

APPROVED FOR 38 TOWNHOMES

4.27 ACRES - MEDIUM DENSITY RESIDENTIAL ZONING - VISTA

2112 SUNSET DRIVE | VISTA, CA 92081

- Approximately 4.27 Gross Acres
- RM-10 Zoning – 10 Dwelling Units Per Acre
- Completed Technical Studies – Phase I & II, ALTA Survey, Utility Studies, Geotechnical Study, & More...
- Opportunity to Separately Purchase Existing Entitlements for an Approved 38 Unit Townhome Project

OFFER DUE DATE:
FEBRUARY 26TH, 2025

PRICE: CONTACT BROKER FOR DETAILS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
CalDRE Lic #01323215

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agudim@lee-associates.com
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SKY HAVEN LN

subject property

subject property

SUNSET DR





DOWNTOWN VISTA



SEMERALD DR

HACIENDA DR

subject property

subject property

SUNSET DR

SKY HAVEN LN





OPTUM

Scripps

A-1 Self Storage

Smart & Final
POPEYES
P.O.T PIZZA ON TAP

STARBUCKS COFFEE

N-N-OUT BURGER

North Park Produce
Your Global Grocer

THE STAGECOACH INN

DAVID'S BRIDAL

Dunn Edwards PAINTS

FRONTLINE PROFESSIONAL TATTOOING

CALIFORNIA 78

W VISTA WY

Eriberito's Mexican Food

COSTCO WHOLESALE

Vista Place Shopping Center

HACIENDA DR

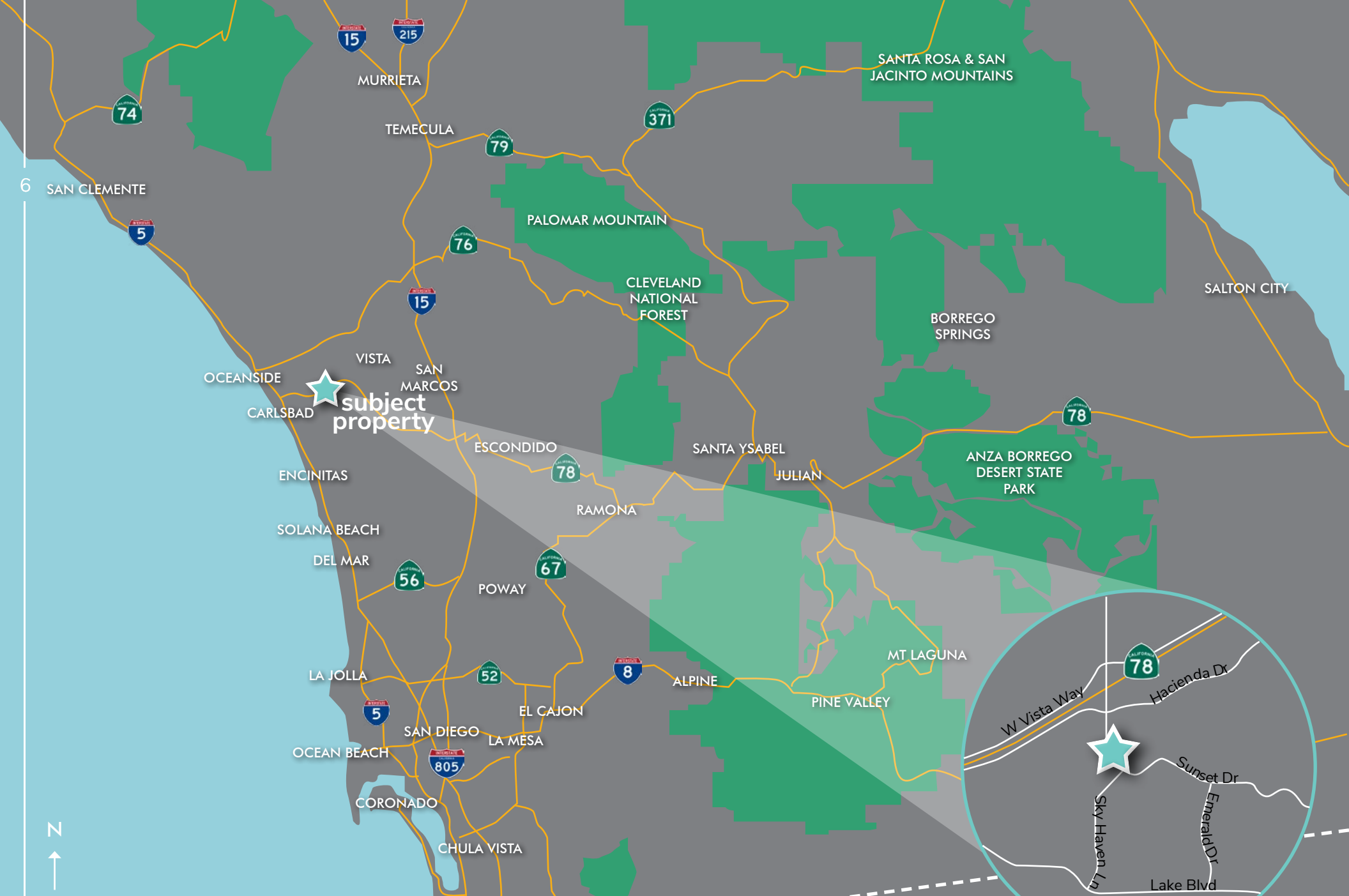
subject property

SEMERALD DR

SKY HAVEN LN

SUNSET DR





location map

property information

property description:

This project site consists of approximately 4.27 acres and is well located to the South of Hacienda Drive and South of the I-78 Freeway in the City of Vista, California. The property consists of three separate APN's. Access to the site will be provided via Sunset Drive. The property is zoned RM-10 allowing the development of Medium Density Residential. The property is located in close proximity to multiple commercial retail centers with tenants including Costco Wholesale, T.J. Maxx, Firestone Auto Care, Medical Facilities, and more. The ocean is within a 15 minute drive and close to all North County coastal cities.

approved townhome project:

The City of Vista approved a General Plan Amendment, Zone Change, Site Development Plan, Condominium Housing Permit, and Tentative Subdivision Map to construct a 38 Two-Story Townhome project at the site in January of 2024. The 38 townhomes would be developed as attached units divided into 10 separate buildings. The City of Vista has issued a Mitigated Negative Declaration for the project to declare the project complies with the California Environmental Quality Act (CEQA). The rights to the approved Townhome project are owned by a project Sponsor and will be sold and assigned separately to the property acquisition.

***Contact Broker to learn more about the opportunity to have the rights to develop the 38 Townhomes assigned.*

jurisdiction:

City of Vista

apns:

166-450-39-00

166-450-40-00

166-751-44-00

acreage:

4.27 Acres

due diligence (partial):

Geotechnical Study, ALTA Survey, Sewer Study, Dry Utilities, Phase I, Phase II (Limited), Water Supply Study

project conditions:

[Link to Property Conditions](#)

general plan:

Medium-High Residential

zoning:

RM-10

density:

10 Dwelling Units Per Acre

topography:

Flat

dif fees:

\$41,133 per Townhome

site improvement costs:

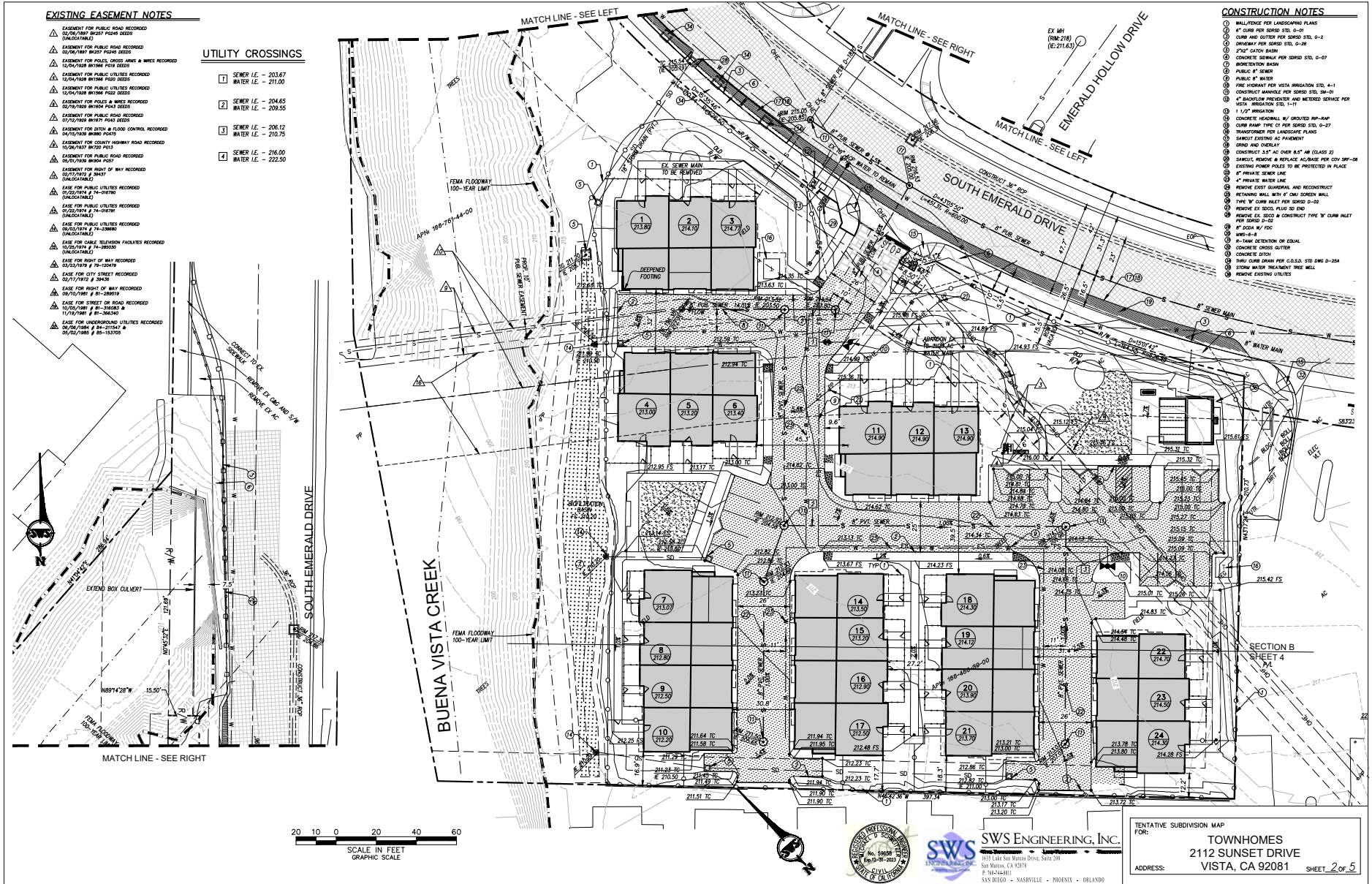
[Link to Site Improvement Costs](#)

