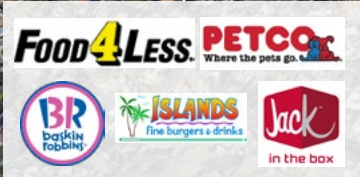


Tentative Map for 6 Estate Lots in Process

Alta Vista Drive | Vista, CA 92084

- o Approximately 3.1 Acres of Vacant Land
- o Lot sizes ranging from 12,850 - 40,787 SF
- o Nearby Alta Vista Homes Selling for \$1,000,000+

ASKING PRICE: \$1,000,000



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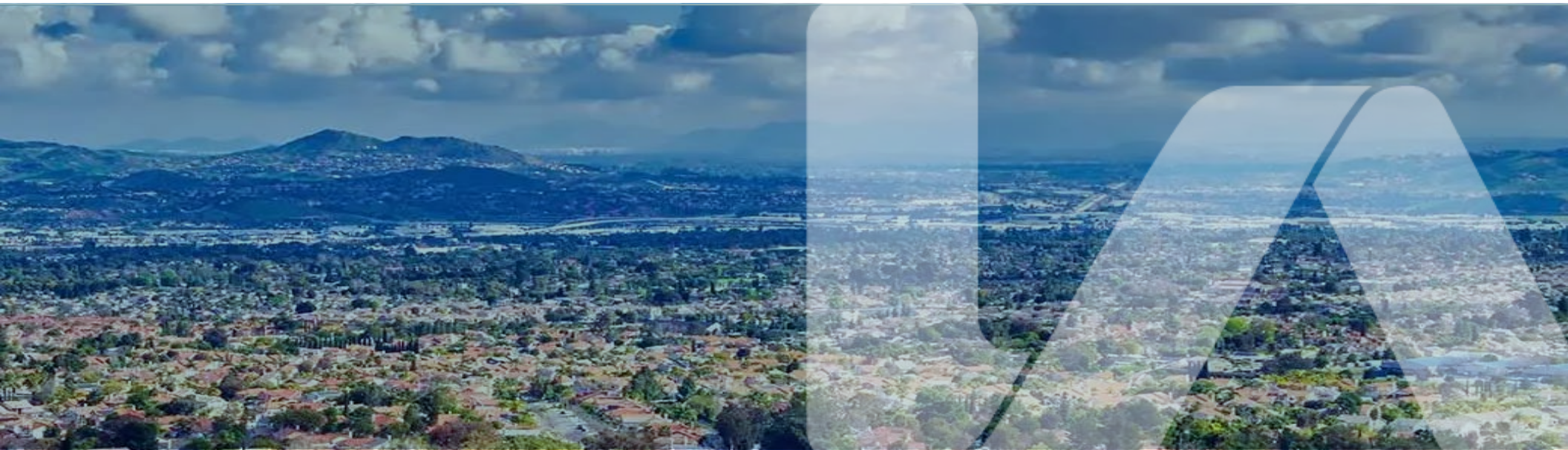
CaDRE Lic# 01367183



COMMERCIAL REAL ESTATE SERVICES

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7	property information	12	sale comparables
8	development impact fees	14	education
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Beaumont
Elementary School

