

6 lot recorded final map with construction drawings

2137 willowbrook drive | oceanside, ca 92056

- o Grading can Commence Upon Posting of Bonds
- o 10,000 SF + Lots
- o Flat Site
- o House Sizes of 2,950-2,956 SF
- o Construction Drawings Included
- o \$825,000-\$950,000 Home Prices

ASKING PRICE: ~~\$895,000~~ \$825,000

SUBJECT
PROPERTY

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

contents

3	aerials	10	floorplans & renderings
5	property photos	17	plat map
6	location map	18	comparable home sales
7	property information	19	document links
8	final map w/houses plotted	20	education
9	site plan	21	demographics





SUBJECT
PROPERTY

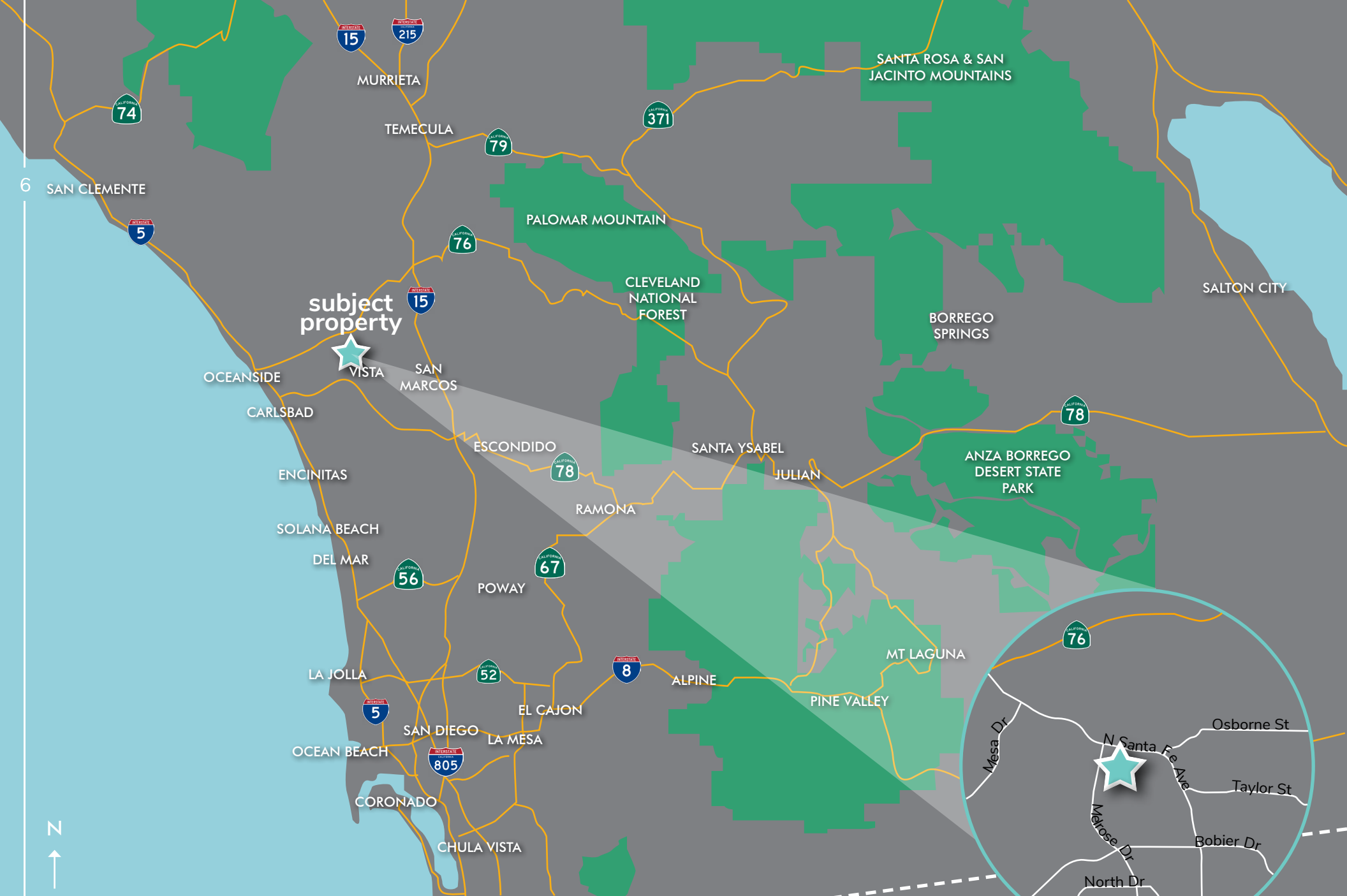
Willowbrook Dr



property photos

5





location map

property information

7

location:

Located just east of Melrose Drive and south of N. Santa Fe Avenue in Oceanside, California, this new cul-de-sac includes six legal parcels and a street totaling 2.16 acres. The future project will be on Shea Court.

jurisdiction:

City of Oceanside

apn:

159-410-18 thru 24-00

acreage:

2.16 Acres

house floor plans:

2,960 - 2,956 SF

topography:

Flat

minimum lot size:

10,000 Square Feet

project status:

- The subject property has recorded a 6 lot Final Map and the parcels are already legal and all improvement plans are complete
- Lots are approximately 10,000 SF minimum each, Lot 6 is approximately 15,000 SF
- Mike Mills is the architect
- The map is current with existing grading plan up to new SWPPP standards
Grading can commence upon posting of the bonds and purchase of grading permits
- The existing house was built in the 60's and consists of approximately 1,354 SF according to tax records. It is in bad condition and there is a demo plan already in place
- Landscape plans are not necessary to record the final map
- There is no HOA, just a private road maintenance agreement
- There is a storm water maintenance agreement between all owners

impact fees:

Approximately \$53,000 per lot

site improvement costs:

Approximately \$92,000 per lot

[Click Here to View Bids](#)

school district:

Vista Unified School District

services:

Gas/Electric	SDG&E
Water/Sewer	City of Oceanside
Fire	Oceanside Fire Dept.
Police	Oceanside Police Dept.

