

# FOR SALE

## Redevelopment or Owner/User



705-727 E Vista Way  
Vista, CA 92084

For more information, please contact:

**Nick Zech**  
858-232-2100  
nzech@cdccommercial.com  
DRE Lic. #01721457

**Matt Orth**  
858-736-1337  
morth@cdccommercial.com  
DRE Lic. #01884500

**Don Zech**  
858-486-9999  
dzech@cdccommercial.com  
DRE Lic. #00885909

11440 W. Bernardo Ct., #300  
San Diego, CA 92127  
T: 760-743-8500  
www.cdccommercial.com

705-727 E Vista Way



## FOR SALE

115,747 SF (±2.66-acre)

Ability to Occupy Big Box (±16,248 SF)

Total Building Size ±22,798 SF

Extreme Visibility on a Major Thoroughfare

Owner/User or Mix-Use Multifamily Opportunity  
(See zoning info on following page)

**Contact Broker for Additional Information.**

This exceptional ±2.66-acre offering presents a rare opportunity for residential redevelopment in one of North County San Diego's most evolving communities.

Positioned along a well-established corridor, the property offers convenient access to shopping, dining, schools, parks, and major commuter routes — creating an ideal setting for future housing.

With Vista's continued growth and strong demand for well-located residential product, this site is perfectly suited for a townhome community, small lot subdivision, mixed-use residential concept, or thoughtfully designed multifamily project (subject to city approvals).

Just minutes from Downtown Vista Village, civic amenities, and regional transit connections, the location supports a walkable, connected lifestyle while maintaining a neighborhood feel. The surrounding residential density and established infrastructure further enhance the feasibility and long-term value of a housing conversion.

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# Parcels and Zoning



| APN               | Address        | Land SF        |
|-------------------|----------------|----------------|
| 1 - 176-060-16-00 | Vista Way      | 7,673 SF       |
| 2 - 176-060-15-00 | Vista Way      | 15,890 SF      |
| 3 - 176-060-14-00 | 707-15 E Vista | 15,434 SF      |
| 4 - 176-060-17-00 | 705 E Vista    | 25,700 SF      |
| 5 - 176-060-01-00 | 727 E Vista    | 9,918 SF       |
| 6 - 176-060-02-00 | Vista Way      | 15,756 SF      |
| 7 - 176-060-03-00 | Vista Way      | 10,328 SF      |
| 8 - 176-060-04-00 | Vista Way      | 10,198 SF      |
| 9 - 176-060-05-00 | Vista Way      | 4,850 SF       |
| <b>Totals</b>     |                | <b>115,747</b> |

## Zoning

Existing: [C-1 \(Neighborhood Commercial\)](#)

New Plan: [Mixed Use Corridor - 45 du/ac](#)

