

FINAL MAP FOR THREE LOTS WITH APPROVED CONCEPT GRADING PLAN IN VISTA

1600 SAN LUIS REY AVE | VISTA, CA 92084

- Approximately 2.01 Acres
- Recorded Certificate of Compliance
- Existing Fire Hydrant Adequate for the Three Homes
- Very Few Offsite Improvements Required
- Final Grading Plan Approval likely before EOY 2024
- Location is secluded and offers privacy but also near shopping centers and other amenities
- Asking Price: \$895,000



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Downtown Vista

Cinépolis | Lowe's | BevMo!
Cane's | Panera | Chick-fil-cjhlis

McDonald's Coyote Cafe
Danish & Donuts | Gold Nails

STATER BROS.
CVS | Little Mexico

Persea

Vista High School

Bobier Dr

San Luis Rey Ave



Vista High School



Bobier Dr

SCHOOL DISTRICT



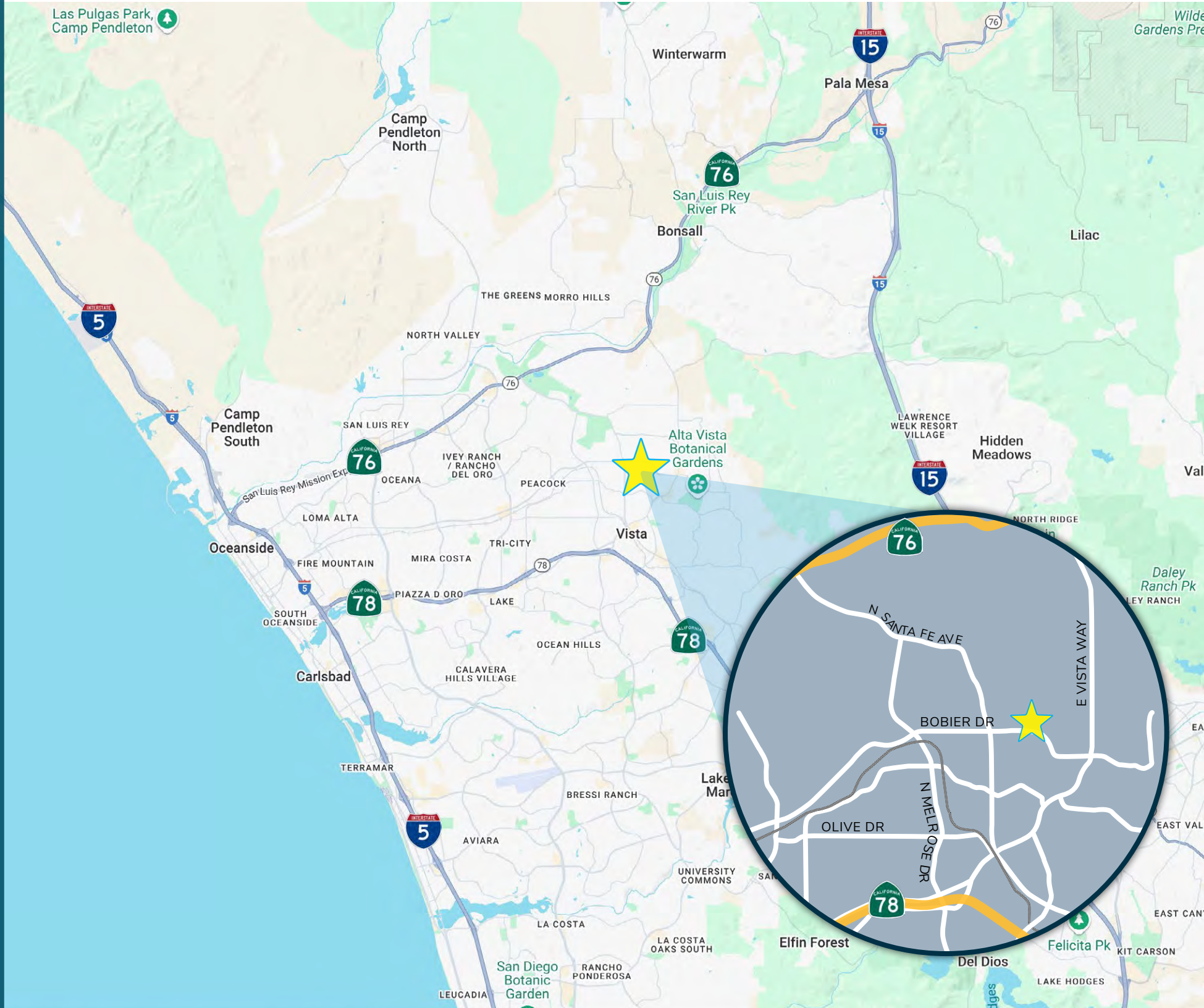
Tennis Club of Vista

San Luis Rey Ave

Bobier Dr



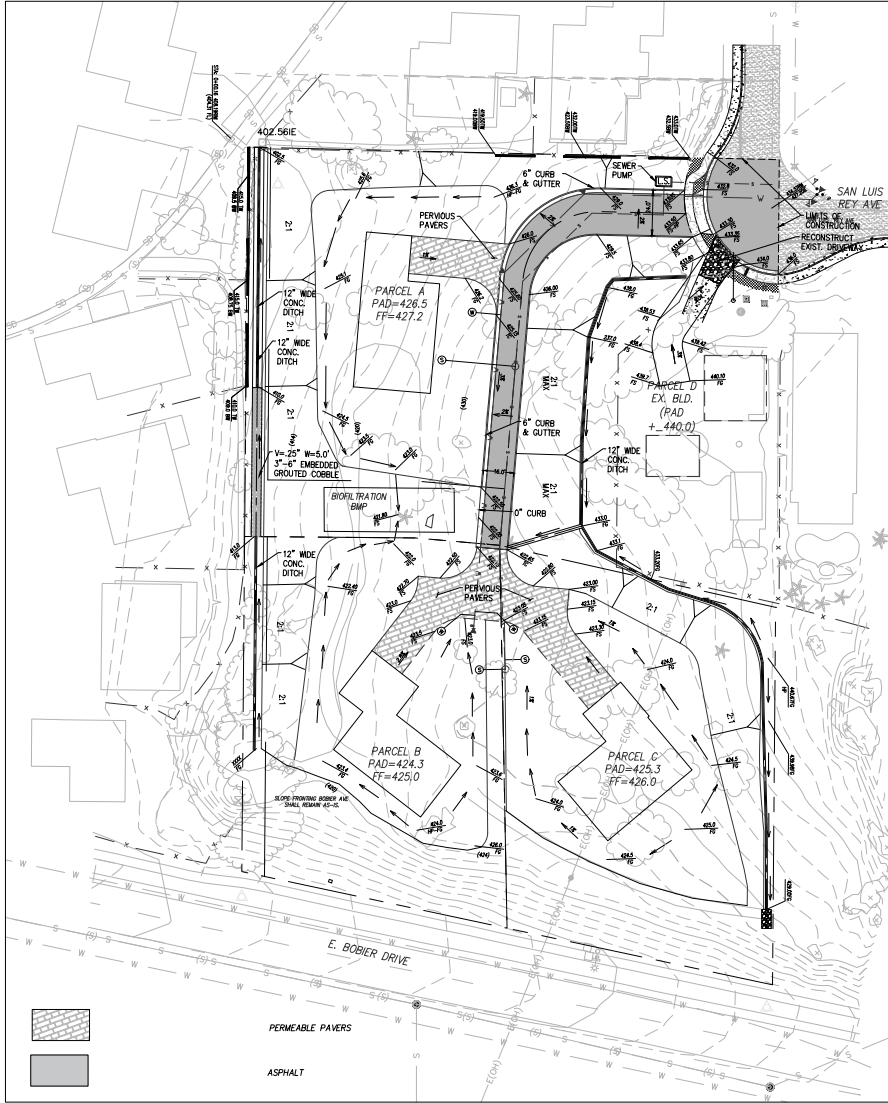
Location Map



Property Location:	The subject property is located at 1600 San Luis Rey Ave in Vista, CA. The property sits along E. Bobier Dr and is just east of Vista High School. It is approximately 2.8 miles north of the 78 Freeway, and approximately 9.6 miles west of I-15.
Property Profile:	The subject property is approximately 2.01 acres with a Final Map for 3 lots. The concept grading plan has been approved by the City of Vista and the Final Grading Plan will likely be approved before the end of the year. Very few off-site improvements are required, and the existing fire hydrant is adequate for the three homes. The surrounding area consists of large lot neighborhoods, parks, and schools. The property is within close proximity to Downtown Vista which offers residents various amenities.
