

# 2.04-ACRE MULTI-FAMILY/MIXED USE DEVELOPMENT OPPORTUNITY

**707 W VISTA WAY**

VISTA, CA 92083

**SUBMIT ALL OFFERS BY  
FRIDAY, NOVEMBER 6, 2026**

MURRAY HIGH SCHOOL

PROPERTY  
ALSO FOR SALE



Rare 2.04-acre multi-family land opportunity in the Vista market



Located within the City of Vista and included in the General Plan Update expected in January 2027, which will allow up to 45 dwelling units per acre in a mixed use project.



Excellent opportunity for developers and investors seeking a sizable residential development site in North County San Diego



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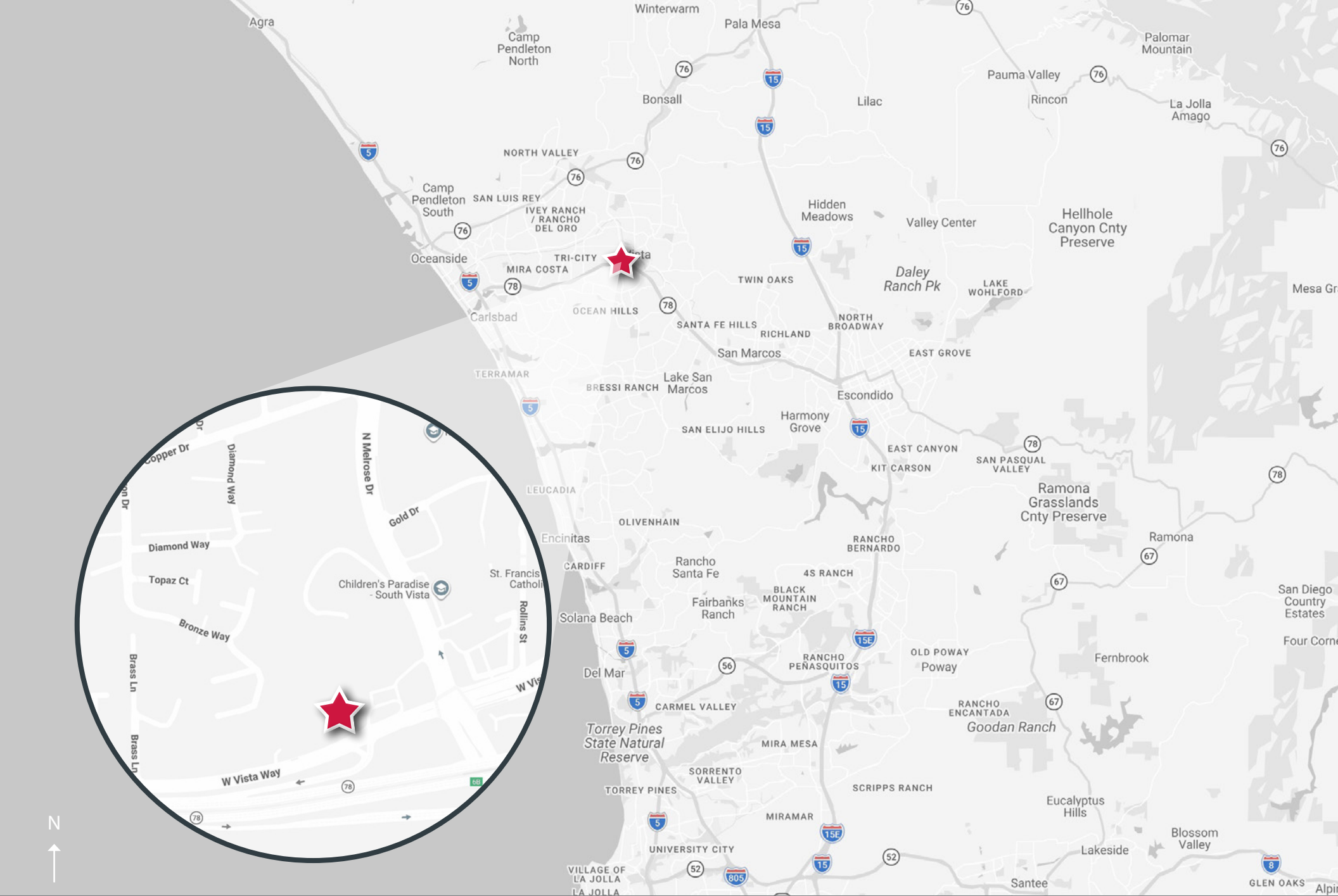




W Vista Way







# PROPERTY OVERVIEW

## PROPERTY LOCATION

The property is located at 707 W Vista Way in Vista, California. The site is positioned within the West Vista Way Commercial Corridor, offering convenient access to State Route 78, Downtown Vista, major employment centers, retail amenities, schools, and regional transportation routes.