*New Zoning Under General Plan Update Expected Winter 2026*

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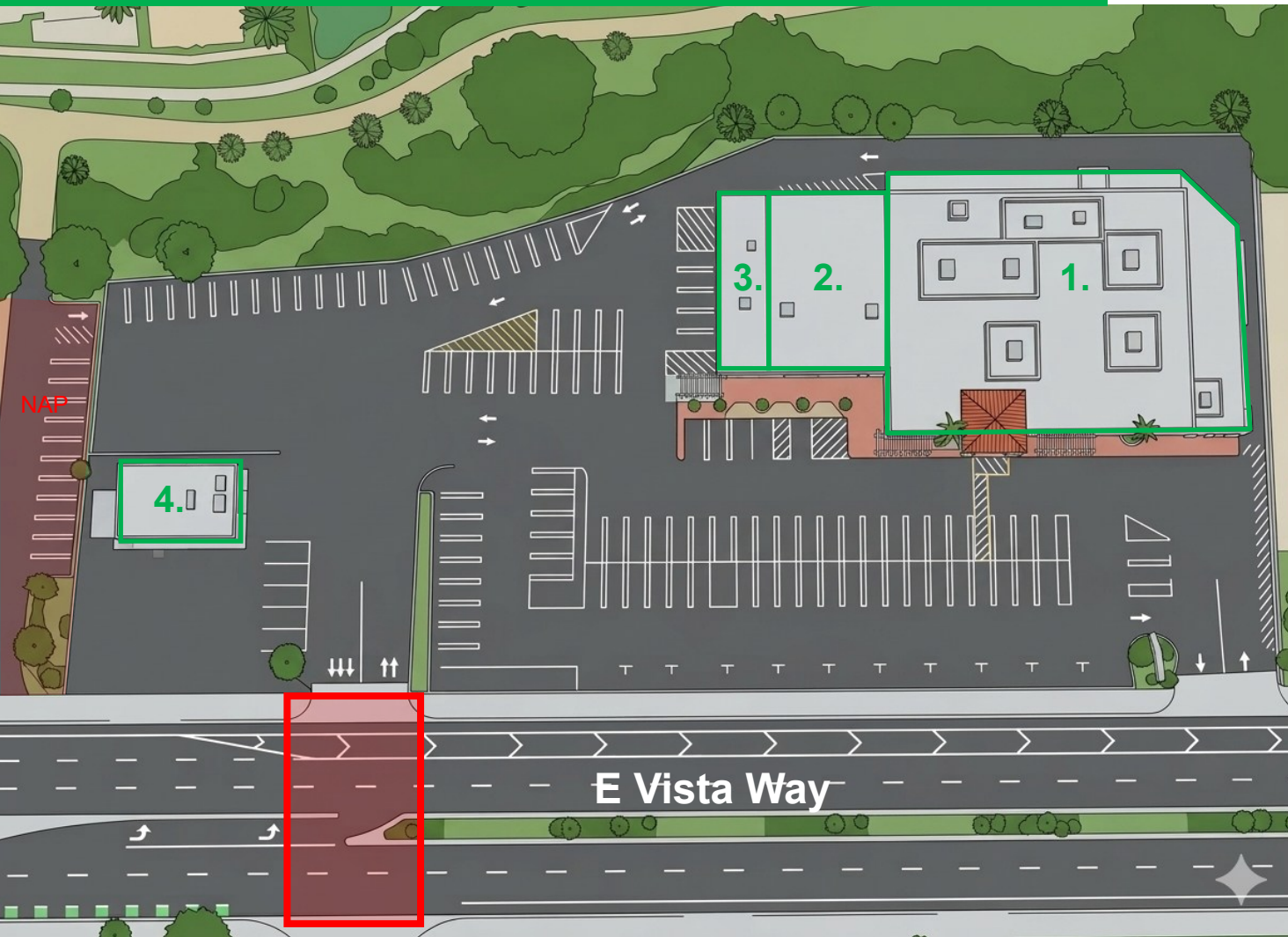
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# Site Plan



| Unit               | Sq. Ft.          |
|--------------------|------------------|
| 1. 705 E Vista Way | 16,248 SF        |
| 2. 707 E Vista Way | 3,600 SF         |
| 3. 715 E Vista Way | 1,550 SF         |
| 4. 727 E Vista Way | 1,400 SF         |
| <b>Total:</b>      | <b>22,798 SF</b> |

**NEW Signalized intersection  
Installed in 2026 at E Vista  
Way and Franklin Ln**

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# Vista, CA - "America's Climatic Wonderland"

**Vista is one of North San Diego County's most appealing communities, offering an ideal balance of location, lifestyle, and opportunity. Centrally positioned just minutes from the coast and along major transportation corridors, Vista provides convenient access to the greater San Diego region while maintaining a relaxed, welcoming atmosphere.**

**The city is known for its year-round sunshine, rolling hills that create a true Southern California living experience. A revitalized downtown district anchors the community with walkable streets, and entertainment venues that gives Vista a vibrant yet approachable energy.**

**Families are drawn to Vista for its housing options, strong sense of community pride, and abundance of parks and recreational spaces.**

**Businesses are drawn by its pro-growth environment, skilled workforce, and proximity to major employment hubs throughout North County.**

**With ongoing development, civic investment, and a reputation for authenticity and livability, Vista continues to stand out as a dynamic city that offers both quality of life and long-term potential.**