ASKING PRICE:

~~\$895,000~~ \$825,000

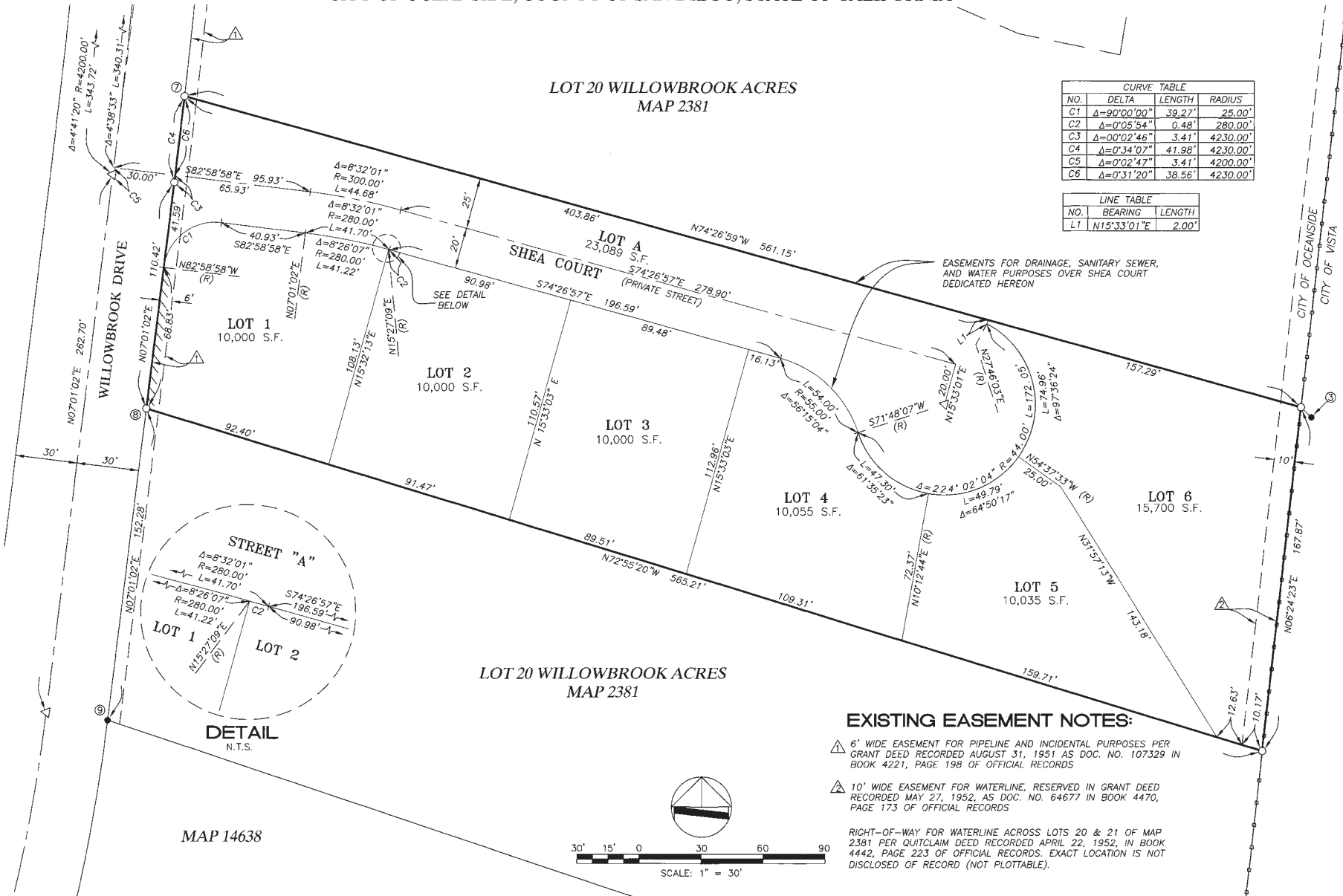


TRACT-5-04 CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

LOT 20 WILLOWBROOK ACRES
MAP 2381

CURVE TABLE			
NO.	DELTA	LENGTH	RADIUS
C1	$\Delta=90^{\circ}00'00''$	39.27'	25.00'
C2	$\Delta=0^{\circ}05'54''$	0.48'	280.00'
C3	$\Delta=0^{\circ}02'46''$	3.41'	4230.00'
C4	$\Delta=0^{\circ}34'07''$	41.98'	4230.00'
C5	$\Delta=0^{\circ}02'47''$	3.41'	4200.00'
C6	$\Delta=0^{\circ}31'20''$	38.56'	4230.00'

