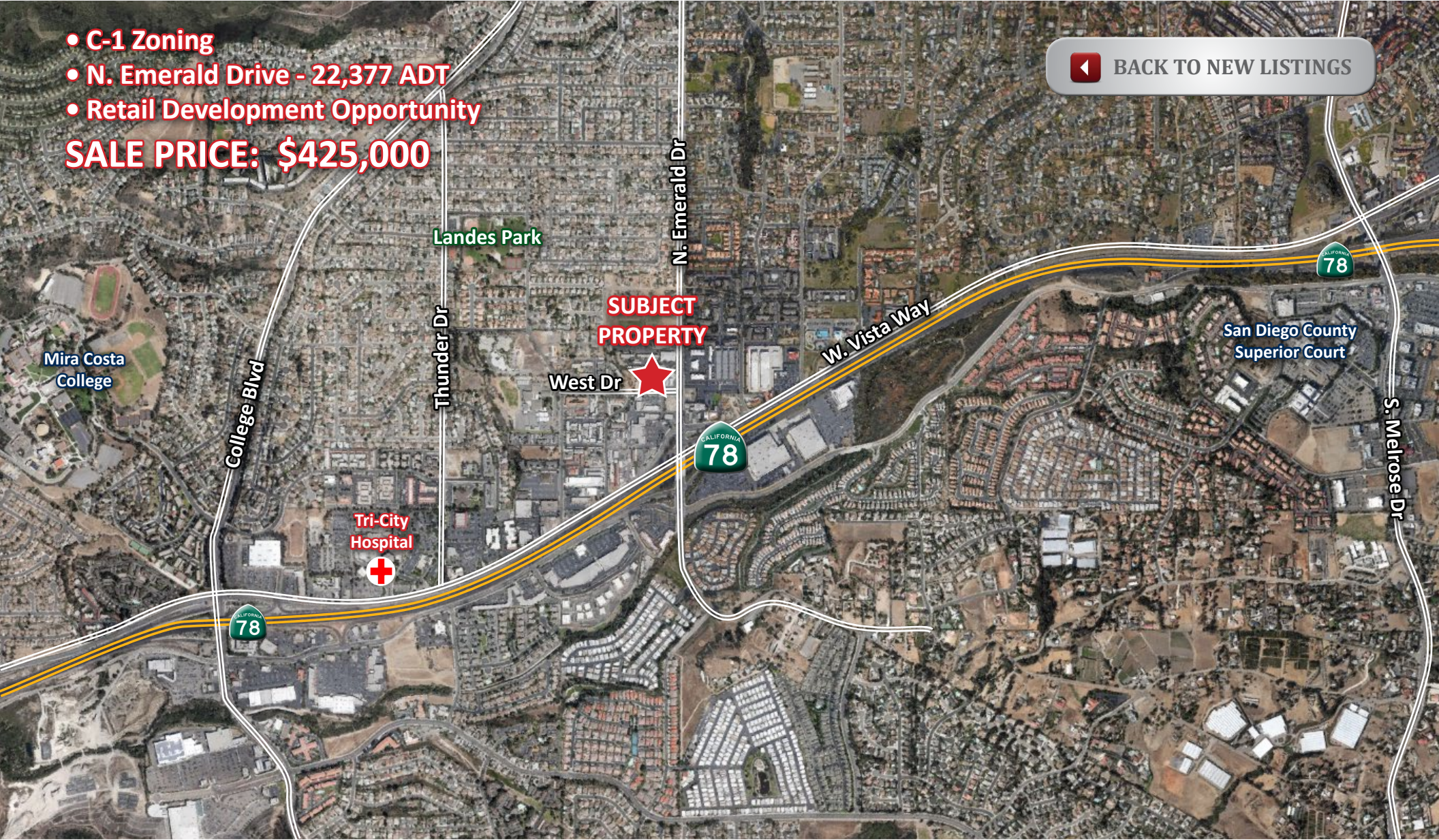


.64 ACRES OF COMMERCIAL LAND

WEST DRIVE - VISTA, CA

- C-1 Zoning
 - N. Emerald Drive - 22,377 ADT
 - Retail Development Opportunity
- SALE PRICE: \$425,000**