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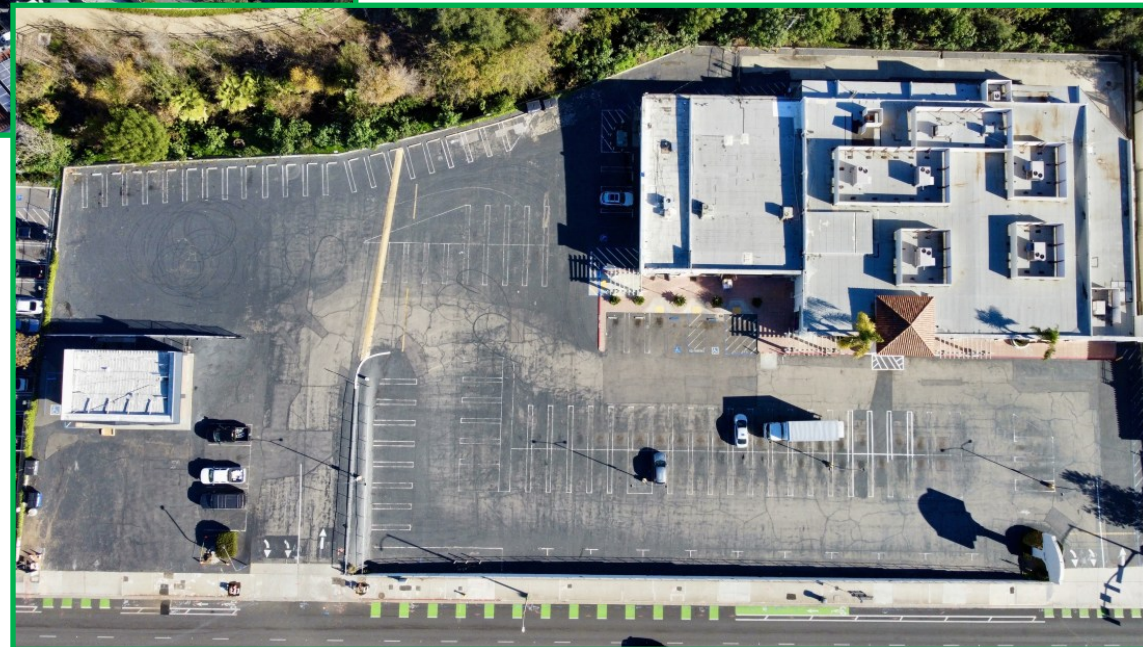
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# Aerial



# Additional Photos



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# Demographics

| Population                         | 2 Mile           | 5 Mile           | 10 Mile          |
|------------------------------------|------------------|------------------|------------------|
| <b>2020 Population:</b>            | <b>64,005</b>    | <b>64,005</b>    | <b>250,261</b>   |
| <b>2024 Population:</b>            | <b>65,034</b>    | <b>193,541</b>   | <b>300,293</b>   |
| <b>2029 Population Projection:</b> | <b>68,646</b>    | <b>208,039</b>   | <b>325,519</b>   |
| <b>Median Age:</b>                 | <b>35</b>        | <b>39.6</b>      | <b>45.2</b>      |
| <b>Households</b>                  |                  |                  |                  |
| <b>2024 Total Households:</b>      | <b>19,705</b>    | <b>65,495</b>    | <b>114,312</b>   |
| <b>2029 Household Projection:</b>  | <b>20,785</b>    | <b>70,710</b>    | <b>124,491</b>   |
| <b>Median Household Inc:</b>       | <b>\$53,611</b>  | <b>\$67,113</b>  | <b>\$105,288</b> |
| <b>Avg Household Size:</b>         | <b>3.1</b>       | <b>2.9</b>       | <b>2.5</b>       |
| <b>Avg HH Vehicles:</b>            | <b>2.00</b>      | <b>2.00</b>      | <b>2.00</b>      |
| <b>Housing</b>                     |                  |                  |                  |
| <b>Median Home Value:</b>          | <b>\$318,436</b> | <b>\$445,102</b> | <b>\$499,204</b> |
| <b>Median Year Built:</b>          | <b>1987</b>      | <b>1996</b>      | <b>1992</b>      |

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