subject
property

Alta Vista Dr

Cypress Dr

Monte Vista Dr

S Santa Fe Ave

Jack
in the box

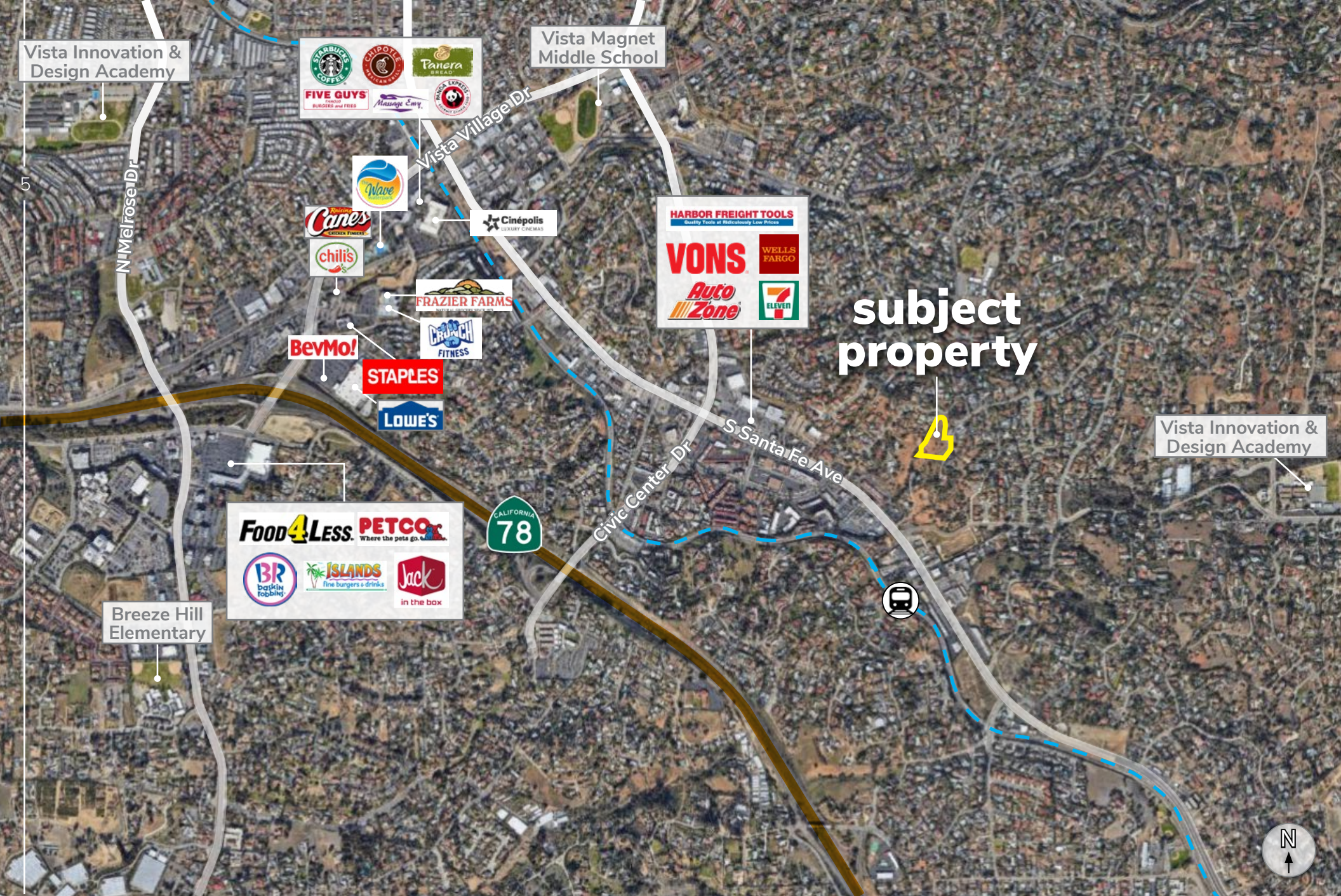
MIDAS

DISCOUNT
TIRE

BEAR FOOT
BREWING CO

SPRINTER





Vista Innovation & Design Academy

Vista Magnet Middle School

N Malrose Dr

Vista Village Dr

HARBOR FREIGHT TOOLS
Quality Tools at Extraordinary Low Prices
VONS
Auto Zone
WELLS FARGO
7 ELEVEN

subject property

Vista Innovation & Design Academy

S Santa Fe Ave

Civic Center Dr

CALIFORNIA 78

Breeze Hill Elementary

Food 4 Less. PETCO
Where the pets go.
BR Bakery
ISLANDS
fine burgers & drinks
Jack
in the box

BevMo!