[BACK TO NEW LISTINGS](#)



**SUBJECT
PROPERTY**



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FOR ADDITIONAL INFORMATION:



.64 ACRES OF COMMERCIAL LAND

WEST DRIVE - VISTA, CA

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**Shares parking with the adjacent Chevron Station.*

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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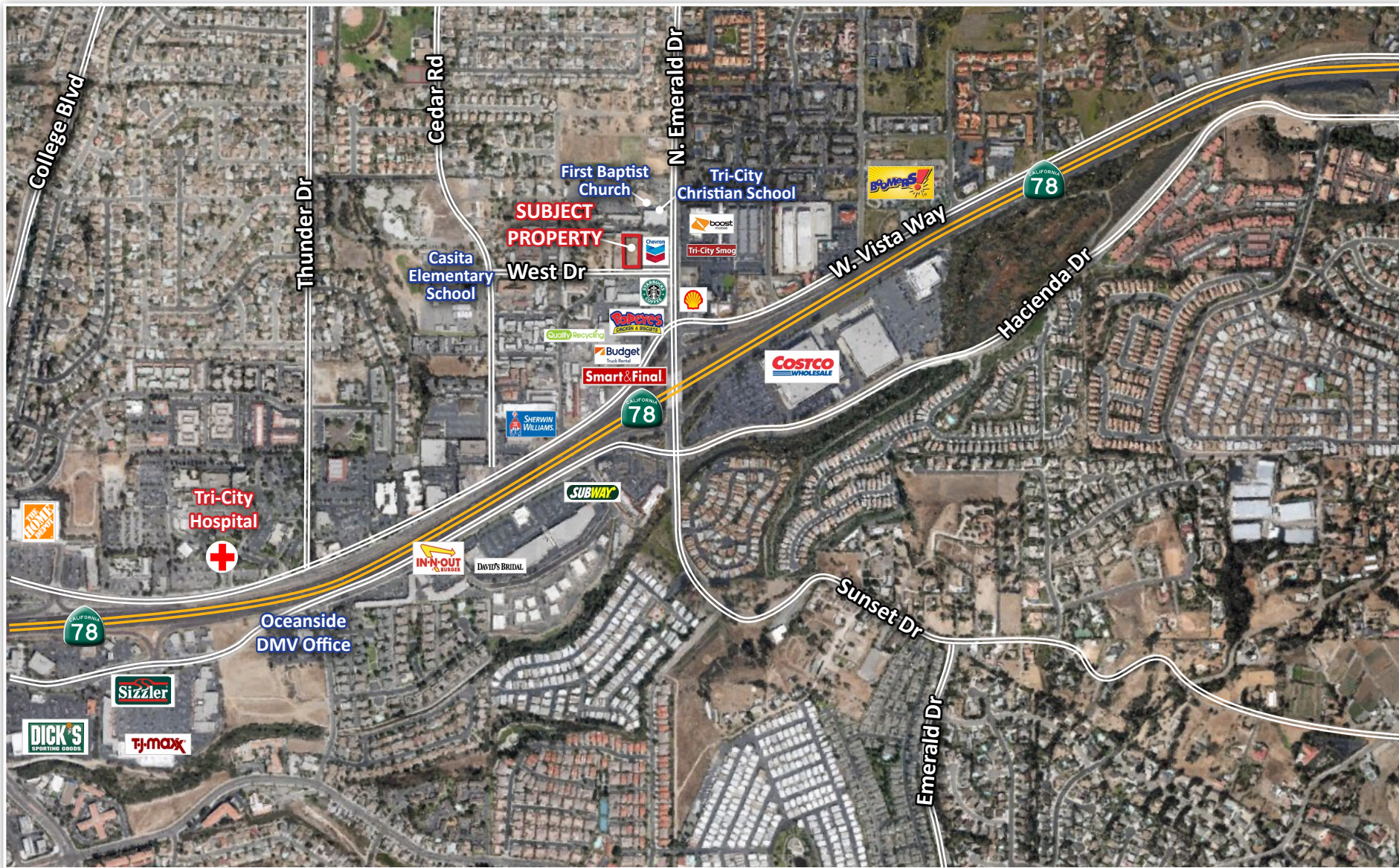
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WEST DRIVE - VISTA, CA