school district:

Vista Unified School District



approved townhome project



EXISTING EASEMENT NOTES

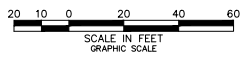
- ▲ EASEMENT FOR PUBLIC ROAD RECORDED 12/04/1987 BRISTLE POINTE DEEDS (HIGHLIGHTED)
- ▲ EASEMENT FOR PUBLIC ROAD RECORDED 02/06/1987 BRISTLE POINTE DEEDS
- ▲ EASEMENT FOR PUBLIC UTILITY RECORDED 12/04/1988 BR1564 POINTE DEEDS
- ▲ EASEMENT FOR PUBLIC UTILITIES RECORDED 12/04/1988 BRISTLE POINTE DEEDS
- ▲ EASEMENT FOR PUBLIC UTILITY RECORDED 02/17/1989 BR1871 POINTE DEEDS
- ▲ EASEMENT FOR PUBLIC UTILITY RECORDED 04/15/1988 BR1880 POINTE DEEDS
- ▲ EASEMENT FOR COUNTY HIGHWAY ROAD RECORDED 12/04/1987 BR1730 POINTE DEEDS
- ▲ EASEMENT FOR PUBLIC ROAD RECORDED 02/07/1988 BRISTLE POINTE DEEDS (HIGHLIGHTED)
- ▲ EASEMENT FOR RIGHT OF WAY RECORDED 02/22/1984 # 74-284760 (HIGHLIGHTED)
- ▲ EASE FOR PUBLIC UTILITIES RECORDED 02/22/1984 # 74-284760 (HIGHLIGHTED)
- ▲ EASE FOR PUBLIC UTILITIES RECORDED 02/22/1984 # 74-284760 (HIGHLIGHTED)
- ▲ EASE FOR PUBLIC UTILITIES RECORDED 02/22/1984 # 74-284760 (HIGHLIGHTED)
- ▲ EASE FOR CABLE TELEVISION FACILITIES RECORDED 10/25/1981 # 74-285030 (HIGHLIGHTED)
- ▲ EASE FOR RIGHT OF WAY RECORDED 02/22/1984 # 74-284760
- ▲ EASE FOR CITY STREET RECORDED 08/17/1981 # 81-285519
- ▲ EASE FOR RIGHT OF WAY RECORDED 10/10/1981 # 81-285521
- ▲ EASE FOR STREET OR ROAD RECORDED 11/19/1981 # 81-285424
- ▲ EASE FOR UNDERGROUND UTILITIES RECORDED 06/02/1985 # 84-211547 & 06/02/1985 # 85-153705

UTILITY CROSSINGS

- 1 SEWER L.E. - 203.67
WATER L.E. - 211.00
- 2 SEWER L.E. - 204.65
WATER L.E. - 209.55
- 3 SEWER L.E. - 206.12
WATER L.E. - 210.75
- 4 SEWER L.E. - 216.00
WATER L.E. - 222.50

CONSTRUCTION NOTES

- 1) MAINTENANCE FOR LANDSCAPING PLANS
- 2) 4" CURB PER SISED STD. 0-21
- 3) CURB AND GUTTER PER SISED STD. 0-2
- 4) DRIVEWAY PER SISED STD. 0-28
- 5) 2"X7" CATCH BASIN
- 6) CONCRETE SLOPING PER SISED STD. 0-07
- 7) RETENTION BASIN
- 8) PUBLIC 8" SEWER
- 9) PUBLIC 8" WATER
- 10) FINE HYDRANT PER VISTA IRRIGATION STD. 4-1
- 11) CONSTRUCT MANHOLE PER SISED STD. 3M-01
- 12) 4" BACKFLOW PREVENTER AND METERS SERVICE PER VISTA IRRIGATION STD. 1-15
- 13) 1 1/2" IRRIGATION
- 14) CONCRETE SIDEWALK W/ GROUTED RP-RAMP
- 15) CURB RAMP TYPE C1 PER SISED STD. 0-27
- 16) TRANSFORMER PER LANDSCAPING PLANS
- 17) SANICUT EXISTING AC FINISH
- 18) GRIND AND OVERLAY
- 19) CONSTRUCT 1.5" AC OVER 8" AIR (CLASS 3)
- 20) SANICUT, REMOVE & REPLACE AC/BASE PER GOV SWP-08
- 21) EXISTING PAVED ROADS TO BE PROTECTED IN PLACE
- 22) 8" PRIVATE SEWER LINE
- 23) 8" PRIVATE WATER LINE
- 24) REMOVE EXISTING GUARDRAIL AND RECONSTRUCT
- 25) RETAINING WALL WITH 4" CMU SCREEN WALL
- 26) TYPE "W" CURB INLET PER SISED 0-02
- 27) REMOVE EX. SODD. PLACE 8" CMU
- 28) REMOVE EX. SODD & CONSTRUCT TYPE "W" CURB INLET PER SISED 0-02
- 29) 4" SODD W/ FDC
- 30) 4" SODD W/ FDC
- 31) 4" SODD W/ FDC
- 32) 4" SODD W/ FDC
- 33) 4" SODD W/ FDC
- 34) 4" SODD W/ FDC
- 35) 4" SODD W/ FDC
- 36) 4" SODD W/ FDC
- 37) 4" SODD W/ FDC
- 38) 4" SODD W/ FDC
- 39) 4" SODD W/ FDC
- 40) 4" SODD W/ FDC
- 41) 4" SODD W/ FDC
- 42) 4" SODD W/ FDC
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- 59) 4" SODD W/ FDC
- 60) 4" SODD W/ FDC