STAPLES

LOWE'S

chili's

FRAZIER FARMS

CRUNCH FITNESS

Cinépolis
LUXURY CINEMAS

Wave

Canes
CROISSANT FRIES

FIVE GUYS
BURGERS and FRIES

CHIP O'TE
RESTAURANT

Panera
BREAD

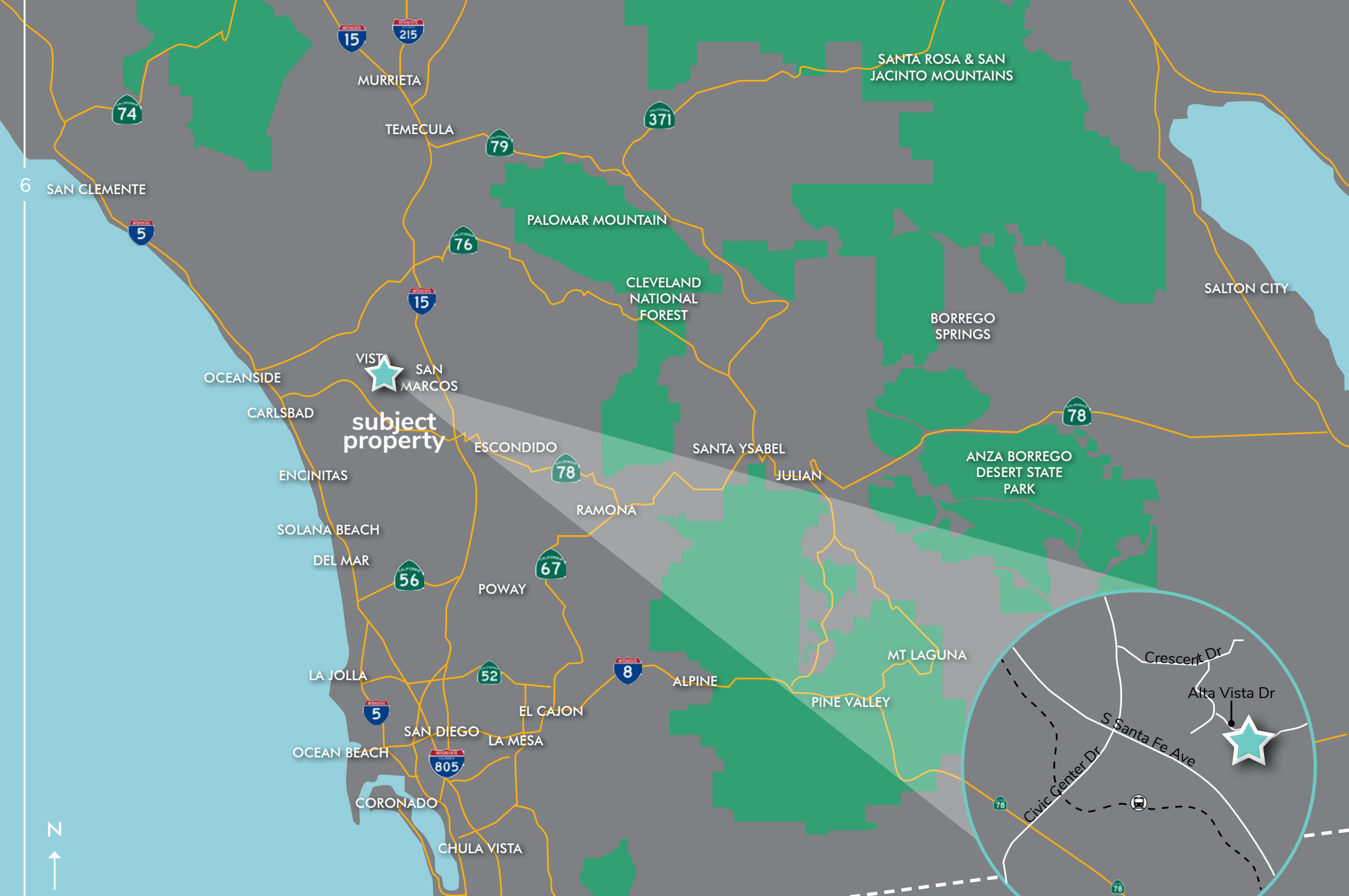
Starbucks
COFFEE

MASSAGE ENVY

PANDA EXPRESS

5





location map

property information

location:

The property is located on the south side of Alta Vista Drive, approximately midway between Cypress Drive to the east and Crescent Drive to the northwest. It is approximately 2 miles southeast of Vista Village and 1.5 miles east of the 78.

property profile:

The subject property is approximately 3.1 acres of vacant land in the wonderful residential community of old Vista. The land is comprised of moderately steep terraced slopes, which provides neighbors with privacy and gorgeous views to the west from the hillside. The location and close proximity to Vista Village provides families with plenty of popular restaurant and entertainment options, shopping, outdoor activities and more.

jurisdiction:

City of Vista

apn:

180-290-17-00

acreage:

Approx. 3.1 acres

zoning:

Single-Family Residential (R-1)
[Click Here to View Zoning Code](#)

general plan:

Medium Low Density Residential (MLD)
[Click Here to View General Plan](#)

density:

5 dwelling units per acre

development impact fees:

Approximately \$43,468 per lot

improvement fees:

Approximately \$54,300 per lot

school district:

Vista Unified School District

services:

Gas/Electric	SDG&E
Water	Vista Irrigation Land District
Sewer	Buena Sanitation Main District
Fire	Vista Fire Department
Police	Vista Police Department

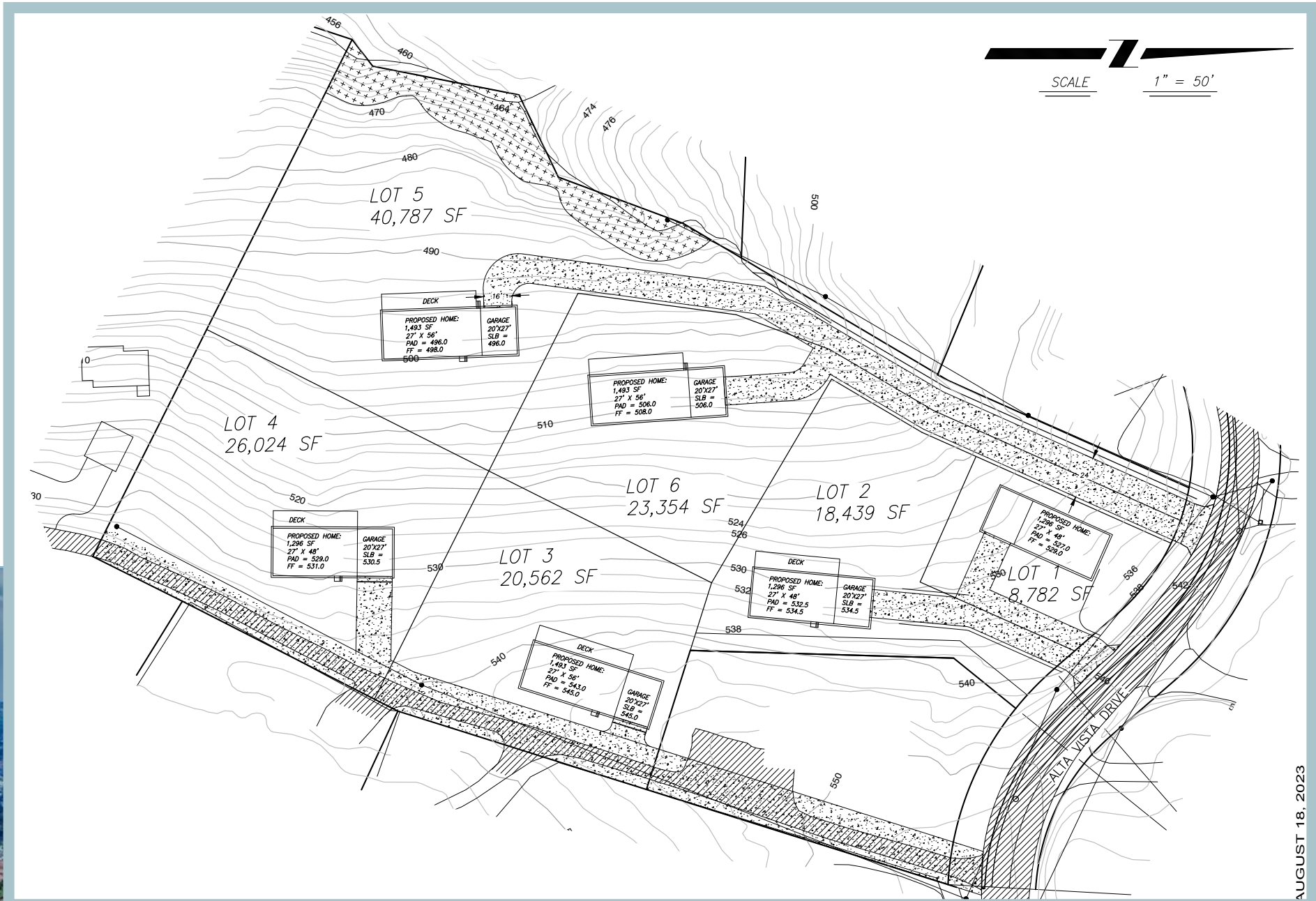
ASKING PRICE:

\$1,000,000



conceptual site plan

8



AUGUST 18, 2023

development impact fees

Per Approximately 1,395 SF Residence

<u>Item</u>	<u>Amount</u>
School Fee (\$4.08/SF)	\$ 5,691.60
Drainage Fee (Buena Vista Creek- D)	\$ 1,552.00
Fire Protection	\$ 379.00
Park Fee	\$ 8,600.00
Public Facilities	\$ 1,218.00
Sewer Connection	\$ 7,943.00
Water Connection	\$ 5,987.00
SDCWA System	\$ 5,700.00
SDCWA Water Treatment	\$ 159.00
Streets & Signal	\$ 6,239.00
TOTAL	\$ 43,468.60



new home sales comparables

11

1



The Foothills

2



Ridgeview

3



Skylark

builder name:	KB Home	KB Home	Lennar
city:	Vista	San Marcos	San Marcos
open date:	1/4/2022	3/26/2022	6/6/2022
product type:	Detached	Detached	Detached
typical lot size:	6,000	9,000	6,325
min unit size:	1,867	2,274	2,835
max unit size:	2,641	2,926	3,332
min. price:	\$1,059,990	\$1,267,180	\$1,267,900
max. price:	\$1,189,990	\$1,543,465	\$1,389,900
min. \$/sf:	\$450.58	\$527.50	\$417.14
max. \$/sf:	\$567.75	\$557.25	\$447.23
total units planned	107	80	89
zip code:	92084	92069	92069

resale home comparables

12

CMA Summary Report

RESIDENTIAL Summary Statistics				
High	Low	Average	Median	
LP:\$1,999,000	\$995,000	\$1,290,888	\$1,250,000	
SP:\$1,970,000	\$1,035,000	\$1,308,888	\$1,300,000	