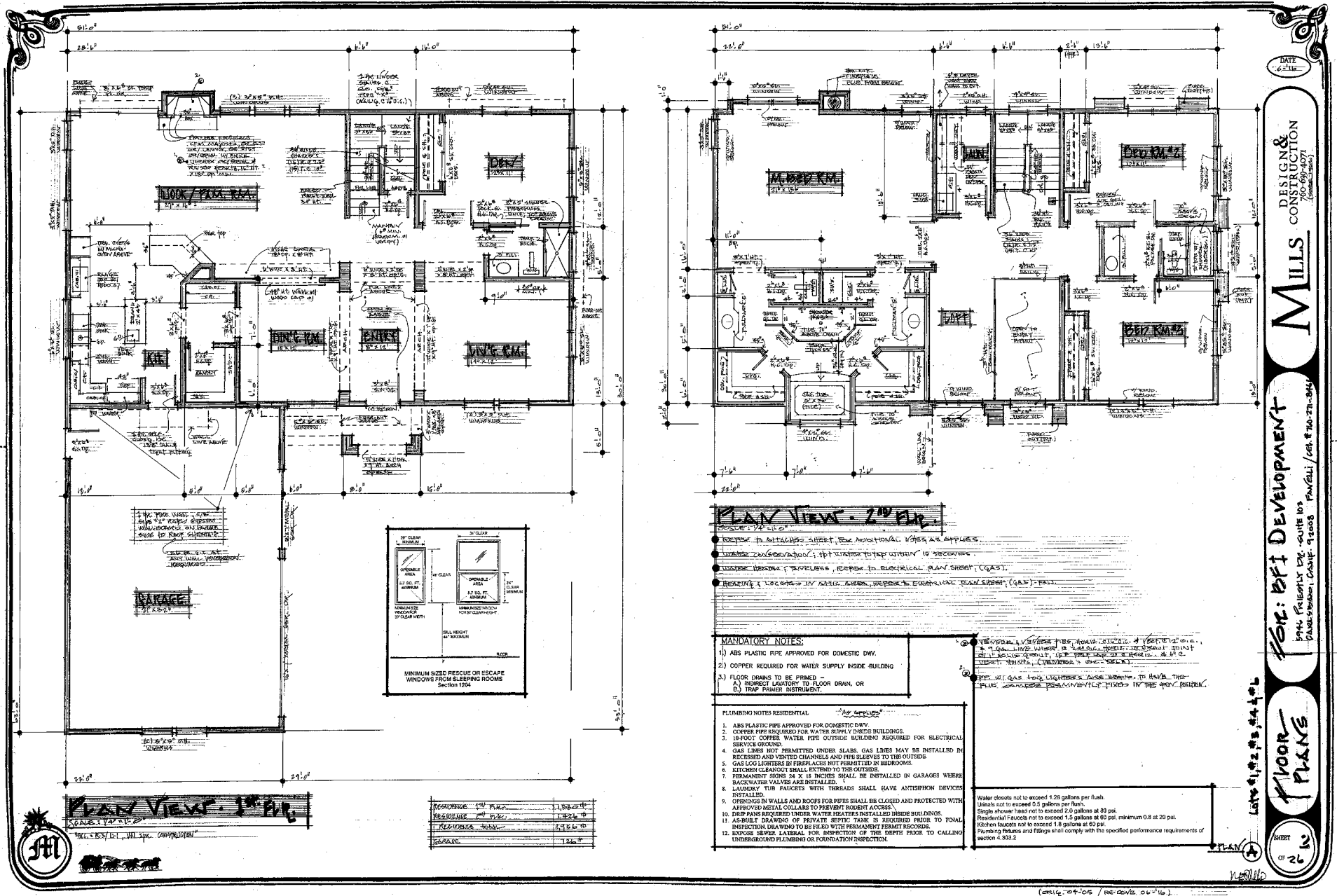
LINE TABLE		
NO.	BEARING	LENGTH
L1	$N15^{\circ}33'01''E$	2.00'



EXISTING EASEMENT NOTES:

- 6' WIDE EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES PER GRANT DEED RECORDED AUGUST 31, 1951 AS DOC. NO. 107329 IN BOOK 4221, PAGE 198 OF OFFICIAL RECORDS
- 10' WIDE EASEMENT FOR WATERLINE, RESERVED IN GRANT DEED RECORDED MAY 27, 1952, AS DOC. NO. 64677 IN BOOK 4470, PAGE 173 OF OFFICIAL RECORDS

RIGHT-OF-WAY FOR WATERLINE ACROSS LOTS 20 & 21 OF MAP 2381 PER QUITCLAIM DEED RECORDED APRIL 22, 1952, IN BOOK 4442, PAGE 223 OF OFFICIAL RECORDS. EXACT LOCATION IS NOT DISCLOSED OF RECORD (NOT PLOTTABLE).





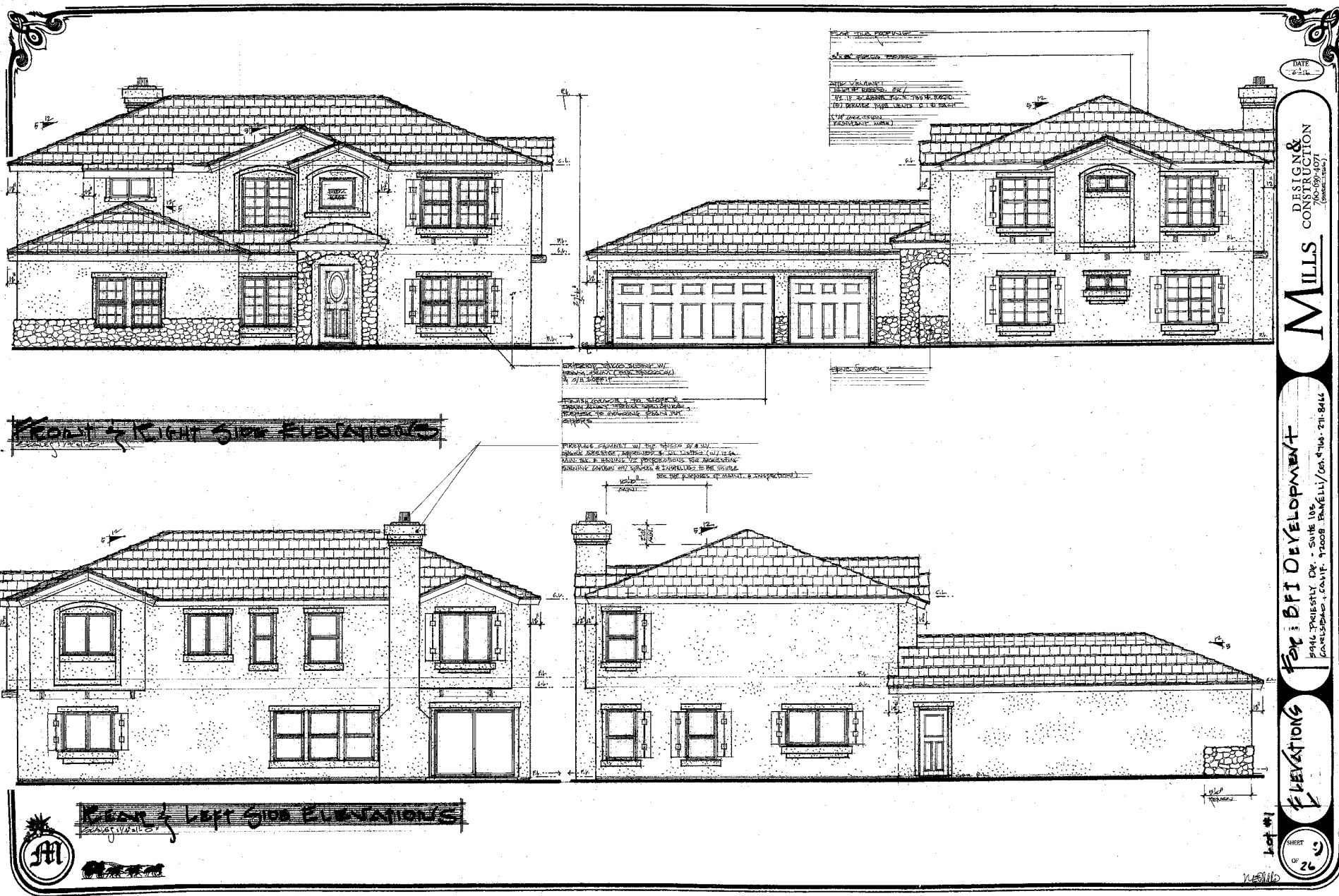
- COLD AIR RETURN SHALL BE DUCT MATERIAL

Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support plenums shall not be compressed to cause reductions in the cross sectional area of the ducts.



- QF RECEPTACLES REQUIRED:
- A. BATHROOMS
 - B. ATTACHED GARAGES AND DETACHED GARAGES WITH POWER
 - C. OUTDOORS
 - D. ATTACHED PORCHES, STAIRS
 - E. UNFINISHED BASEMENTS
 - F. RECEPTACLES SERVING KITCHEN COUNTER TOPS
 - G. WATERSIDE
- A. 40 AMP BRANCH CIRCUIT REQUIRED FOR ELECTRIC RANGES WITH RATINGS OF 15/15/15 WATTS.
- B. MAXIMUM OF TWELVE (12) RECEPTACLES ON CIRCUITS SUPPLYING COORD AND PLUG CONNECTED LOADS.
- C. RECEPTACLES REQUIRED FOR THE PURPOSES OF LIGHTING, CENTRAL ALARMS, SECURITY, COMMUNICATIONS, OR OTHER NEEDS FOR PUBLIC OR COMMON AREAS OF A BUILDING. THIS MAXIMUM SHALL NOT BE SUPPLIED BY THE SUPPLIER OF THE EQUIPMENT THAT SUPPLIES AN INDIVIDUAL DWELLING UNIT.
- D. RECEPTACLES SHALL BE INSTALLED WITHIN 4 FEET OF THE FINISHED EXTERIOR OF THE APPLIANCE.
- E. MAXIMUM OF TWELVE (12) RECEPTACLES FROM WALL OR MAXIMUM OF TWELVE (12) FEET APART. DOORWAYS AND SLOPED PORTIONS OF SLIDING DOORS EXCLUDED.
- F. FLOOR OUTLETS SHALL BE WITHIN 18 INCHES FROM THE WALL TO BE SERVED. OUTLETS IN BATHS OR IN CLOSETS OR OUTDOOR SLOPE AREAS, STAIRS, PORCHES, ARE EXCLUDED.
- G. RECEPTACLES FOR KITCHEN EQUIPMENT AND GARBAGE DISPOSAL SHALL BE ON SEPARATE CIRCUITS. KITCHEN OUTLETS SHALL HAVE A BALANCED LOAD.
- H. RECEPTACLES ON ONE CIRCUIT SHALL NOT EXCEED 1500 WATT EACH CIRCUT STAGE OR OVER.
- REAR CLOSET SPACE REQUIRE 1 OUTLET.
- OUTLETS MAXIMUM 16 INCHES ABOVE COUNTER TOP.
- OUTLETS SHALL NOT BE INSTALLED IN BATHROOMS.
- ONE 20 AMP QF RECEPTACLE REQUIRED IN PATIOPODS, SUCH CIRCUITS SHALL BE INSTALLED IN PATIOPODS.
- FRONT AND BACK OF DWELLING UNIT REQUIRES QF OUTLET, NOT MORE THAN 5' FROM THE FRONT OF THE GRADE.
- REAR WALL SHALL BE PROVIDED WITH ONE OUTLET, NOT MORE THAN 10' FROM THE WALL.
- REAR WALL SHALL BE PROVIDED WITH ONE OUTLET, NOT MORE THAN 10' FROM THE WALL.
- ONE 20 AMP SWITCHED OUTLET REQUIRED IN EACH HABITABLE ROOM.
- SWITCHED LIGHTING REQUIRED AT ENTRANCES AND EXTERIOR DOORS



