

# zoned for 40 single family homes

353-367 Mar Vista Drive | Vista, CA 92084

- o Approximately 8.05 acres
- o Zoning allows for a minimum lot size of 10,000 square feet
- o Property may qualify for higher density through SB10
- o Infill location along Mar Vista Drive, just east of the 78 Freeway
- o Home Resales in the immediate area up to \$1,190,000

**OFFERS DUE NOVEMBER 19<sup>TH</sup>, 2021**



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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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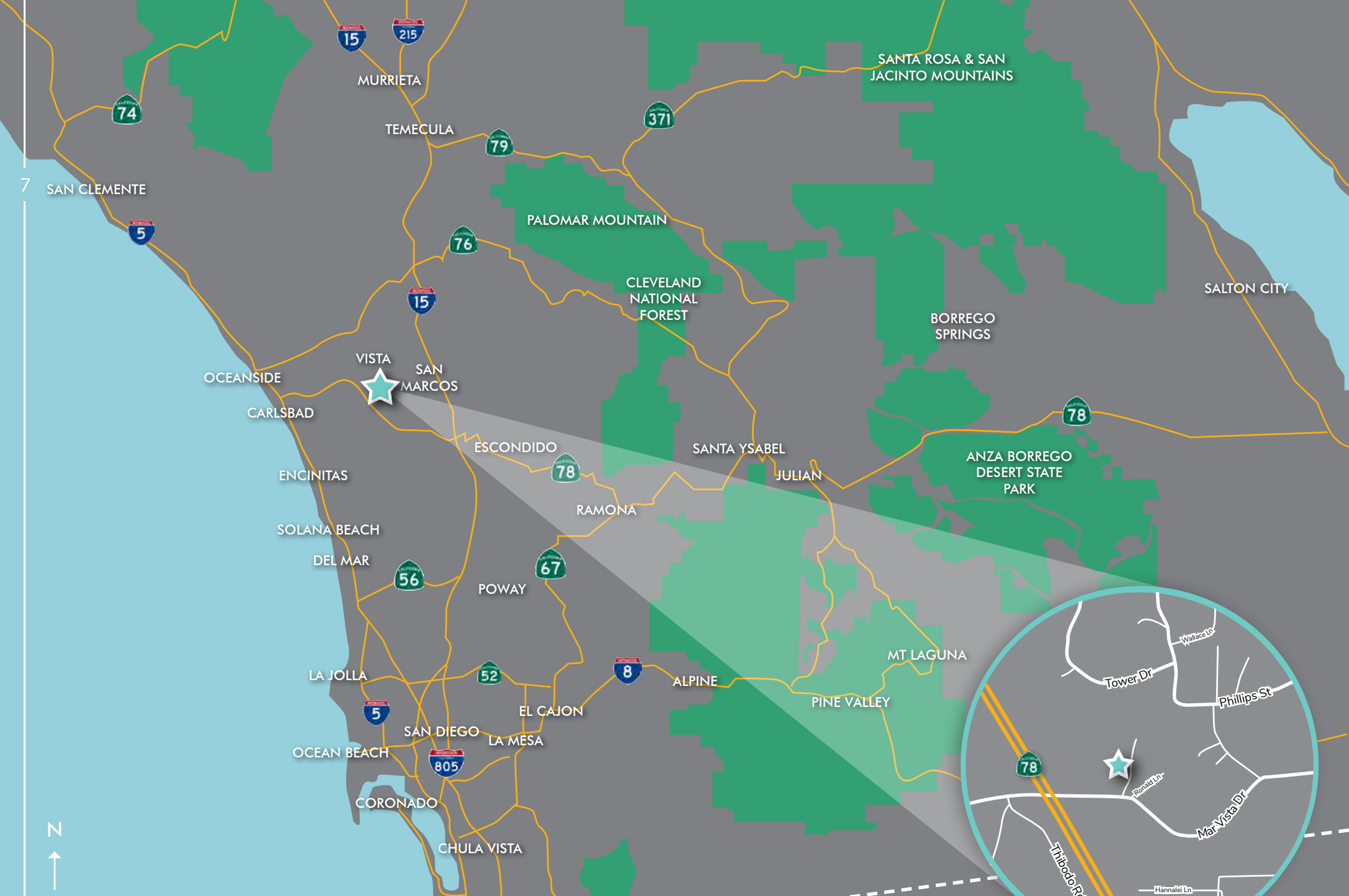












location map





# property information

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## location:

The subject property is located at 353-367 Mar Vista Drive in Vista, California. It is on the east side of the 78 along Mar Vista Drive and just south of Downtown Vista.