AERIAL



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WEST DRIVE - VISTA, CA

LOCATION MAP



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PROPERTY PHOTOS



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.64 ACRES OF COMMERCIAL LAND

WEST DRIVE - VISTA, CA

PROPERTY FEATURES

PROPERTY INFO

LOCATION:	The subject property is located on West Drive between N. Emerald Drive and Cedar Road in the City of Vista, County of San Diego. Less than ¼ mile from Highway 78, this site benefits from substantial traffic counts and surrounding high density residential projects. With little developable retail land in the area and a variety of commercial uses, this site will provide substantial upside to both developers and investors.	
JURISDICTION:	City of Vista	
APN:	166-411-77	
ACREAGE:	.64 Acres	
ZONING:	C-1 (Commercial Zone)	
GENERAL PLAN:	GC (General Commercial)	
TOPOGRAPHY:	Flat	
MAX FAR:	1.0	
MAX BUILDING HEIGHT:	35 Feet	
PERMISSIBLE USES:	Restaurant, Auto Repair or Sales, Professional or Business Office, Fitness Center, Department Store, General Retail, and many more.	
SCHOOL DISTRICT:	Vista Unified School District	
SERVICES:	Water Sewer Gas/Electricity Fire Police	Vista Irrigation District City of Vista San Diego Gas & Electric Vista Fire Protection District San Diego County Sheriff's Dept.
SALE PRICE:	\$425,000	



**Shares parking with the adjacent Chevron Station.*

[CLICK HERE TO VIEW ZONING](#)

[CLICK HERE TO VIEW GENERAL PLAN](#)

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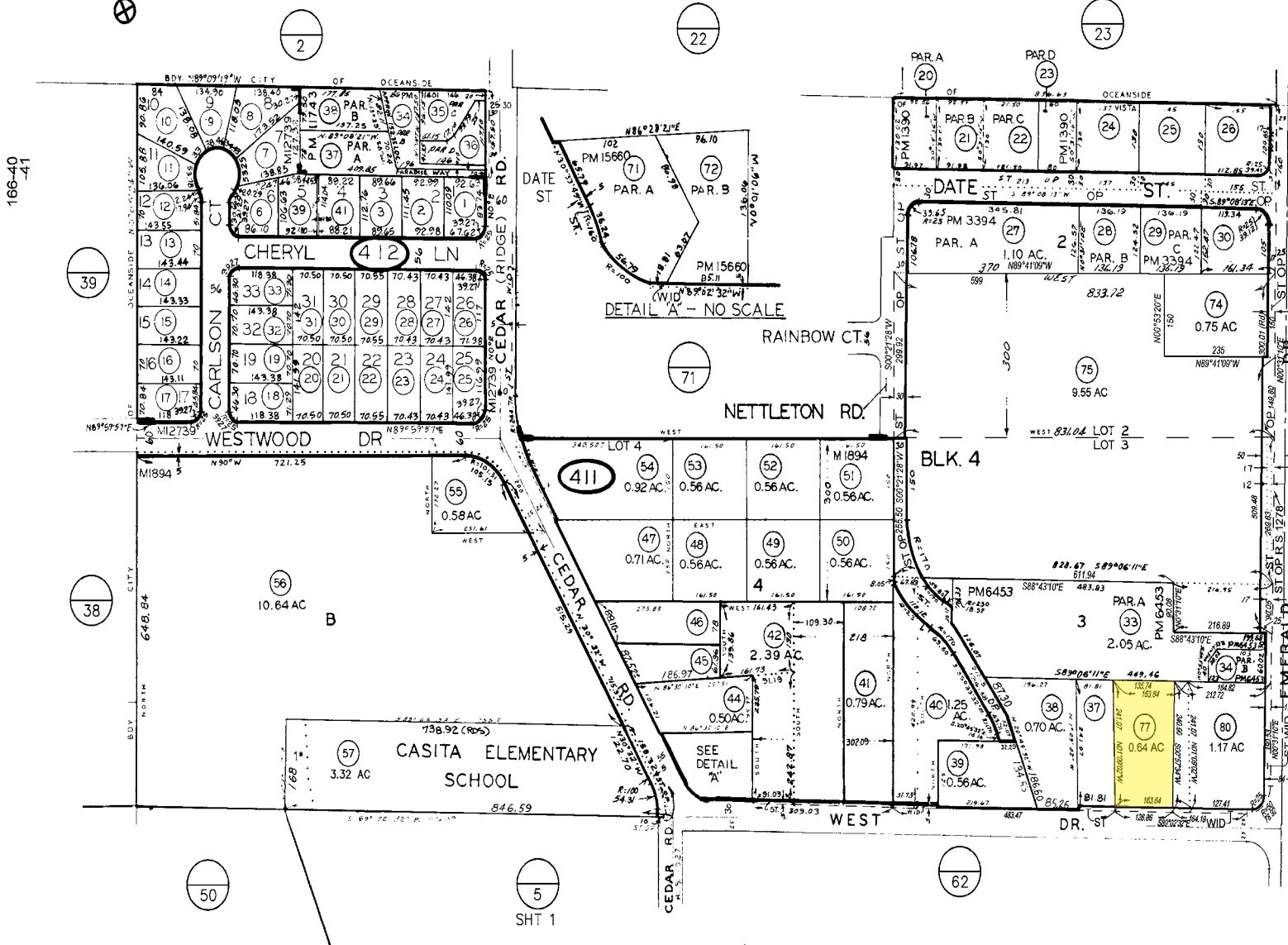
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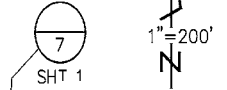
WEST DRIVE - VISTA, CA