- **POINTWISE**: FLUORESCENT LITE OF EQUAL TO **STANDARD** OR **WINKERS** / **WALT** OR **PIRELLA**.
- **BEHARRMAN**: 1. chos. of 100% AT **ONIONS** IN THE **ATM.** IN **LAMBERT** WITH **PEACHES** FLUORESCENT **PITCHERS** OR **INDEPENDENT** **PITCHERS** ON A **"MUNAL"** OR **OCCUPANT** **SECTOR**.
- **ALL OTHER** **WINKERS** **SPACE** OF **ANALYSIS**, **PROVIDES** **FLUORESCENT** **PITCHERS** ON **INDEPENDENT** **PITCHERS** ON **"MUNAL"** OR **OCCUPANT** **SECTOR**, OR **ON** **CONCRETE** **SUBSTRATE**.
- **STANDARD** **LITE** OR **FLUORESCENT** **LITE** OR **INDEPENDENT** **LITE** OR **ON** **CONCRETE** **OR** **PROB** **CONCRETE** **OR** **G.**



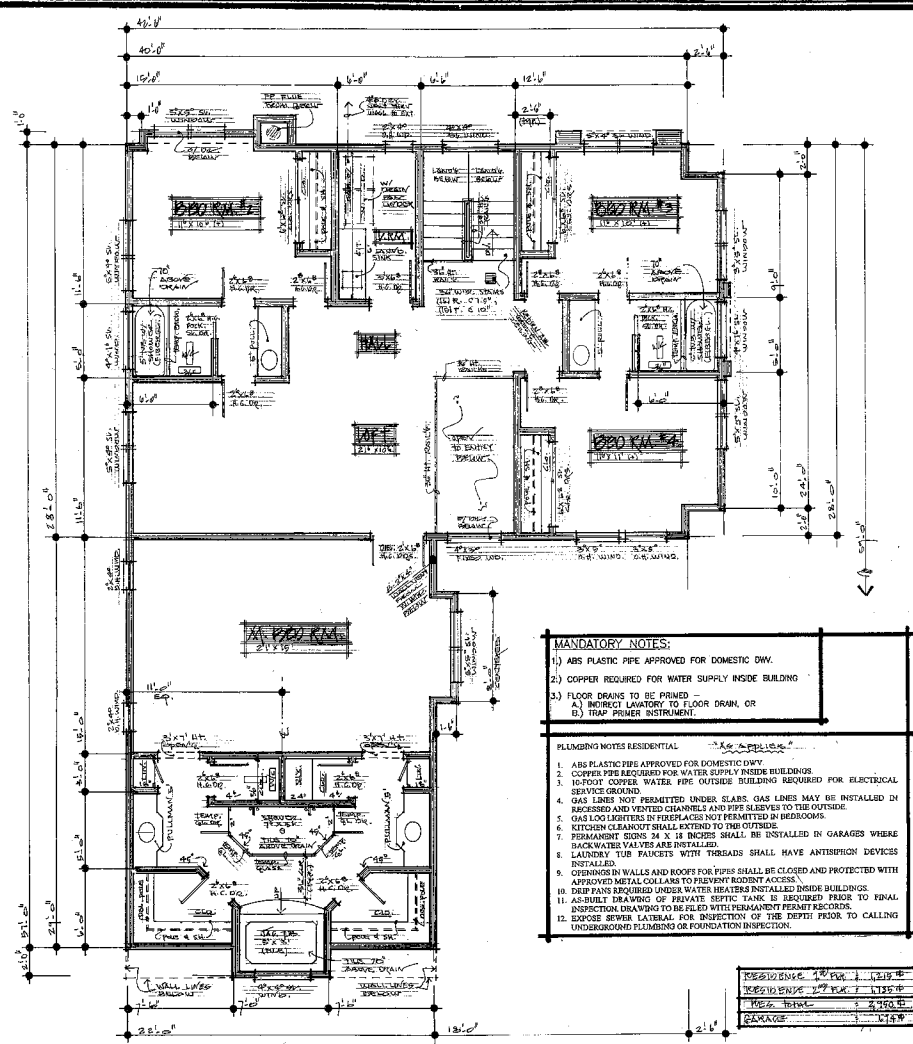
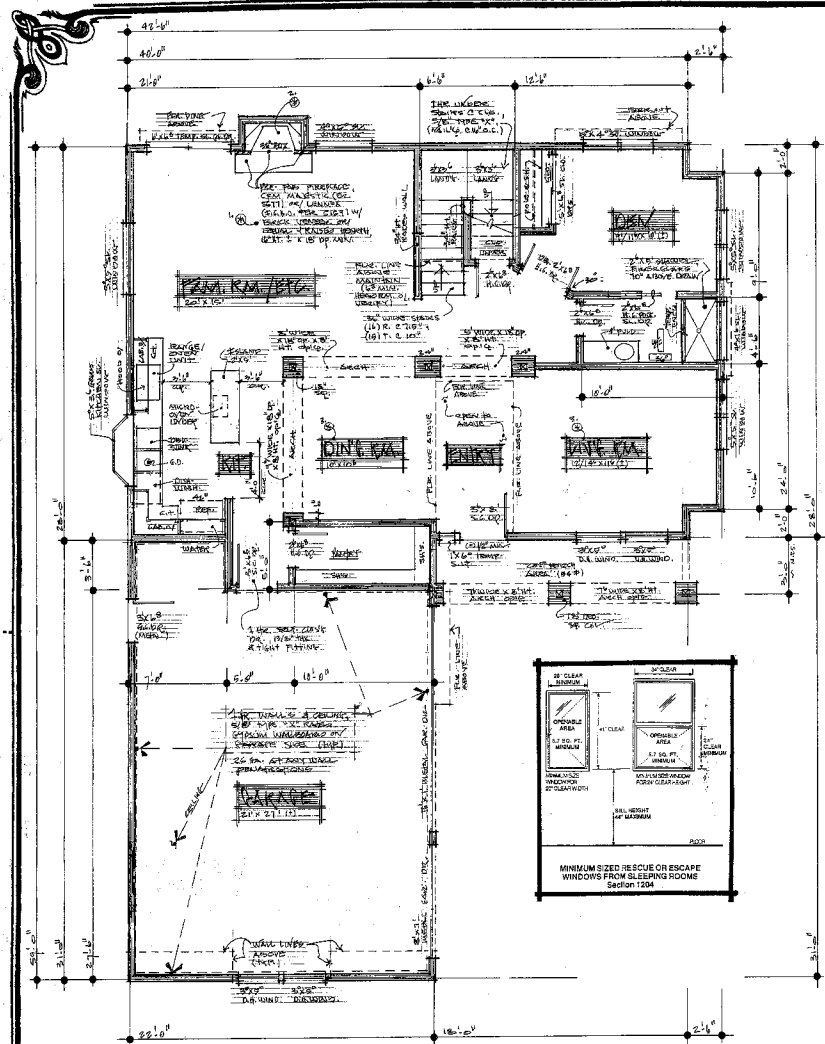