RESIDENTIAL - Sold

Number of Properties: 9

Num	MLS #	Statu s	PropSu bT	Address	MLSArea	MjrTotalBdr ms	TotalBath s	CloseDa te	LotSzSf t	SqLivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	230012343 SD	S	SFR	214 Hawthorne Circle	VISTA (92083)	4	3	7/31/2023	11,506.00	2383	12	\$1,029,000	\$431.81	\$1,155,000	\$484.68
2	NDP2300255	S	SFR	615 Verdant Place	VISTA (92084)	3	2	4/3/2023	13,400.00	1994	62	\$1,125,000	\$564.19	\$1,035,000	\$519.06
3	NDP2306627	S	SFR	2125 Alta Vista Drive	VISTA (92084)	3	3	10/2/2023	29,620.80	2082	8	\$995,000	\$477.91	\$1,060,000	\$509.13
4	PTP2304180	S	SFR	2452 Alta Vista Drive	VISTA (92084)	6	4	11/3/2023	10,515.00	3230	0	\$1,299,999	\$402.48	\$1,300,000	\$402.48
5	230017915 SD	S	SFR	725 Alta Vista	VISTA (92084)	3	3	10/3/2023	20,600.00	2511	6	\$1,250,000	\$497.81	\$1,300,000	\$517.72
6	NDP2307126	S	SFR	1186 Tres Ninos Corte	VISTA (92084)	4	3	10/19/2023	28,314.00	2487	7	\$1,350,000	\$542.82	\$1,380,000	\$554.89
7	NDP2302450	S	SFR	129 S Beaumont Lane	VISTA (92084)	6	4	5/15/2023	24,600.00	3148	7	\$1,425,000	\$452.67	\$1,430,000	\$454.26
8	NDP2306233	S	SFR	2129 Alta Vista Drive	VISTA (92084)	4	4	9/26/2023	31,800.00	3712	25	\$1,999,000	\$538.52	\$1,970,000	\$530.71
9	SW23105888	S	SFR	1145 Cypress	VISTA (92084)	6	3	7/27/2023	21,780.00	2434	6	\$1,145,000	\$470.42	\$1,150,000	\$472.47
Avg						4	3		21348.4	2664	14	\$1,290,889	\$486.51	\$1,308,889	\$493.93
Min						3	2		10515.0	1994	0	\$995,000	\$402.48	\$1,035,000	\$402.48
Max						6	4		31800.0	3712	62	\$1,999,000	\$564.19	\$1,970,000	\$554.89
Med						4	3		21780.0	2487	7	\$1,250,000	\$477.91	\$1,300,000	\$509.13

vista unified school district

Vision

Our vision in Vista Unified School District is to be the model of educational excellence and innovation.

Mission

The purpose of Vista Unified School District is to inspire each and every student to persevere as critical-thinking individuals who collaborate to solve real-world problems.

Values

- Respect: Treating all with dignity.
- Trust: Having confidence that every decision focuses on the best interests of all students.
- Collaboration: Working in a collective partnership with clear two-way dialogue that builds relationships among home, school and the community.
- Equity: Ensuring all students have access to schools, resources and supports to be successful.