Jurisdiction:	City of Vista
APN:	173-521-62-00
Lot Size:	2.01 acres
Zoning:	Single Family Residential (R-1) (Click to View Permitted Uses)
General Plan:	Medium Low Density Residential (MLD) (Click to View General Plan)
Maximum Height:	35' or 2 stories
Estimated Development Impact Fees:	Approximately \$49,007 per lot
School District:	Vista Unified School District
Services	<p>Water/Sewer: City of Vista Electric/Gas: San Diego Gas & Electric (SDG&E) Fire: City of Vista Fire Department Police: City of Vista Police Department</p>

Estimated Development Impact Fees Per 2,500 SF Single Family Residence

Item	Amount
School Fee (\$4.08/SF)	\$10,200.00
Drainage Fee (Buena Vista Creek - D)	\$2,012.68
Fire Protection	\$379.00
Park Fee	\$9,665.28
Public Facilities	\$1,218.00
Streets & Signal	\$7,117.67
Sewer Connection	\$6,731.90
Water Connection	\$7,368.00
SDCWA System	\$5,700.00
SDCWA Water Treatment	\$159.00
TOTAL	\$50,551.53



PERMEABLE PAVERS
ASPHALT

LEGAL DESCRIPTION PER PARCEL MAP 19502

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 18, AS SAME IS SHOWN ON SAID LICENSED SURVEYORS' MAP NO. 369, SAID POINT OF BEGINNING BEING ALSO THE SOUTHEAST CORNER OF THE LAND CONVEYED BY CITIZENS NATIONAL TRUST AND SAVINGS BANK OF LOS ANGELES TO MAORES; THENCE NORTH 0°03'35" WEST ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 18, A DISTANCE OF 871.79 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO J.W. Beck by DEED DATED OCTOBER 1, 1930 IN BOOK 1829, PAGE 119, DEEDS; THENCE ALONG THE SOUTHERLY LINE OF THE LAND SO CONVEYED TO SAID BECK, SOUTH 60°04'35" WEST 20 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 88.63 FEET AND A CENTRAL ANGLE OF 55°03'35"; THENCE NORTHWESTERLY ALONG SAID CURVE 86.07 FEET; THENCE NORTH 89°14'10" WEST 570.