PARCEL MAP

12



166-41



02/01/13 DEP

CHANGES				
BLK	OLD	NEW	YR	CUT
411	1	57	82	10236
411	2	58	81	16447
411	3	62	82	2409
411	10, 19	64	81	264
411	17	71	82	265
411	16	68	82	2886
411	68	70	82	2829
411	67	71	83	10093
411	27-31	78	86	5632
411	30	SAME	87	4658
411	55	56	88	4811
411	43	74	80	1326
412	1, 2, 4, 5	1-3	91	162
412	3, 4, 5	34-38	91	10025
412	5	39	84	1451
412	4, 40	41	84	1461
411	57	OP	05	5516
411	31	73	84	1881
411	32	75	08	2195
411	35	76	09	1027
411	76	78	10	1401
411	78	79	80	1543
411	75	SAME	12	4821
411	74	SAME	13	4608

1* OPEN SPACE



FOR ADDITIONAL INFORMATION:



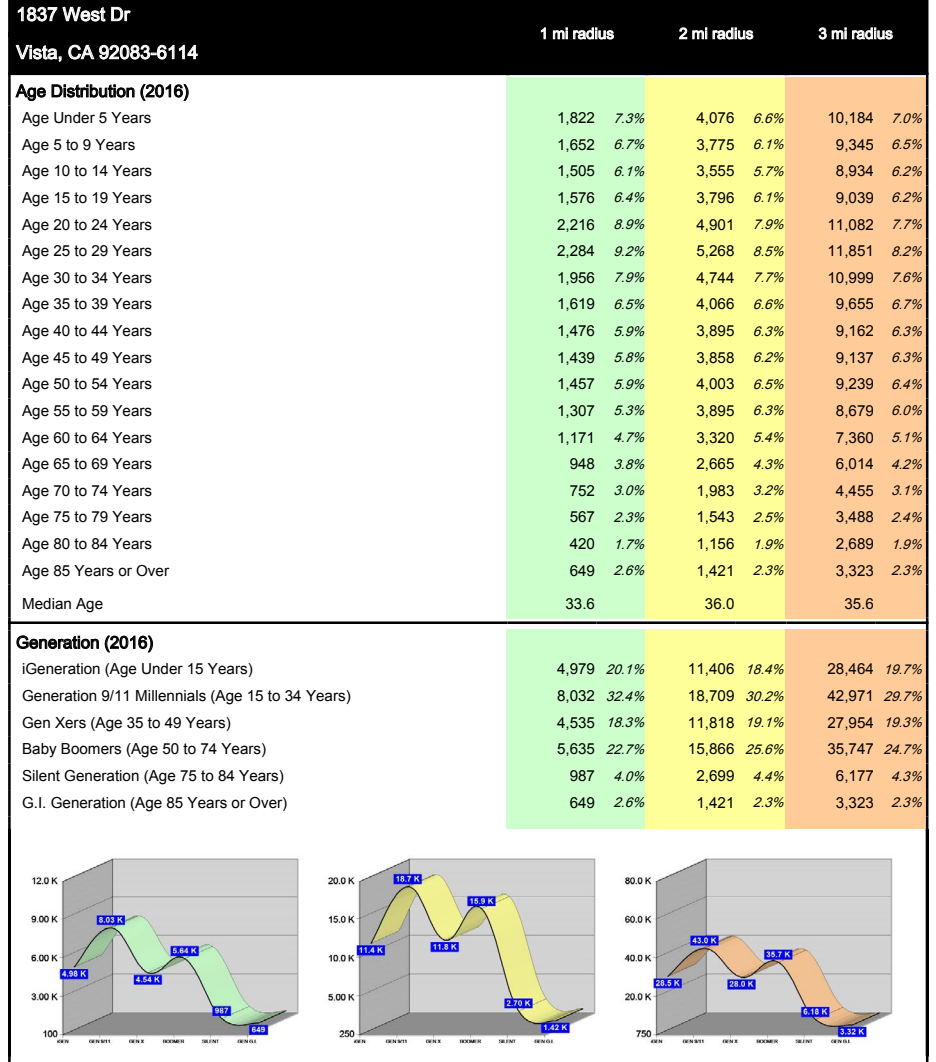
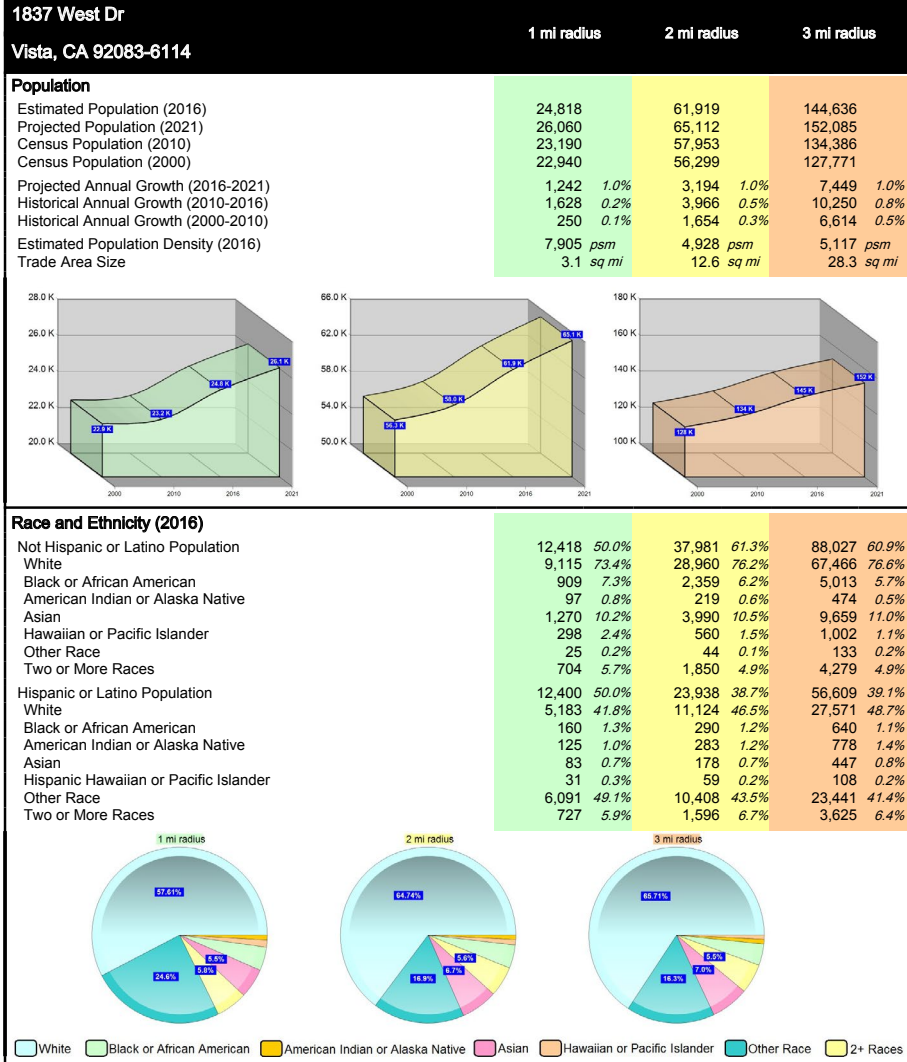
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DEMOGRAPHICS