1 Beaumont Elementary School

550 Beaumont Drive
Vista, CA 92084

745 API

2 Rancho Minerva Middle School

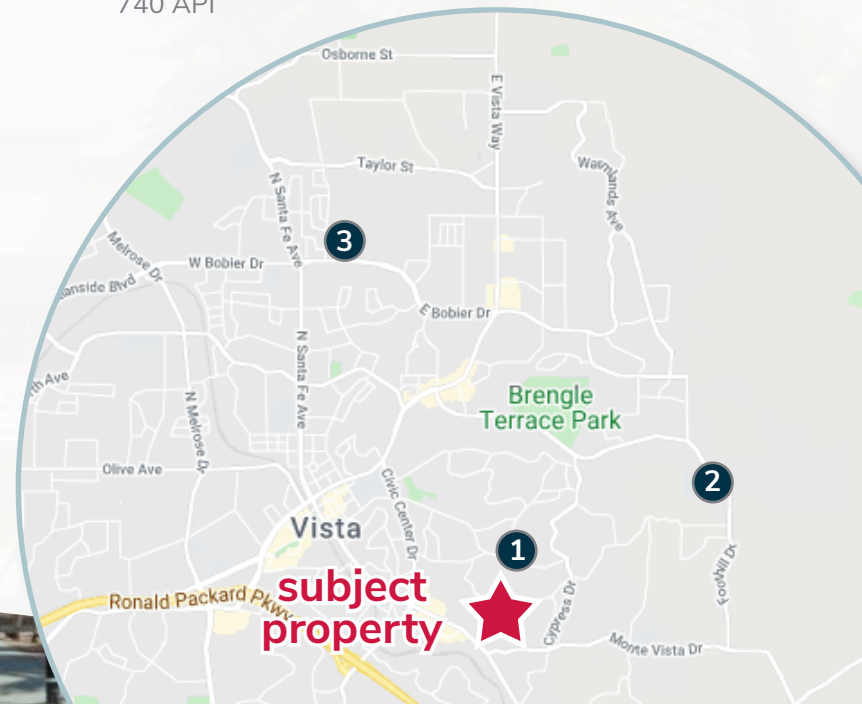
2245 Foothill Drive
Vista, CA 92084

726 API

3 Vista High School

1 Panther Drive
Vista, CA 92084

740 API



2023 demographics

1 mile



population
16,885



estimated households
5,372



average household income
\$131,211



median household income
\$104,557



total employees
7,940

3 miles



population
117,415



estimated households
39,198



average household income
\$130,167



median household income
\$102,355



total employees
31,788

5 miles



population
233,655



estimated households
80,405



average household income
\$132,567



median household income
\$106,910



total employees
115,643

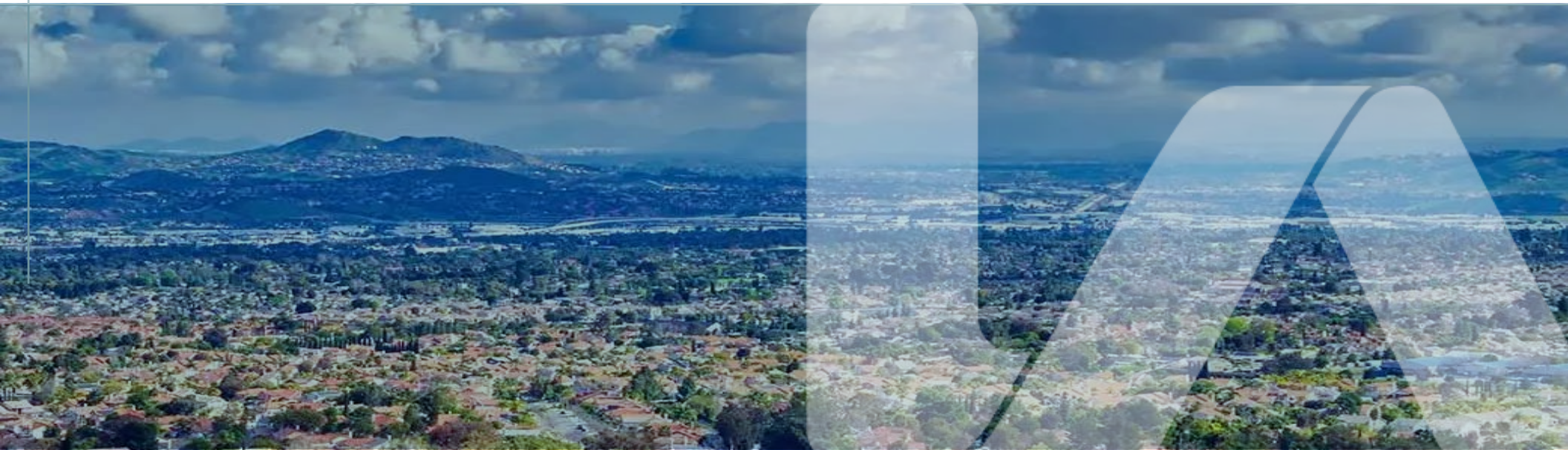
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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs 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.

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