ALL CURBS OR EQUAL OR OTHER THEREABOUTS ARE APPROX
ELEVATION 1000.0. ALL CURBS SHALL BE CONSTRUCTED
BY TOP CURB OF DIAL HOUSE WINDOWS.

NO STRUCTURES WILL BE ALLOWED ON BRIDGE DECK/PAVEMENT
EXCEPT ANY ONE WHEEL 10' KIPS.


PREVATIONS
FOR: BFI DEVELOPMENT
 5446 PRIESTLY DR. - SUITE 105
 COLUMBIANA, OHIO 43088 (616) 441-7846
MILLS
DESIGN & CONSTRUCTION
 700-699-4071
 (BIRMINGHAM, ALA.)


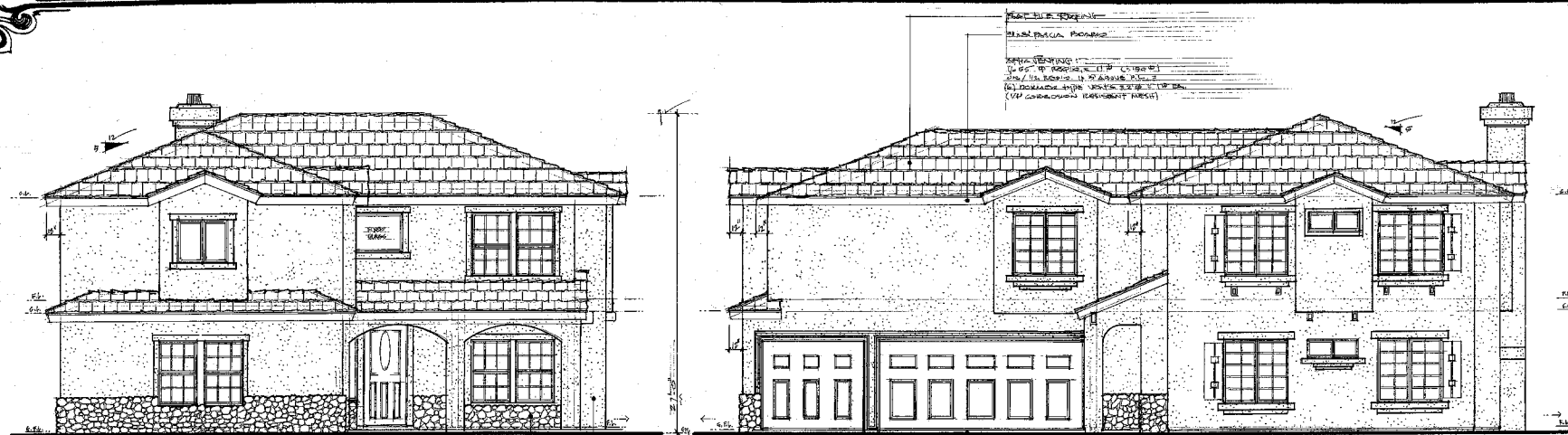




DATE: 10-1-10

DESIGN & CONSTRUCTION
MILLS
700-659-1071
(COMMERCIAL)
FOR: EXI DEVELOPMENT
1414 PINE ST. SUITE 103
CHICAGO, ILL. 60607
914-271-8861
FLOOR PLANS
Lot #4
SHEET
OF 26
15

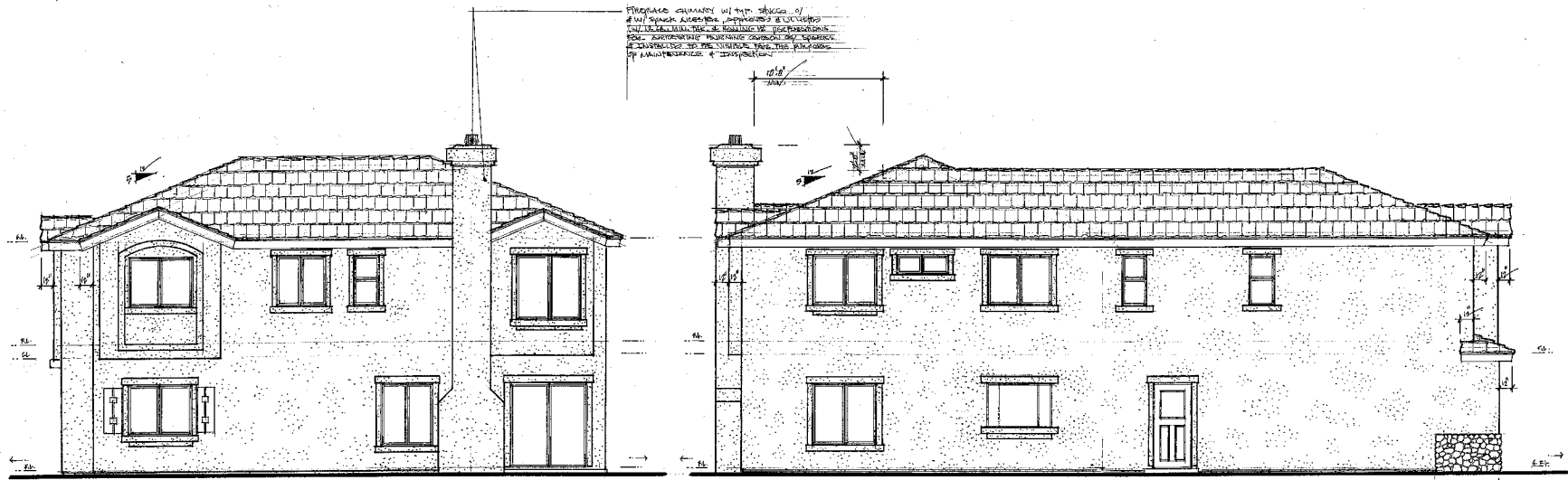
(DWG. 04-10 / RA-000000000000)