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.64 ACRES OF COMMERCIAL LAND

WEST DRIVE - VISTA, CA

DEMOGRAPHICS

1837 West Dr Vista, CA 92083	1 mi radius	3 mi radius	5 mi radius
Average Household Income			
Estimated Average Household Income (2016)	\$60,626	\$74,584	\$77,968
Projected Average Household Income (2021)	\$68,614	\$88,068	\$91,703
Census Average Household Income (2010)	\$61,796	\$68,742	\$72,494
Census Average Household Income (2000)	\$51,663	\$56,940	\$60,056
<i>Projected Annual Growth (2016 to 2021)</i>	\$7,988 2.6%	\$13,484 3.6%	\$13,735 3.5%
<i>Historical Annual Growth (2010 to 2016)</i>	-\$1,170 -0.3%	\$5,842 1.4%	\$5,473 1.3%
<i>Historical Annual Growth (2000 to 2010)</i>	\$10,134 2.0%	\$11,801 2.1%	\$12,438 2.1%
Median Household Income			
Estimated Median Household Income (2016)	\$54,821	\$65,071	\$66,782
Projected Median Household Income (2021)	\$59,709	\$71,743	\$73,852
Census Median Household Income (2010)	\$53,448	\$60,400	\$62,768
Census Median Household Income (2000)	\$45,094	\$49,979	\$51,571
<i>Projected Annual Growth (2016 to 2021)</i>	\$4,888 1.8%	\$6,672 2.1%	\$7,071 2.1%
<i>Historical Annual Growth (2010 to 2016)</i>	\$1,373 0.4%	\$4,671 1.3%	\$4,013 1.1%
<i>Historical Annual Growth (2000 to 2010)</i>	\$8,354 1.9%	\$10,421 2.1%	\$11,198 2.2%
Per Capita Income			
Estimated Per Capita Income (2016)	\$19,058	\$25,566	\$26,293
Projected Per Capita Income (2021)	\$21,557	\$30,147	\$30,895
Census Per Capita Income (2010)	\$19,653	\$23,673	\$24,754
Census Per Capita Income (2000)	\$16,183	\$19,471	\$20,438
<i>Projected Annual Growth (2016 to 2021)</i>	\$2,500 2.6%	\$4,581 3.6%	\$4,602 3.5%
<i>Historical Annual Growth (2010 to 2016)</i>	-\$596 -0.5%	\$1,893 1.3%	\$1,539 1.0%
<i>Historical Annual Growth (2000 to 2010)</i>	\$3,471 2.1%	\$4,202 2.2%	\$4,316 2.1%
Other Income			
Estimated Families (2016)	5,465	14,555	34,548
Estimated Average Family Income (2016)	\$67,742	\$85,453	\$87,501
Estimated Median Family Income (2016)	\$63,708	\$77,380	\$78,510
Estimated Average Household Net Worth (2016)	\$590,376	\$816,019	\$872,879

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