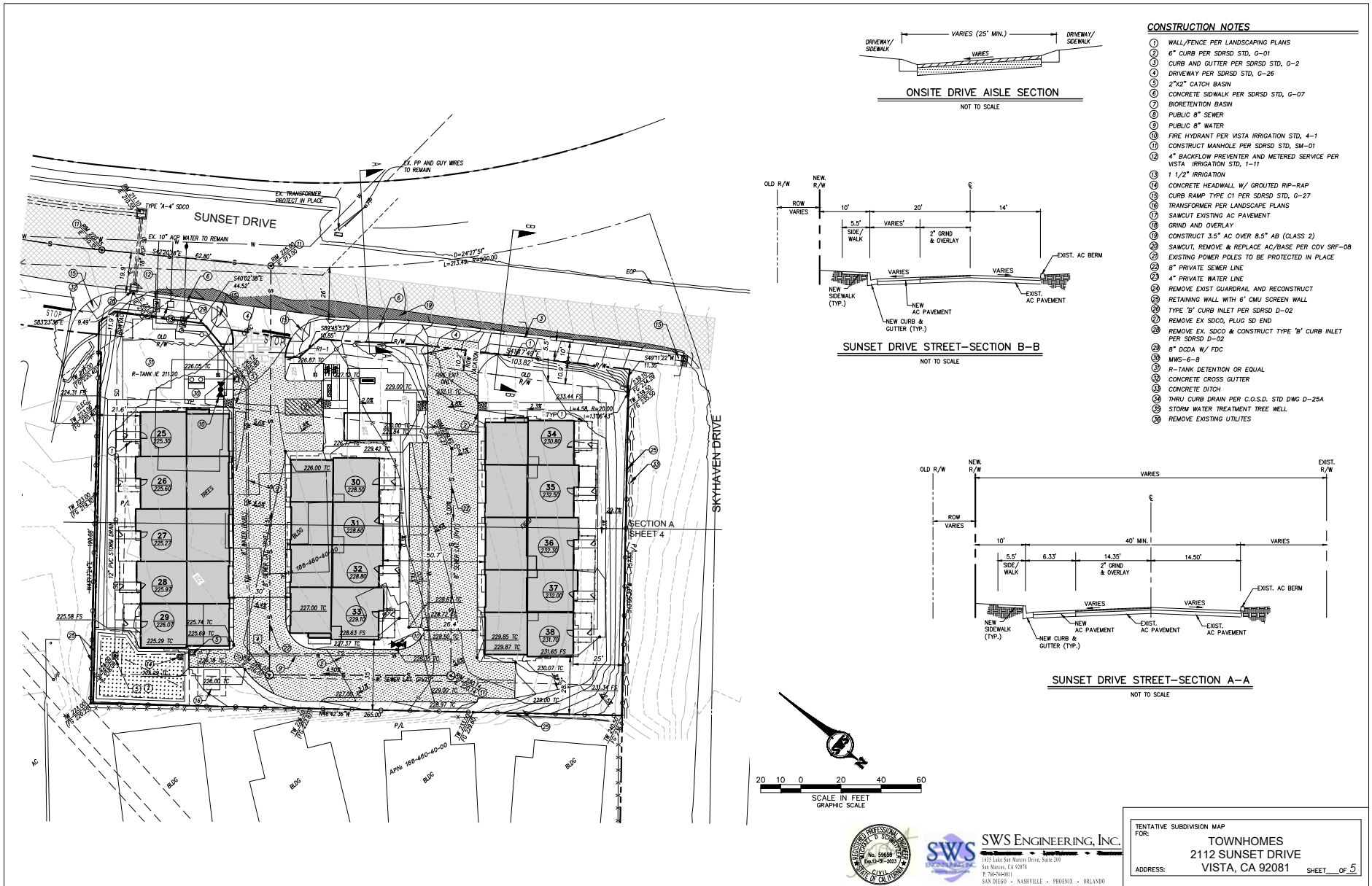


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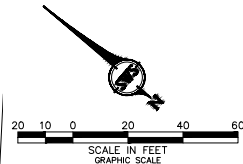
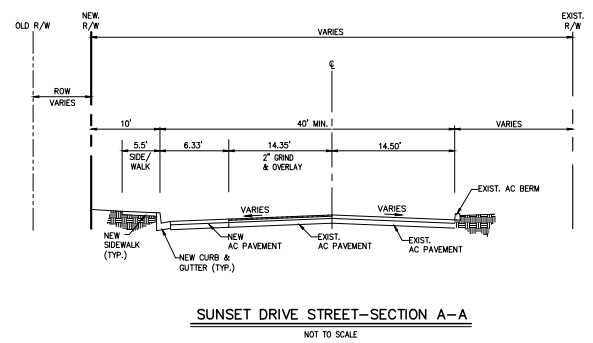
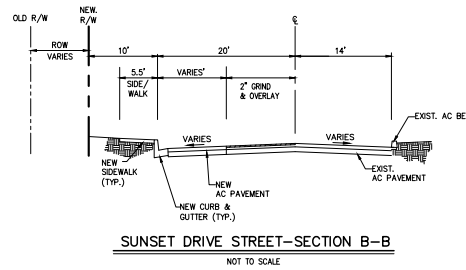
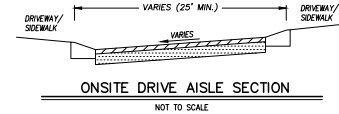
TENTATIVE SUBDIVISION MAP
 FOR:
TOWNHOMES
 2112 SUNSET DRIVE
 VISTA, CA 92081
 ADDRESS: SHEET 2 of 5

DATE: Aug 17, 2010 10:56am 15:00:00
 FILE: C:\Projects\021-210\PROJ\Drawing\021-210-210-02.dwg

approved townhome project



- CONSTRUCTION NOTES**
- ① WALL/FENCE PER LANDSCAPING PLANS
 - ② 6" CURB PER SDRSD STD, G-01
 - ③ CURB AND GUTTER PER SDRSD STD, G-2
 - ④ DRIVEWAY PER SDRSD STD, G-26
 - ⑤ 2'x2' CATCH BASIN
 - ⑥ CONCRETE SIDEWALK PER SDRSD STD, G-07
 - ⑦ BIORETENTION BASIN
 - ⑧ PUBLIC 8" SEWER
 - ⑨ PUBLIC 8" WATER
 - ⑩ FIRE HYDRANT PER VISTA IRRIGATION STD, 4-1
 - ⑪ CONSTRUCT MANHOLE PER SDRSD STD, SM-01
 - ⑫ 4" BACKFLOW PREVENTER AND METERED SERVICE PER VISTA IRRIGATION STD, 1-11
 - ⑬ 1 1/2" IRRIGATION