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID BECK'S LAND, NORTH 0°03'35" WEST 20 FEET; THENCE NORTH 89°14'10" WEST 281.03 FEET; THENCE SOUTH 0°03'35" EAST 437.43 FEET TO THE CENTER LINE OF COUNTY ROAD SURVEY NO. 616; THENCE ALONG SAID CENTER LINE, SOUTH 78°32'30" EAST 214.87 FEET TO THE BEGINNING OF A CENTER LINE AND EASTERLY ALONG THE ARC OF SAID CURVE AND ARC DISTANCE OF 73 FEET TO A LINE BEARING SOUTH 0°03'35" EAST FROM THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID CENTER LINE NORTH 0°03'35" WEST 475.17 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS GRANTED TO THE CITY OF VISTA BY DEED RECORDED MARCH 6, 1989 AS FILE NO. 89-113109, OFFICIAL RECORDS.

IMPROVEMENTS NOTE

PUBLIC IMPROVEMENTS WITHIN THE SAN LUIS REY AVE PUBLIC RIGHT-OF-WAY SHALL HAVE:

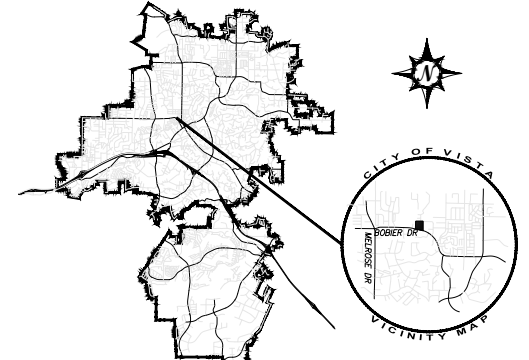
- A) IMPROVEMENTS APPROVED AND BONDED PRIOR BUILDING PERMIT ISSUANCE.
- B) IMPROVEMENTS CONSTRUCTED AND AS-BUILT PRIOR TO CERTIFICATE OF OCCUPANCY

CONDITIONS OF APPROVAL NOTE

THIS CONCEPTUAL GRADING PLAN IS APPROVED TO SUPERSEDE ANY PREVIOUS CONCEPTUAL/PRELIMINARY GRADING PLAN ASSOCIATED TO CONDITIONS OF APPROVAL TITLED:

ZONING ADMINISTRATOR RESOLUTION NO. 2002-15, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF VISTA, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP FOR A FOUR-LOT RESIDENTIAL SUBDIVISION AT 1598 SAN LUIS REY AVENUE. PER APPLICANT: SONIA REIMEN, PLANNING CASE NO. 03-109.