## PROPERTY PROFILE

The approximately 2.04-acre offering consists of one parcel and is currently flat unused vacant land. The property benefits from extensive views and a prominent location within an area identified in the City of Vista's General Plan Update for future redevelopment and potential residential or mixed-use opportunities. The site's acreage, flat topography, and proximity to major transportation corridors create an attractive opportunity for investors, builders, and developers.

## PROPERTY SNAPSHOT

|                                                                                       |                            |                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | SUBMIT ALL OFFERS BY:      | Friday, November 6, 2026                                                                                                                                                                                            |
|    | JURISDICTION:              | City of Vista                                                                                                                                                                                                       |
|    | APNS:                      | 164-121-28-00                                                                                                                                                                                                       |
|    | ACREAGE:                   | 2.04 Acres or 88,862 Square Feet                                                                                                                                                                                    |
|    | CURRENT ZONING:            | C-1 ( <a href="#">Click to View C-1 Zoning Ordinance</a> )                                                                                                                                                          |
|    | VISTA GENERAL PLAN UPDATE: | January 2027                                                                                                                                                                                                        |
|    | PROPOSED ZONING:           | Mixed-Use                                                                                                                                                                                                           |
|    | PROPOSED DENSITY:          | 21-45 du/ac                                                                                                                                                                                                         |
|    | CURRENT USE:               | Vacant Land                                                                                                                                                                                                         |
|   | PROPOSED USE:              | Multifamily Mixed Use                                                                                                                                                                                               |
|  | SCHOOL DISTRICT:           | Vista Unified School District                                                                                                                                                                                       |
|  | SERVICES:                  | Water – Vista Irrigation District<br>Sewer – City of Vista Wastewater Division<br>Gas/Electric – San Diego Gas & Electric (SDG&E)<br>Fire – Vista Fire Department<br>Police – San Diego County Sheriff's Department |

