | LivingArea | DOM | LP        | LP/LivingArea            | SP        | SP/LivingArea |
| 1                  | 260002520SD | S      | TWNHS        | 1794 Valley Oak Way | Oceanside (92056) | 4              | 3              | 3/16/2026     |            | 2143       | 6   | \$925,000 | \$431.64                 | \$925,000 | \$431.64      |
| 2                  | NDP2601200  | S      | TWNHS        | 1700 Laurelwood Way | Oceanside (92056) | 4              | 3              | 4/24/2026     |            | 2143       | 60  | \$924,900 | \$431.59                 | \$920,000 | \$429.30      |
| 3                  | OC25173060  | S      | TWNHS        | 1758 Valley Oak Way | Oceanside (92056) | 3              | 3              | 11/10/2025    |            | 1745       | 100 | \$945,000 | \$541.55                 | \$920,000 | \$527.22      |
| 4                  | 250021437SD | S      | TWNHS        | 1722 Crabapple Way  | Oceanside (92056) | 4              | 3              | 4/29/2025     |            | 2143       | 22  | \$929,000 | \$433.50                 | \$915,000 | \$426.97      |
| 5                  | NDP2600008  | S      | TWNHS        | 1728 Valley Oak Way | Oceanside (92056) | 3              | 3              | 4/20/2026     |            | 1996       | 69  | \$915,000 | \$458.42                 | \$903,000 | \$452.40      |
| 6                  | 250022573SD | S      | TWNHS        | 1154 Via Lucero     | Oceanside (92056) | 4              | 4              | 6/4/2025      |            | 1824       | 29  | \$849,000 | \$465.46                 | \$881,000 | \$483.00      |
| 7                  | ND26035168  | S      | TWNHS        | 1704 Laurelwood     | Oceanside (92056) | 3              | 3              | 5/1/2026      | 835,360.00 | 2040       | 6   | \$885,000 | \$433.82                 | \$875,000 | \$428.92      |
| 8                  | ND25169515  | S      | TWNHS        | 1851 Mesquite Way   | Oceanside (92056) | 3              | 3              | 8/27/2025     |            | 2193       | 6   | \$850,000 | \$387.60                 | \$858,500 | \$391.47      |
| 9                  | ND24218587  | S      | TWNHS        | 1869 Red Willow Way | Oceanside (92056) | 3              | 3              | 12/31/2024    |            | 2193       | 46  | \$875,000 | \$399.00                 | \$850,000 | \$387.60      |
| 10                 | 250025584SD | S      | TWNHS        | 1743 Valley Oak Way | Oceanside (92056) | 3              | 3              | 7/3/2025      |            | 1996       | 12  | \$850,000 | \$425.85                 | \$845,000 | \$423.35      |
| Avg                |             |        |              |                     |                   | 3              | 3              |               | 835,360.00 | 2041       | 35  | \$894,790 | \$440.84                 | \$889,250 | \$438.19      |
| Min                |             |        |              |                     |                   | 3              | 3              |               | 835,360.00 | 1745       | 6   | \$849,000 | \$387.60                 | \$845,000 | \$387.60      |
| Max                |             |        |              |                     |                   | 4              | 4              |               | 835,360.00 | 2193       | 100 | \$945,000 | \$541.55                 | \$925,000 | \$527.22      |
| Med                |             |        |              |                     |                   | 3              | 3              |               | 835,360.00 | 2091       | 25  | \$900,000 | \$432.57                 | \$892,000 | \$429.11      |

*\*While the comparable townhome projects are located in Oceanside, they are situated immediately north of the subject property and compete within the same market area and are part of the Melrose Heights project by Trumark Homes.*

# new home sale summary



| Project Name        | Soltaire     | Eclipse                     | Melrose Heights |
|---------------------|--------------|-----------------------------|-----------------|
| Builder Name        | Beazer Homes | California West Communities | Trumark Homes   |
| City                | Vista        | Escondido                   | Oceanside       |
| Open Date           | 2/1/2023     | 11/1/2021                   | 9/21/2021       |
| Product Type        | Attached     | Attached                    | Attached        |
| Min Unit Size       | 1,082        | 1,140                       | 2,193           |
| Max Unit Size       | 1,640        | 1,568                       | 2,193           |
| Min Price           | \$599,990    | \$705,900                   | \$804,400       |
| Max Price           | \$747,990    | \$834,900                   | \$804,400       |
| Min \$/SF           | \$456        | \$532                       | \$367           |
| Max \$/SF           | \$555        | \$619                       | \$367           |
| Total Units Planned | 107          | 113                         | 118             |
| Zip Code            | 92081        | 92025                       | 92056           |

# development impact fees

## Vista Development Impact Fees

Estimated Development Impact Fees  
Per Approximate 2,300 SF Townhome

| Item                                          | Amount   |
|-----------------------------------------------|----------|
| Vista Unified School District Fee (\$4.79/SF) | \$11,017 |
| Fire Mitigation Fee                           | \$1,560  |
| Park Fee                                      | \$7,053  |
| Public Facilities Fee                         | \$1,218  |
| Sewer Fee                                     | \$4,483  |
| Street & Signs Development Impact Fee         | \$4,505  |
| Water Connection Fees (3/4" Meters)           | \$11,219 |
| SDCWA Capacity Fees                           | \$5,301  |
| Traffic Impact Fees                           | \$3,802  |
| APPROXIMATE TOTAL PER TOWNHOME                | \$50,158 |

# 2025 demographics

## 1 mile



population

27,907



estimated households

7,956



average household income

\$114,537



median household income

\$90,493



total employees

5,103

## 3 miles



population

107,576



estimated households

34,741



average household income

\$136,990



median household income

\$106,692



total employees

25,354

## 5 miles



population

226,721



estimated households

76,775



average household income

\$137,603



median household income

\$108,147



total employees

70,639

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