 - ⑭ CONCRETE HEADWALL W/ GROUTED RIP-RAP
 - ⑮ CURB RAMP TYPE C1 PER SDRSD STD, G-27
 - ⑯ TRANSFORMER PER LANDSCAPE PLANS
 - ⑰ SAWCUT EXISTING AC PAVEMENT
 - ⑱ GRIND AND OVERLAY
 - ⑲ CONSTRUCT 3.5" AC OVER 8.5" AB (CLASS 2)
 - ⑳ SAWCUT, REMOVE & REPLACE AC/BASE PER GOV SRP-08
 - ㉑ EXISTING POWER POLES TO BE PROTECTED IN PLACE
 - ㉒ 8" PRIVATE SEWER LINE
 - ㉓ 4" PRIVATE WATER LINE
 - ㉔ REMOVE EXIST GUARDRAIL AND RECONSTRUCT
 - ㉕ RETAINING WALL WITH 6" CMU SCREEN WALL
 - ㉖ TYPE 'B' CURB INLET PER SDRSD D-02
 - ㉗ REMOVE EX SDCO, PLUG SD END
 - ㉘ REMOVE EX SDCO & CONSTRUCT TYPE 'B' CURB INLET PER SDRSD D-02
 - ㉙ 8" DCDA W/ FDC
 - ㉚ MWS-6-8
 - ㉛ R-TANK DETENTION OR EQUAL
 - ㉜ CONCRETE CROSS GUTTER
 - ㉝ CONCRETE DITCH
 - ㉞ THRU CURB DRAIN PER C.O.S.D. STD DWG D-25A
 - ㉟ STORM WATER TREATMENT TREE WELL
 - ㊱ REMOVE EXISTING UTILITIES



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TENTATIVE SUBDIVISION MAP
FOR:
TOWNHOMES
2112 SUNSET DRIVE
ADDRESS: VISTA, CA 92081 SHEET **OF 5**