## property profile:

The subject property is well-located along Mar Vista Drive in a residential neighborhood surrounded by retail and just south of Downtown Vista filled with restaurants and entertainment. Mar Vista also offers convenient access to the 78 and Santa Fe Avenue. Zoning allows for approximately 40 single-family lots, providing builders and developers with an opportunity to create a large-lot subdivision that offers new residents space and privacy.

## jurisdiction:

City of Vista

## APNs & acreage:

183-270-01-00 ➔ 2.93 acres  
183-270-06-00 ➔ 0.52 acres  
183-270-07-00 ➔ 0.33 acres  
183-270-10-00 ➔ 0.41 acres  
183-270-16-00 ➔ 0.37 acres  
183-270-17-00 ➔ 1.34 acres  
183-270-18-00 ➔ 0.69 acres  
183-270-19-00 ➔ 0.58 acres  
183-270-20-00 ➔ 0.88 acres  
TOTAL ➔ 8.05 acres

## zoning:

Residential (R-1)

## general plan:

Medium Low Density Residential (MLD)

## density:

5 du/acre

## minimum lot size:

10,000 square feet

## max height:

35' or 2 stories

## estimated development impact fees:

Approximately \$46,777 per lot

[Click to view Street Improvements](#)

## school district:

Vista Unified School District

## services:

- o Water/Sewer- City of Vista
- o Gas/Electric- SDG&E
- o Fire- Vista Fire Department
- o Police- San Diego County Sherriff's Department, Vista Station



# SB10 Information

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SB10 is a Planning and Zoning Law that authorizes local government to adopt an ordinance to zone any parcel, including single-family zoned properties, for up to 10 units of residential density per parcel.

The subject property consists of nine legal parcels, potentially allowing for 90 units. The property may be considered an urban infill site and is located near a transit-rich area.

Buyers will need to confirm the viability of a high-density project through SB10 with the City of Vista through a pre-planning meeting. More information regarding SB10 can be found here: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220SB10](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10).