WHERE CONFLICTS MAY ARISE BETWEEN THIS CONCEPTUAL GRADING PLAN AND THE CONDITIONS OF APPROVAL, TEXTUAL DOCUMENTS WITH RESPECTS TO DRIVE AISLE DIMENSIONS, STORMWATER, WATER AND SEWER, AND SLOPES/LANDSCAPE, THIS CONCEPTUAL GRADING PLAN SHALL GOVERN.



LEGEND

COV - CITY OF VISTA STD. DRAWING
VD - VISTA IRRIGATION DISTRICT STD. DRAWING
SDRSD - SAN DIEGO REGIONAL STD. DRAWING

DESCRIPTION	STANDARD	SYMBOL
PROPERTY LINE		---
LOT LINE		---
EXISTING WATERLINE		W
EXISTING SEWER MAIN		S
EXISTING GAS LINE		G
EXISTING STORM DRAIN		SD
FINISHED GROUND CONTOUR		440
EXISTING GROUND CONTOUR		440
PROPOSED CUT/FILL SLOPE		V 2:1 Y
GRADED PAD LIMIT		[Dashed Box]
FUTURE BUILDING LIMIT		[Solid Box]
RETAINING WALL (BY SEPARATE PERMIT)		[Wavy Line]
FUTURE SPOT ELEVATIONS		400.50/400.00
6" CURB		[Double Line]
6" CURB & GUTTER		[Double Line with Dash]
FINISH PAVEMENT ELEV.		P
TOP OF CURB ELEV.		TC
FLOW LINE		FL
DIRECTION OF DRAINAGE		[Arrow]
EXISTING SPOT ELEV.		98.0
PROPOSED FIRE SERVICE LATERAL		F5
PROPOSED WATER LATERAL		W
PROPOSED SEWER LATERAL		S
PROPOSED STORM DRAIN LATERAL		SD

STORMWATER	
INSPECTION PRIORITY	WDID NO.
"AS BUILT"	
RCE	EXP. DATE
REVIEWED BY:	DATE
INSPECTOR	DATE

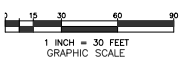
UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

CITY of VISTA

CONCEPT GRADING PLAN

ADDRESS: _____
APPROVED: _____
FOR CITY ENGINEER: _____ RCE: _____ EXPIRES: _____ DATE: _____ SHEET: _____ OF _____
BENCH MARK: _____

CITY OF VISTA FIRE DEPARTMENT			HydroLAND Development Consulting P.O. Box 2431 San Marcos, ca 92079				
APPROVED	DATE	NO.	DESCRIPTION	QTY	DATE	VD	DATE
			APPROVED CHANGES				



CLICK TO DOWNLOAD GRADING PLAN

P.C.: _____ LD#: _____ DWG#: _____

CLICK LINKS BELOW TO VIEW RELATED DOCUMENTS

- [CERTIFICATE OF COMPLIANCE](#)
- [NEIGHBOR EASEMENT](#)
- [FINAL STORMWATER REPORTS](#)
- [GEOTECH UPDATE LETTER](#)
- [APPROVED GRADING CONCEPT](#)
- [PRIVATE ROAD MAINTENANCE AGREEMENT](#)
- [LANDSCAPE PLANS](#)



CMA Summary Report

RESIDENTIAL Summary Statistics				
High	Low	Average	Median	
LP:\$1,170,000	\$899,999	\$1,061,399	\$1,089,000	
SP:\$1,170,000	\$960,000	\$1,105,800	\$1,150,000	