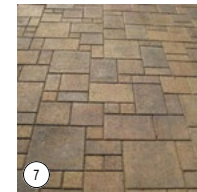
landscape design

P22-0182



LEGEND

1. Dining Lounge with Shade Structure, BBO Island, Dining Chairs, Firepit and Lounge Furniture for small social events and group gatherings (See Community Amenity Enlargement Plans A and B on Sheet L-2 and L-3).
2. Play Area, with tot-lot, benches and Lawn area with combole for small gatherings. (See Community Amenity Enlargement Plans A and B on Sheet L-2 and L-3).
3. Passive Lawn with benches.
4. Reading Nooks with Adirondacks and specimen trees.
5. Three community cluster mailboxes, per USPS review and approval.
6. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
7. Enhanced paving at main project entry.
8. Proposed tree, per Planting Plan.
9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
10. Accessible parking stall and striping, per Civil plans.
11. Guest parking stall.
12. Natural colored concrete driveway, with light broom finish and tooled joints.
13. Private patio / yard area, homeowner maintained.
14. Common area landscape, builder installed and HOA maintained.
15. Community dog bag station (black in color), for pet owners.
16. Property line.
17. Public street R.O.W.
18. Proposed public street sidewalk, per Civil plans.
19. Transformer to be screened with landscape, quantity and final locations to be determined.
20. Short term bike parking (4 bike racks to accommodate 8 bike stalls).
21. Proposed EVA Gate.
22. Proposed Sign Monument.
23. Existing Southern Arroyo Willow Riparian Forest.
24. Existing Top of Water Bank - Jurisdictional Water Line.
25. Storm drain utility, per Civil Engineer's Plans.



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Landscape Plan

DATE	REVISIONS
2-15-2022	PC 1ST SUBMITTAL
2-18-2022	PC 2ND SUBMITTAL
12-12-2022	PC 3RD SUBMITTAL
2-28-2023	PC 4TH SUBMITTAL
8-10-2023	PC 5TH SUBMITTAL

Scale: 1" = 30'

Legacy Partners

4th City Submittal | Project No.: LP101-0 | Date: Aug. 11, 2023

L-1

Vista - Sunset Dr. PAD



renderings



Scene 1 - Proposed Street View Rendering

renderings



Scene 2 - Main Project Entry Rendering

Legacy Partners

renderings

elevations

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR 20/30 SAND FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. RECESSED VINYL WINDOW W/ E.P.S. SILL & ARCHED SOFFIT
6. DECORATIVE GABLE/WALL ACCENT
7. DECORATIVE SHAPED FOAM CORBEL
8. DECORATIVE METAL AWNING
9. DECORATIVE METAL JULIET BALCONY
10. DECORATIVE COMPOSITE SHUTTER
11. USABLE METAL POTSHELF
12. DECORATIVE EXTERIOR LIGHT FIXTURE
13. DECORATIVE METAL GRILLE
14. STUCCO PATIO LOW WALL W/ METAL GATE



BUILDING B - LEFT EXTERIOR ELEVATION



BUILDING B - FRONT EXTERIOR ELEVATION



BUILDING B - RIGHT EXTERIOR ELEVATION



BUILDING B - REAR EXTERIOR ELEVATION

renderings

elevations

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR 20/30 SAND FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. RECESSED VINYL WINDOW W/ E.P.S. SILL & ARCHED SOFFIT
6. DECORATIVE GABLE/WALL ACCENT
7. DECORATIVE SHAPED FOAM CORBEL
8. DECORATIVE METAL AWNING
9. DECORATIVE METAL JULIET BALCONY
10. DECORATIVE COMPOSITE SHUTTER
11. USABLE METAL POTSHELF
12. DECORATIVE EXTERIOR LIGHT FIXTURE
13. DECORATIVE METAL GRILLE
14. STUCCO PATIO LOW WALL W/ METAL GATE



BUILDING C - LEFT EXTERIOR ELEVATION



BUILDING C - FRONT EXTERIOR ELEVATION



BUILDING C - RIGHT EXTERIOR ELEVATION



BUILDING C - REAR EXTERIOR ELEVATION

renderings



BUILDING D



BUILDING B



DRIVE AISLE AT PROJECT INTERIOR



BUILDING A

new construction townhome revenues

16

CMA Summary Report

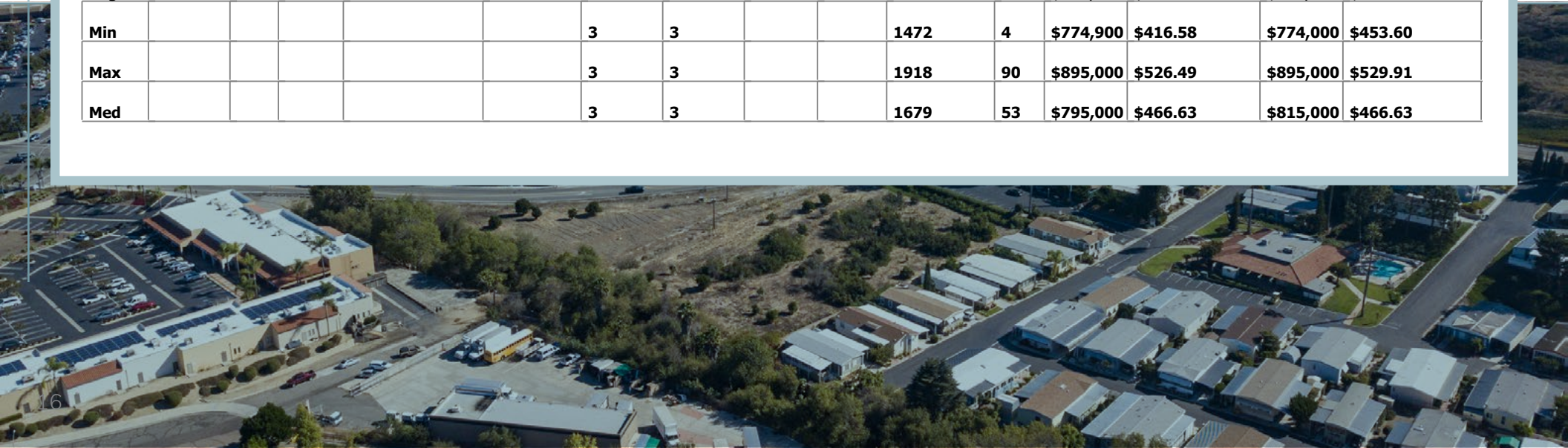
RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$895,000	\$774,900	\$807,780	\$795,000
SP:\$895,000	\$774,000	\$825,800	\$815,000