# RENT COMPS

Project Name

Address

Beds

Bath

Rent

Sqft

\$/SF

1



*Creekside Apartments*

215 Vista Village Dr  
Vista, CA 92083

1

1

\$2,680.00

742

\$3.61

2



*Creekside Apartments*

215 Vista Village Dr  
Vista, CA 92083

2

2

\$2,895.00

935

\$3.10

3



*Found Lofts*

516 S Santa Fe Ave  
Vista, CA 92084

Studio

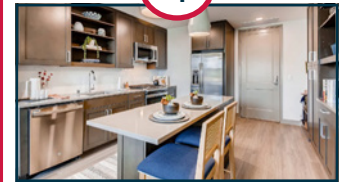
1

\$1,983.00

519

\$3.82

4



*The Rylan Apartments*

100 Main St  
Vista, CA 92083

1

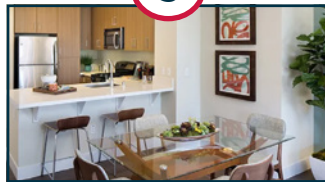
1

\$2,892.00

764

\$3.79

5



*Avalon Vista*

701 Breeze Hill Rd  
Vista, CA 92081

1

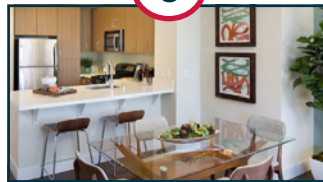
1

\$2,615.00

733

\$3.57

6



*Avalon Vista*

701 Breeze Hill Rd  
Vista, CA 92081

2

2

\$3,265.00

1,063

\$3.07

7



*Breeze Hill*

710 Breeze Hill Rd  
Vista, CA 92081

1

1

\$2,500.00

749

\$3.34

8



*Breeze Hill*

710 Breeze Hill Rd  
Vista, CA 92081

2

2

\$3,000.00

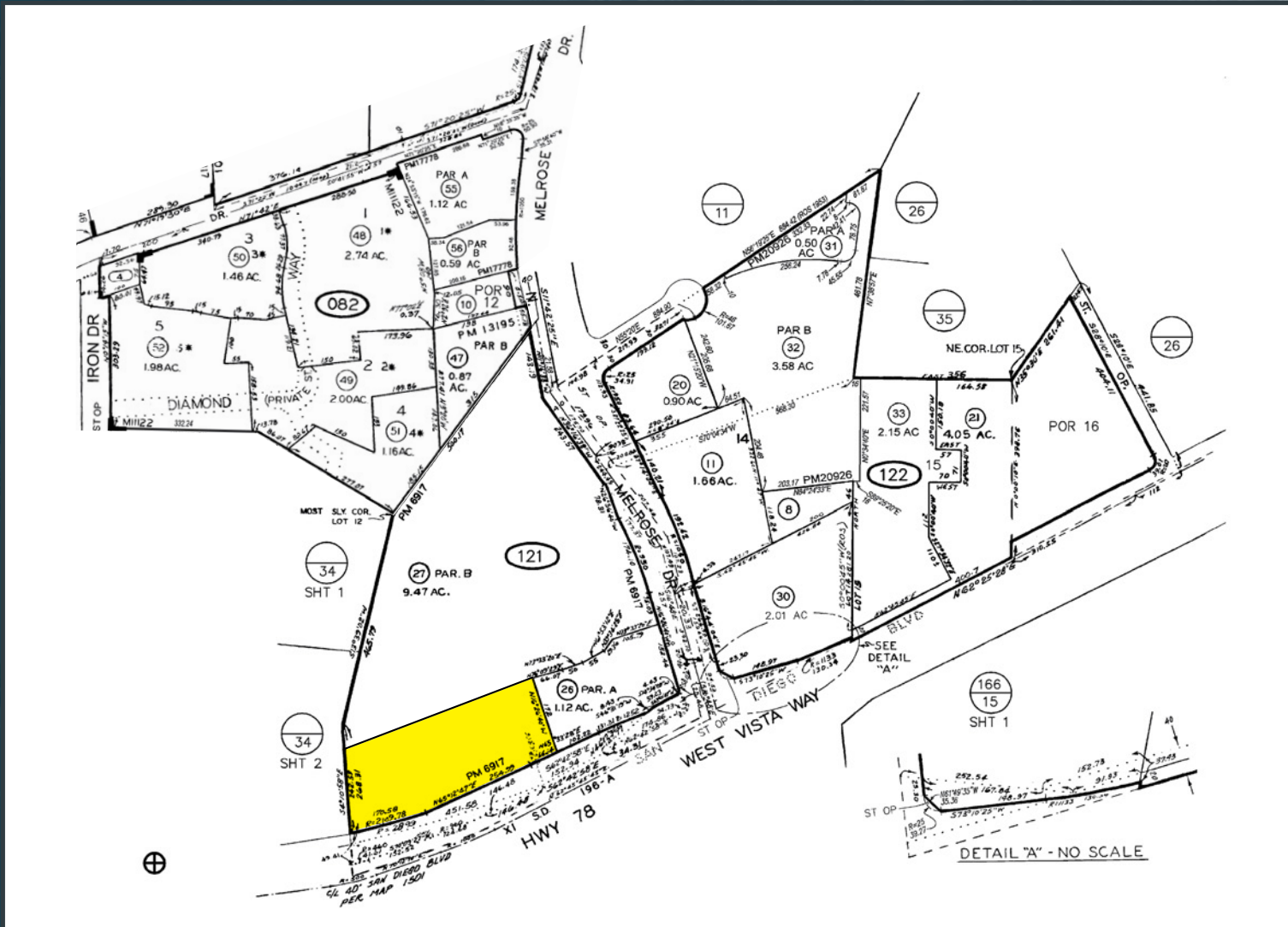
984

\$3.05

# DIFF FEES

| ESTIMATED DEVELOPMENT IMPACT FEES<br>MULTIFAMILY PROJECT (AVERAGE UNIT SIZE 900 SQFT)          |                    |
|------------------------------------------------------------------------------------------------|--------------------|
| Item                                                                                           | Amount             |
| School Fee (\$4.08/SF)                                                                         | \$3,672.00         |
| Fire Protection Fee                                                                            | \$379.00           |
| Traffic Impact Fee                                                                             | \$4,497.88         |
| Park                                                                                           | \$10,251.97        |
| Public Facilities Fee                                                                          | \$1,218.00         |
| Sewer Fee - Vista Sanitation*                                                                  | \$4,885.26         |
| Drainage Fee - Buena Vista Creek (\$ 3,004/ac)**                                               | \$100.00           |
| Streets and Signal                                                                             | \$5,903.10         |
| Water Capacity Fee (assumes 3/4")                                                              | \$6,364.00         |
| <b>PER UNIT TOTAL</b>                                                                          | <b>\$37,271.21</b> |
| <i>*DIF of (0.7 EDU) for multi-family development</i><br><i>**Assuming 90 unit development</i> |                    |

# TAX MAP



# 2026 DEMOGRAPHICS

## 1 Mile



Population  
**22,905**



Estimated households  
**7,451**



Average Household Income  
**\$145,102**



Median Household Income  
**\$100,246**



Total Businesses  
**799**

## 3 Miles



Population  
**147,411**



Estimated households  
**50,710**



Average Household Income  
**\$141,657**



Median Household Income  
**\$112,401**



Total Businesses  
**4,856**

## 5 Miles



Population  
**275,657**



Estimated households  
**96,856**



Average Household Income  
**\$147,778**



Median Household Income  
**\$116,760**



Total Businesses  
**12,360**



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**AL APUZZO**

760.448.2442  
aapuzzo@lee-associates.com  
DRE Lic# 01323215

**MATT WEAVER**

760.448.2458  
mweaver@lee-associates.com  
DRE Lic# 01367183

**STEVIE BERMAN**

760.448.2446  
sberman@lee-associates.com  
DRE Lic# 02242051

**BO HAVLIK**

760.448.2454  
bhavlik@lee-associates.com  
DRE Lic# 00799087



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates, Inc - North San Diego County | 1902 Wright Place, Suite 180, Carlsbad, CA 92008  
T: 760.929.9700 F: 760.929.9977 | [www.lee-associates.com/sandiegonth](http://www.lee-associates.com/sandiegonth)