RIGHT SIDE & FRONT ELEVATIONS

EXTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" REINFORCING BARS. ALL EXTERIOR WALLS TO BE FINISHED WITH STUCCO. ALL EXTERIOR WALLS TO BE FINISHED WITH STUCCO. ALL EXTERIOR WALLS TO BE FINISHED WITH STUCCO.

ROOF TO BE 1/2" THICK CMU WITH 1/2" REINFORCING BARS. ALL ROOF TO BE FINISHED WITH STUCCO. ALL ROOF TO BE FINISHED WITH STUCCO. ALL ROOF TO BE FINISHED WITH STUCCO.



LEFT SIDE & REAR ELEVATIONS

EXTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" REINFORCING BARS. ALL EXTERIOR WALLS TO BE FINISHED WITH STUCCO. ALL EXTERIOR WALLS TO BE FINISHED WITH STUCCO. ALL EXTERIOR WALLS TO BE FINISHED WITH STUCCO.

ALL GLASS TO BE 1/2" THICK CMU WITH 1/2" REINFORCING BARS. ALL GLASS TO BE FINISHED WITH STUCCO. ALL GLASS TO BE FINISHED WITH STUCCO. ALL GLASS TO BE FINISHED WITH STUCCO.

DATE: 6-21-11

DESIGN & CONSTRUCTION
MILLS

FOR: BFI DEVELOPMENT
9941 PINEVIEW DR., SUITE 103
CARLETON, CALIF. 94008 / TEL: 714-211-8444

ELEVATIONS

Lot # 6
SHEET OF 2



resale comparables

18

RESIDENTIAL Summary Statistics

High
LP:\$975,000
SP:\$920,000

Low
\$828,985
\$861,000

Average
\$894,496
\$891,750

Median
\$887,000
\$893,000

RESIDENTIAL - Sold

Number of Properties: 4

Num	MLS #	Stat	PropS	Address	MLSAreaMjr	TotalBdr	TotalBat	Closed	LotSz	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
		us	ubT			ms	hs	ate	qft						
1	200043182	S	SFR	1500 Palomar Vista Dr	OCEANSIDE (92056)	4	3	10/21/2020	16,601.00	2812	19	\$875,000	\$311.17	\$875,000	\$311.17
2	NDP2000963	S	SFR	435 SUNRIDGE Drive	OCEANSIDE (92056)	4	3	11/15/2020	10,018.80	3098	4	\$899,000	\$290.19	\$911,000	\$294.06
3	190000388	S	SFR	2334 LITTLER	OCEANSIDE (92056)	5	4	4/19/2019	22,000.00	2900	75	\$949,000 - \$975,000	\$336.21	\$920,000	\$317.24
4	OC20229775	S	SFR	445 Ernest Court	OCEANSIDE (92056)	5	3	12/18/2020	10,843.00	2809	6	\$828,985	\$295.12	\$861,000	\$306.51
Avg						4	3		14865.70	2904	26	\$894,496	\$308.17	\$891,750	\$307.25
Min						4	3		10018.80	2809	4	\$828,985	\$290.19	\$861,000	\$294.06
Max						5	4		22000.00	3098	75	\$975,000	\$336.21	\$920,000	\$317.24
Med						4	3		13722.00	2856	12	\$887,000	\$303.15	\$893,000	\$308.84



CLICK TO VIEW DOCUMENT LINKS

CONDITIONS OF APPROVAL

BOND AND FEES

DEMO PERMIT

DEMOLITION PLAN

EROSION CONTROL PLANS

IMPROVEMENT PLANS

LANDSCAPE PLANS

PRECISE GRADING PLANS



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.

Who We Are

Vista Unified School District is a Transitional Kindergarten thru Grade 12 district. The district also offers preschools services (part day and full day) through our partnership with Educational Enrichment Systems to over 700 students ages 2-5 years old at 12 locations in the district.

We are one of northern San Diego County's largest educational agencies. Our district stretches 39 square miles across most of Vista, a large portion of eastern Oceanside, some unincorporated areas and small slivers of Carlsbad and San Marcos.