RESIDENTIAL - Sold

Number of Properties: 5

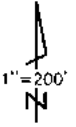
Num	MLS #	Statu s	PropSu bT	Address	MLSAreaMjr	TotalBdrm s	TotalBath s	CloseDat e	LotSzSqt	SqfLivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	NDP240539 7	S	TWNHS	3006 GLENMORE Street	VISTA (92081)	3	3	9/24/2024		1918	69	\$895,000	\$466.63	\$895,000	\$466.63
2	240005920 SD	S	TWNHS	3047 Linwood St	VISTA (92081)	3	3	4/4/2024		1918	4	\$799,000	\$416.58	\$870,000	\$453.60
3	NDP240159 8	S	TWNHS	2464 Solara Lane	VISTA (92081)	3	3	4/18/2024		1538	19	\$795,000	\$516.91	\$815,000	\$529.91
4	NDP240631 2	S	TWNHS	1144 Delpy View Point	VISTA (92084)	3	3	9/25/2024		1472	53	\$775,000	\$526.49	\$775,000	\$526.49
5	NDP240129 0	S	TWNHS	3130 Glenmore Street	VISTA (92081)	3	3	6/25/2024		1679	90	\$774,900	\$461.52	\$774,000	\$460.99
Avg						3	3			1705	47	\$807,780	\$477.63	\$825,800	\$487.52
Min						3	3			1472	4	\$774,900	\$416.58	\$774,000	\$453.60
Max						3	3			1918	90	\$895,000	\$526.49	\$895,000	\$529.91
Med						3	3			1679	53	\$795,000	\$466.63	\$815,000	\$466.63