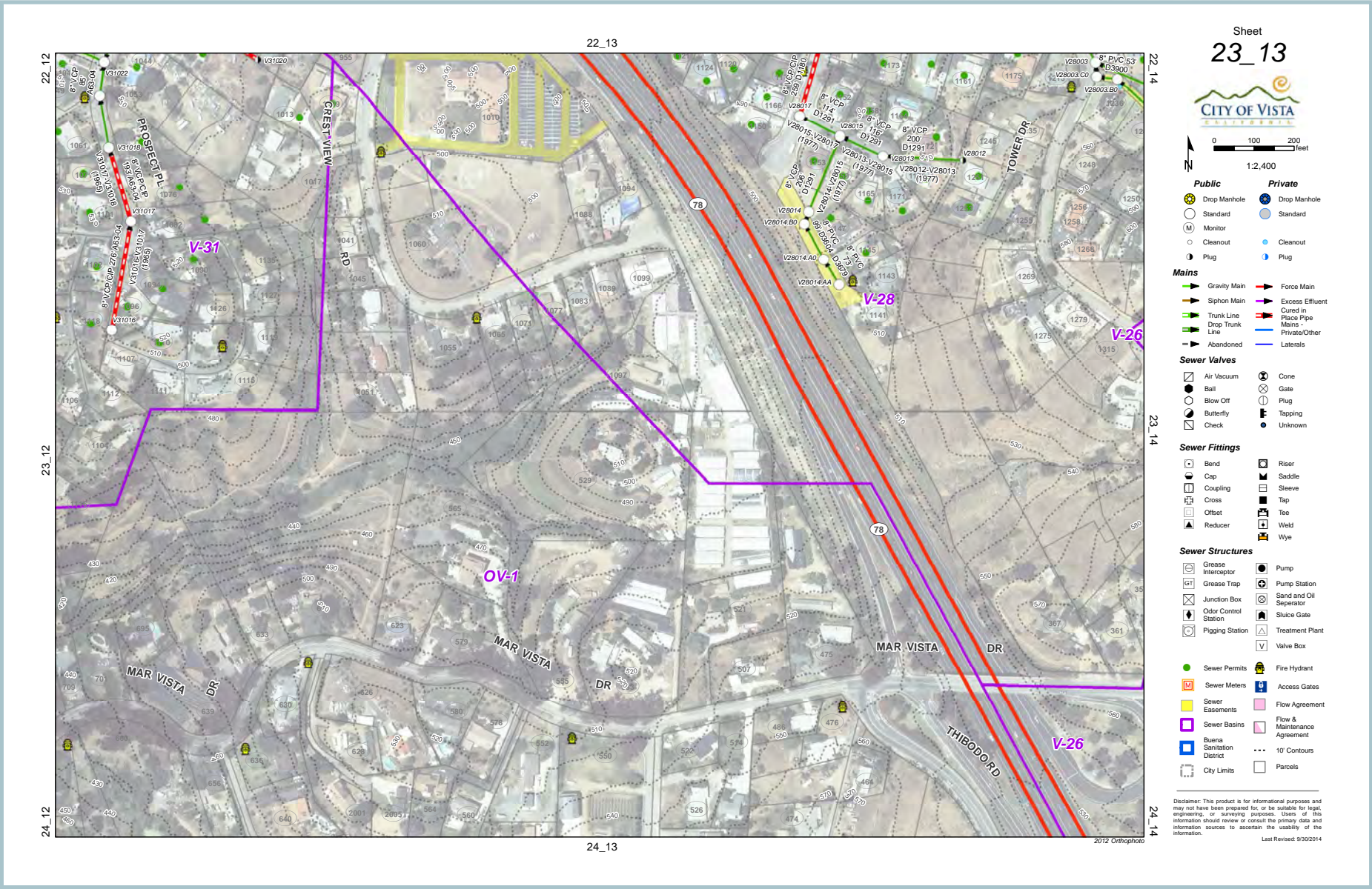




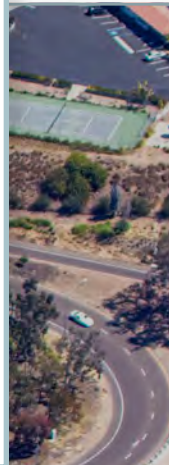


# sewer vicinity map

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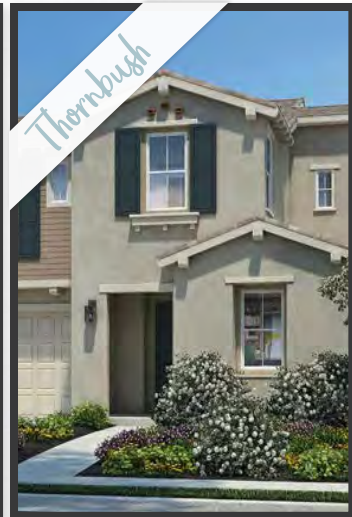






# new home comparables

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Builder Name	California West Communities	Galey Homes Inc.	Trumark Homes	Lennar	HQT Homes
City	Vista	Vista	Escondido	Escondido	San Marcos
Open Date	7/20/2019	10/31/2019	7/4/2020	9/19/2019	10/6/2018
Product Type	Detached	Detached	Detached	Detached	Detached
Typical Lot Size	12,000	21,780	10,000	14,000	7,500
Min Unit Size	2,633	3,129	3,100	3,743	2,704
Max Unit Size	3,443	3,421	4,043	4,243	3,047
Min Price	\$863,900	\$909,900	\$798,000	\$830,900	\$810,000
Max Price	\$992,900	\$929,900	\$842,000	\$924,900	\$978,000
Min \$/SF	\$288.38	\$271.82	\$208.26	\$217.98	\$299.56
Max \$/SF	\$328.10	\$290.80	\$257.42	\$221.99	\$320.97
Total Units Planned	24	6	38	63	14
Zip Code	92084	92081	92027	92029	92078



## Estimated Development Impact Fees Per Approximate 3,000 SF Residence

Item	Amount
School Fee (\$4.08/SF)	\$12,240.00
Drainage Fee Per Acre (Area E)	\$834.67
Fire Protection	\$379.00
Park Fee	\$8,086.54
Public Facilities Fee	\$1,218.00
Sewer Connection Fee	\$6,445.48
Sewer Fee Single-Family	\$6,445.48
Streets and Signal	\$5,667.86
SDCWA Water Capacity	\$5,312.00
SDCWA Water Treatment	\$148.00
<b>TOTAL PER SFD</b>	<b>\$46,777.03</b>



## CMA Summary Report

### RESIDENTIAL Summary Statistics

	High	Low	Average	Median
LP:	\$1,150,000		\$949,649	\$912,499
SP:	\$1,190,000		\$969,833	\$925,000