Source: https://vistausd.org/our_schools/vusd_at_a_glance

Empresa Elementary School

1
4850 Avenida Empresa
Oceanside, CA 92056

864 API

Roosevelt Middle School

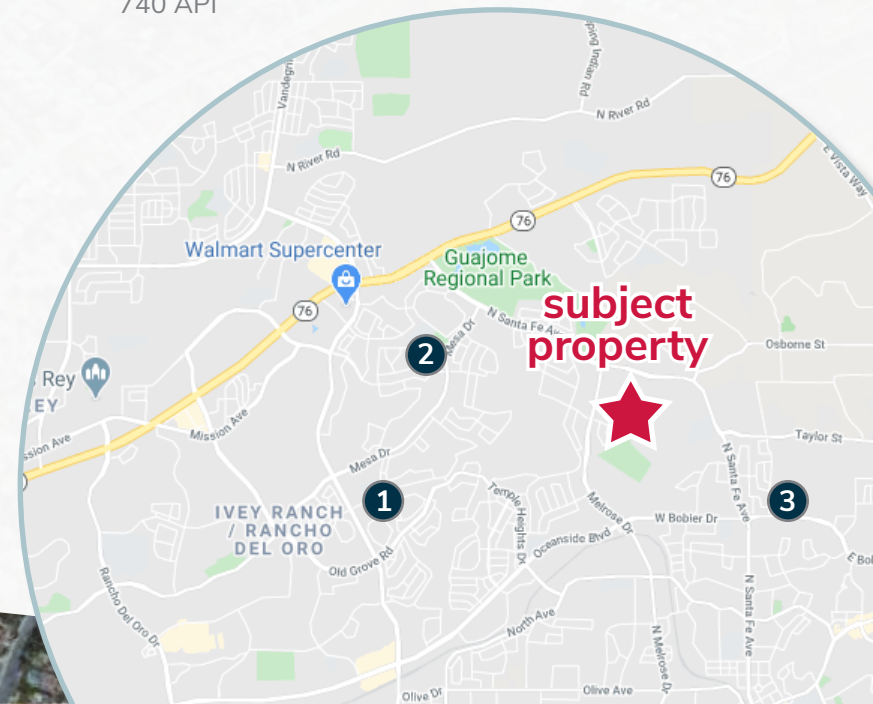
2
850 Sagewood Drive
Oceanside, CA 92057

817 API

Vista High School

3
1 Panther Way
Vista, CA 92084

740 API



2019 demographics

1 mile



population
12,759



estimated households
4,131



average household income
\$89,123



median household income
\$69,440



total employees
1,249

3 miles



population
123,597



estimated households
37,983



average household income
\$94,035



median household income
\$75,903



total employees
28,848

5 miles



population
240,992



estimated households
80,443



average household income
\$95,725



median household income
\$77,818



total employees
53,853

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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.



for more information, please contact

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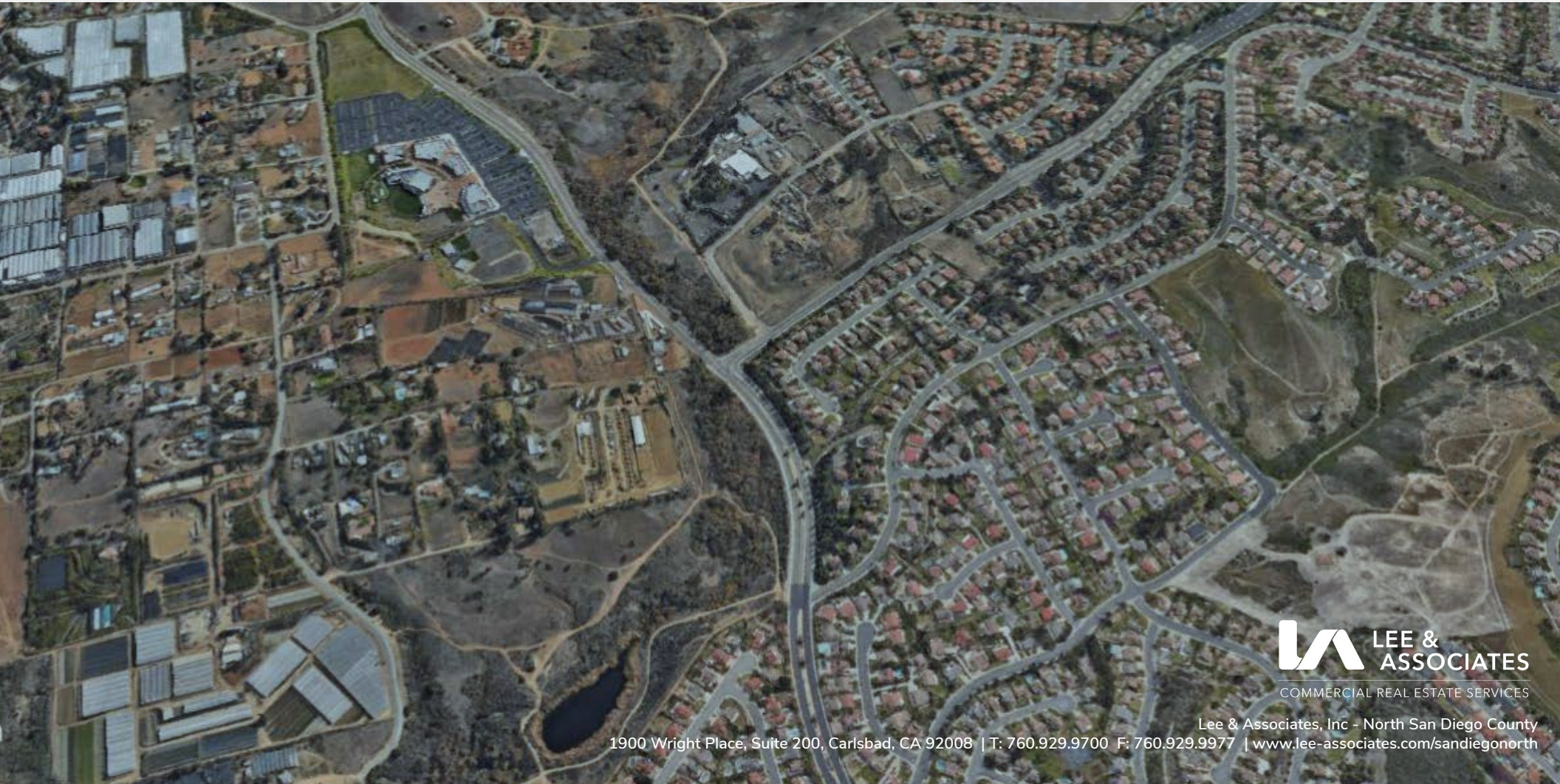
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