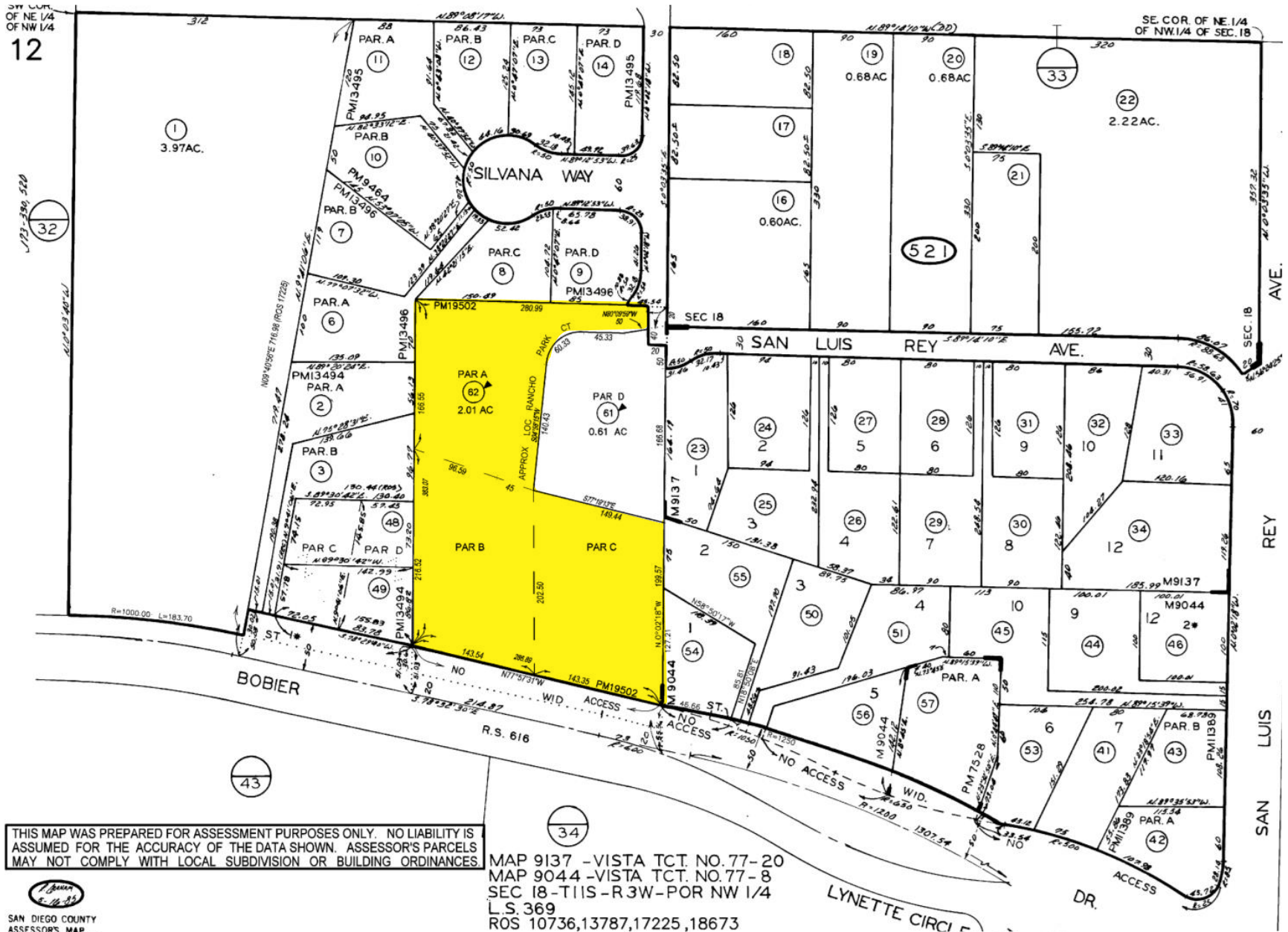
RESIDENTIAL - Sold

Number of Properties: 5

Num	MLS #	Status	PropType	Address	MLSArea	Mjrs	TotalBdrms	TotalBaths	CloseDate	LotSz	SqftLivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	NDP2404760	S	SFR	990 Bel Air Drive E	VISTA (92084)		3	2	7/26/2024	10,716.00	2021	41	\$899,999	\$445.32	\$960,000	\$475.01
2	NDP2404798	S	SFR	1852 Autumn Lane	VISTA (92084)		4	3	7/8/2024	14,810.40	3103	8	\$1,089,000	\$350.95	\$1,089,000	\$350.95
3	240008933SD	S	SFR	1620 Elm Dr	VISTA (92084)		4	3	5/23/2024	23,522.00	2809	4	\$1,149,000	\$409.04	\$1,160,000	\$412.96
4	240001266SD	S	SFR	204 Colina Terrace	VISTA (92084)		4	3	4/16/2024	11,863.00	2668	51	\$1,170,000	\$438.53	\$1,170,000	\$438.53
5	OC24038217	S	SFR	2062 Rancho Corte	VISTA (92084)		4	3	3/22/2024	26,572.00	2490	2	\$999,000	\$401.20	\$1,150,000	\$461.85
Avg							3	2		17496.68	2618	21	\$1,061,400	\$409.01	\$1,105,800	\$427.86
Min							3	2		10716.00	2021	2	\$899,999	\$350.95	\$960,000	\$350.95
Max							4	3		26572.00	3103	51	\$1,170,000	\$445.32	\$1,170,000	\$475.01
Med							4	3		14810.40	2668	8	\$1,089,000	\$409.04	\$1,150,000	\$438.53



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.

MAP 9137 - VISTA TCT. NO. 77 - 20
 MAP 9044 - VISTA TCT. NO. 77 - 8
 SEC 18 - T11S - R3W - POR NW 1/4
 L.S. 369
 ROS 10736, 13787, 17225, 18673

San Diego County
 Assessors' Map

About the Area

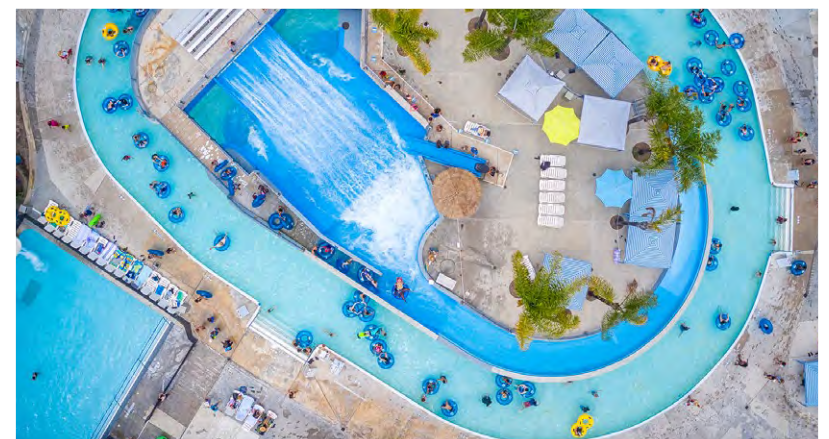
Vista

Vista, California, offers a prime location for multifamily development, supported by its appealing lifestyle, economic growth, and favorable demographics. Located in North San Diego County, Vista provides residents with easy access to both coastal amenities and inland recreational opportunities. Its proximity to major highways like I-5 and SR-78 enhances connectivity to San Diego, Los Angeles, and other nearby hubs, making it ideal for commuters and those seeking a balanced lifestyle. The city's moderate climate, abundance of parks, and family-friendly environment add to its appeal, making it a sought-after residential destination for those looking to escape the higher costs of cities like San Diego.

From a financial perspective, Vista's real estate market has been steadily growing, fueled by strong local employment rates and a business-friendly environment. The median home price in Vista is lower than the coastal cities, making multifamily developments more accessible for both developers

and residents. There is a strong demand for housing as more people seek out affordable living options in a desirable suburban setting. Additionally, Vista's workforce is bolstered by proximity to major employers in the tech, healthcare, and education sectors, contributing to steady rental demand.

The city's education system is another draw, with several highly-rated public schools and easy access to nearby higher education institutions, such as California State University San Marcos and Palomar College. These institutions attract students, faculty, and staff, contributing to a stable tenant base. Moreover, Vista's continued investment in its infrastructure and community spaces enhances the quality of life, further reinforcing its potential as a top location for multifamily developments.



Demographics

1 mile



population
28,567



estimated households
8,292



average household income
\$110,967



median household income
\$89,827



total employees
5,569

3 miles



population
104,543



estimated households
33,656



average household income
\$131,552



median household income
\$105,050



total employees
24,144

5 miles



population
223,583



estimated households
75,109



average household income
\$133,093



median household income
\$106,902



total employees
70,018



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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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