#### RESIDENTIAL - Sold

Number of Properties: 15

Num	MLS #	Status	PropSubT	Address	MLSAreaMjr	TotalBdrms	TotalBaths	CloseDate	LotSzSqft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	210009482	S	SFR	1019 Via Reata	LA MESA (91942)	3	2	6/1/2021	14,523.00	1965	9	\$749,900 - \$774,900	\$394.35	\$850,000	\$432.57
2	NDP2104026	S	SFR	1012 Mar Vista Drive	LA MESA (91942)	3	2	5/17/2021	13,389.00	2405	9	\$799,000 - \$849,999	\$353.43	\$875,000	\$363.83
3	NDP2107061	S	SFR	913 Presidio Way	MISSION VALLEY (92108)	4	4	7/29/2021	10,990.00	3381	3	\$1,150,000	\$340.14	\$1,190,000	\$351.97
4	210020150	S	SFR	339 Hill Dr	MISSION VALLEY (92108)	5	3	9/3/2021	15,032.00	2941	11	\$849,000	\$288.68	\$830,000	\$282.22
5	NDP2109475	S	SFR	204 Colina Terrace	MISSION VALLEY (92108)	4	3	9/17/2021	11,863.00	2668	4	\$975,000	\$365.44	\$975,000	\$365.44
6	NDP2108275	S	SFR	2370 Mahogany Lane	MISSION VALLEY (92108)	5	4	8/23/2021	10,890.00	3443	17	\$1,099,000	\$319.20	\$1,099,000	\$319.20
Avg						4	3		12781.17	2800	8	\$949,650	\$343.54	\$969,833	\$352.54
Min						3	2		10890.00	1965	3	\$774,900	\$288.68	\$830,000	\$282.22
Max						5	4		15032.00	3443	17	\$1,150,000	\$394.35	\$1,190,000	\$432.57
Med						4	3		12626.00	2804	9	\$912,499	\$346.79	\$925,000	\$357.90



## vista unified school district

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: Each child receives what they need to develop to their full academic and social potential

### WHO WE ARE

Vista Unified School District is a Transitional Kindergarten through 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.

### 1 Lake Elementary School

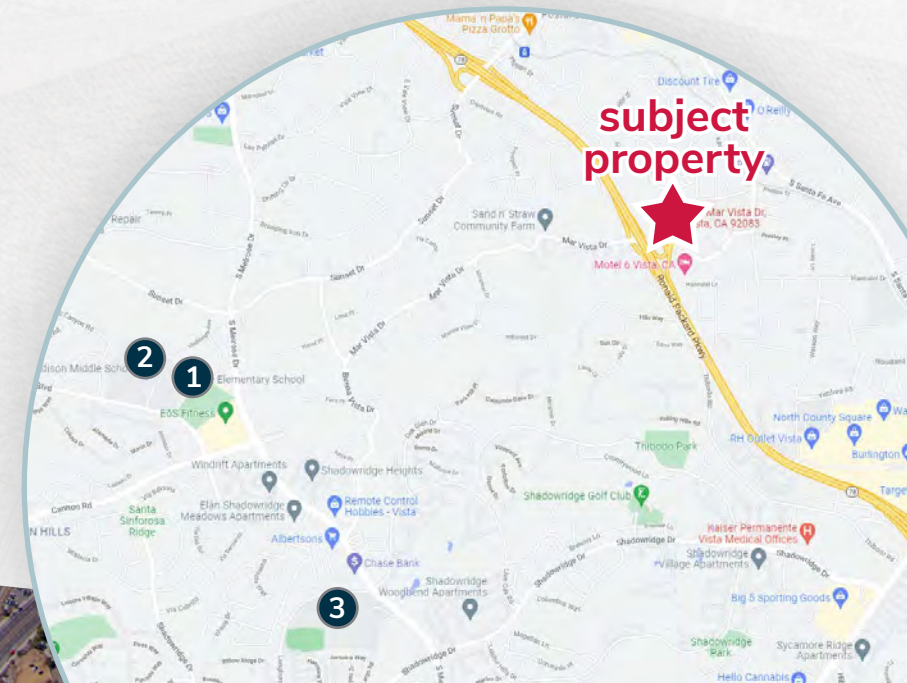
4950 Lake Boulevard  
Oceanside CA 92056

### 2 Madison Middle School

4930 Lake Boulevard  
Oceanside CA 92056

### 3 Rancho Buena Vista High School

1601 Longhorn Drive  
Vista CA 92081





# 2021 demographics

1 mile



population  
14,008



estimated households  
4,768



average household income  
\$96,486



median household income  
\$86,974



total employees  
4,143

3 miles



population  
122,409



estimated households  
39,861



average household income  
\$97,462



median household income  
\$82,031



total employees  
47,513

5 miles



population  
259,636



estimated households  
88,031



average household income  
\$104,299



median household income  
\$87,323



total employees  
145,438





for more information, please contact

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