16

04/22/2015 JGD

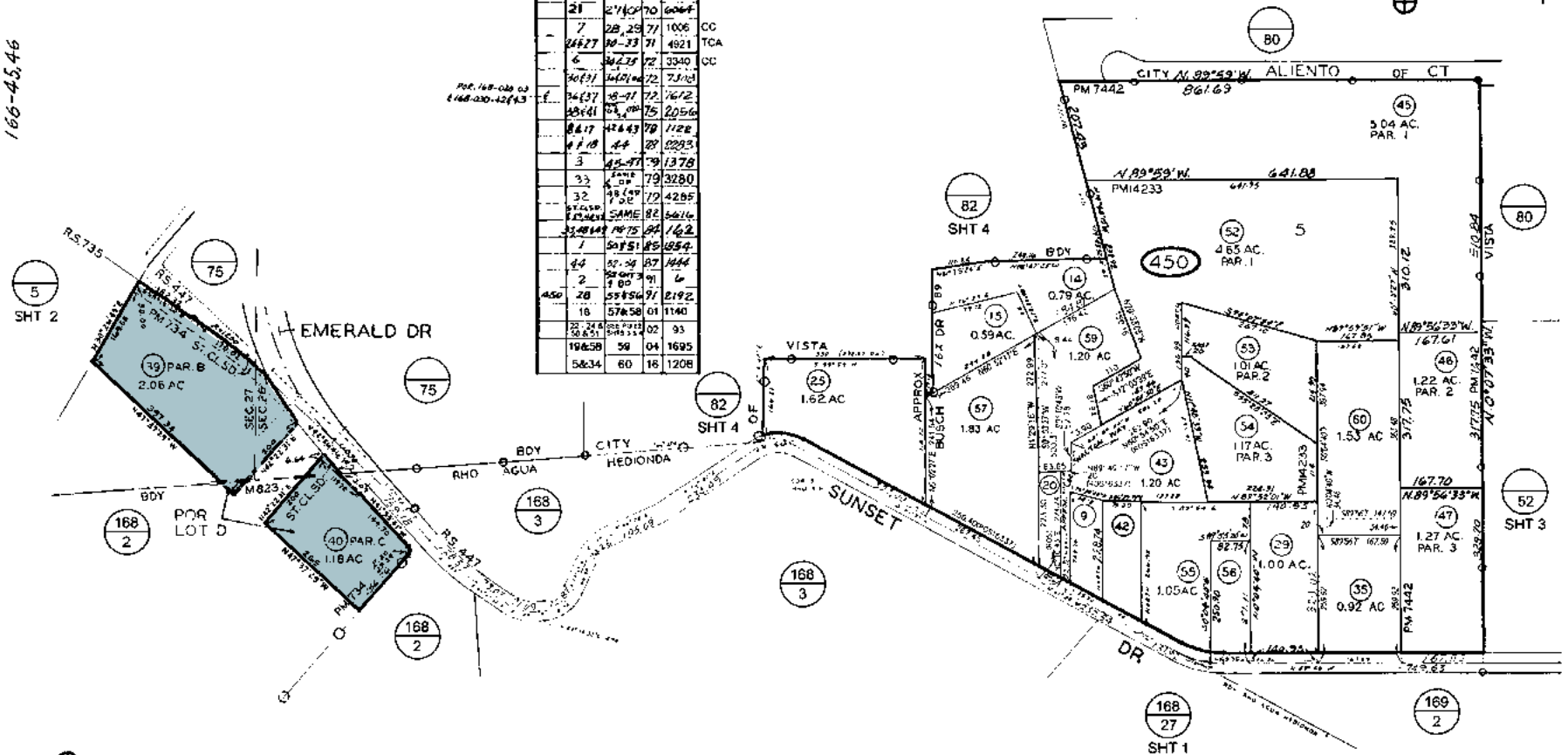
166-45



CHANGES				
BLK	OLD	NEW	YR	CUT
21	2140	70	6064	
7	28,29	71	1006	CG
2627	10-33	71	4921	TCA
6	3027	72	3340	CC
3029	1621	72	7310	
3437	18-21	72	1672	
3841	24, 25	75	2056	
8217	4243	79	1122	
4118	24	28	0203	
3	45-77	79	1378	
93	79	79	3280	
32	45-49	79	4285	
132459	SAME	82	5614	
338147	1075	84	162	
1	5085	85	1854	
44	87-99	87	1444	
2	90-93	91	6	
450	100	91	8192	
18	57858	01	1140	
22	248	02	93	
19658	56	04	1695	
5834	60	16	1208	

FOR 168-026 03
168-030-42443

166-45,46



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 823 - RANCHO AGUA HEDIONDA
SEC 27 - T11S - R4W - POR SE 1/4
SEC 26 - T11S - R4W - S 1/2 OF SW 1/4
LS 403, ROS 8223, 16337

FRW
0-23-05
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 166 PAGE 45

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 Breeze Hill Elementary School

1111 Melrose Way
Vista, CA 92083

836 AP

2 Madison Middle School

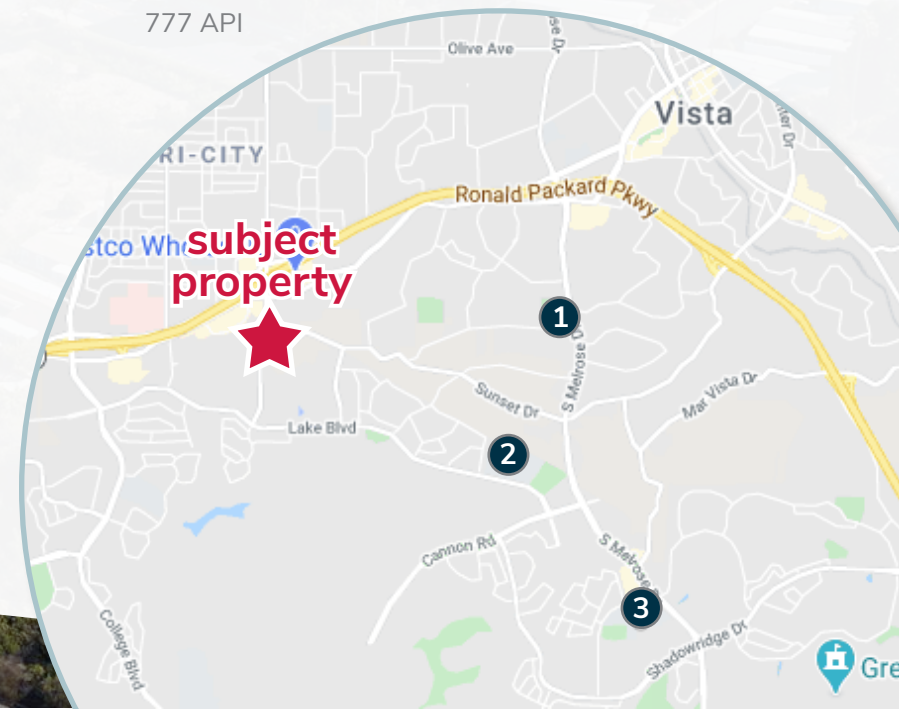
4930 Lake Boulevard
Oceanside, CA 92056

834 API

3 Rancho Buena Vista High School

1601 Longhorn Drive
Vista, CA 92081

777 API



2024 demographics

1 mile



population
18,181



estimated households
6,135



average household income
\$113,963



median household income
\$92,357



total employees
6,930

3 miles



population
128,324



estimated households
45,940



average household income
\$141,283



median household income
\$108,051



total employees
47,785

5 miles



population
303,506



estimated households
109,267



average household income
\$140,044



median household income
\$109,444



total employees
47,785

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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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