

40-UNIT DEVELOPMENT OPPORTUNITY

745 S SANTA FE AVE | VISTA, CA 92083

- Newly Approved 80 du/ac through SB79
- Qualified Opportunity Zone | Potential Tax Advantages
 - Opportunity Zone Benefits Deadline - December 2026
- No On-Site Parking Requirement
- ±1/4 Mile to Light Rail Transit
- Prime Corner Lot in Downtown Vista Revitalization Zone

Asking Price:

\$1,895,000

Reduced Price:

\$1,745,000



**Transit
Station**
(0.4 miles)

**SUBJECT
PROPERTY**



Stevie Berman

Associate

sberman@lee-associates.com

760.448.2446

DRE # 02242051

Al Apuzzo

President/Principal

aapuzzo@lee-associates.com

760.448.2442

DRE # 01323215

Eric von Bluecher

Principal

evb@lee-associates.com

760.929.7846

DRE # 019626201

TABLE OF CONTENTS

3

Property Highlights

6

Aerials

4

Conceptual Plan Highlights

10

Conceptual Design

5

Rent Comparables

13

City Overview & Demographics

PROPERTY HIGHLIGHTS

Total Site Area:	0.35 Acres or 15,248 Square Feet
Location:	The subject property is located at 745 S Santa Fe Ave in Vista, California. The property is located between two major freeways providing direct access to I-15 and Highway 78.
Property Profile:	The subject property is located off South Santa Fe Ave in the heart of downtown Vista, within the vibrant and well-known Vista Village. Conceptual design studies have been completed by a well-known architect, outlining a plan for 39 dwelling units, including 3 live-work lofts. The current design consists of a single building with an average unit size of 808 square feet. A buyer may choose to leverage the progress already made by the seller and proceed with entitlements for the existing plans, or explore alternative development options.
Jurisdiction:	City of Vista
APN:	179-051-20-00
Zoning:	SPI (Link to Zoning)
Opportunity Zone:	Yes (Link to Opportunity Zones) (Vista's Opportunity Zone City of Vista)
SB79:	Density: 80-120 du/ac (Link to SB79)
Community Plan Area:	Downtown Vista Specific Plan
Subdistrict:	Paseo Santa Fe – Arts & Culture District
General Plan:	Mixed Use

Max Height:	60 Feet Maximum but can be superseded by State Density Bonus Law for qualified housing projects.
Density:	40 du/ac* <i>*The conceptual plans for this project are based on the New General Plan Update, which is expected to be approved in the 1st quarter or 2nd quarter of 2026 and will permit up to 80 dwelling units per acre.</i>
Projected DIF Fees:	\$35,275 per unit (estimate) based on 808/SF units (Link to Estimated DIF Summary) <i>*Note: Current Plans meet City of Vista's Inclusionary Housing Requirements (9% affordable units), therefore Inclusionary Housing fee is waived.</i>
School District:	Vista Unified School District
Services:	Water- Vista Irrigation District Sewer- The City of Vista and the Buena Sanitation District Gas/Electric- SDG&E Fire- Vista Fire Department Police- San Diego County Sheriff's Department



CONCEPTUAL PLAN HIGHLIGHTS

Conceptual Designs for 39 dwelling units

Unit mix consists of **20 one-bedroom units, 16 two-bedroom units & 3 live-work lofts**
[\(Link to Plans\)](#)

Average unit size is **808 square feet**

Conceptual designs include 26 parking spaces, at 0.67/unit

Walkable to neighborhood shops, restaurants, and grocery stores

Project is in Qualified Opportunity Zone

Located in between two transit stations (0.4 & 0.9 miles from subject property)



RENT COMPARABLES

PICTURE	PROJECT	ADDRESS	BEDS	BATH	RENT	SQFT	\$/SF
	The Rylan Apartments	100 Main St Vista, CA 92083	1	1	\$2,892.00	764	\$3.79
	La Sabila	2357 S Santa Fe Ave Vista, CA 92083	Studio	1	\$1,590.00	435	\$3.66
	Found Lofts	516 S Santa Fe Ave Vista, CA 92084	Studio	1	\$2,491.00	515	\$4.84
	Creekside Apartments	215 Vista Village Dr Vista, CA 92083	1	1	\$2,475.00	767	\$3.23
	Creekside Apartments	215 Vista Village Dr Vista, CA 92083	2	1	\$2,950.00	925	\$3.19

RECENTLY DEVELOPED MULTIFAMILY PROJECTS

FOUND LOFTS



516 S Santa Fe Ave,
Vista, CA 92084

42 Units

THE RYLAN



100 Main St,
Vista, CA 92084

126 Units

NV LOFTS



1559 N Santa Fe Ave,
Vista, CA 92084

60 Units

PERSEA



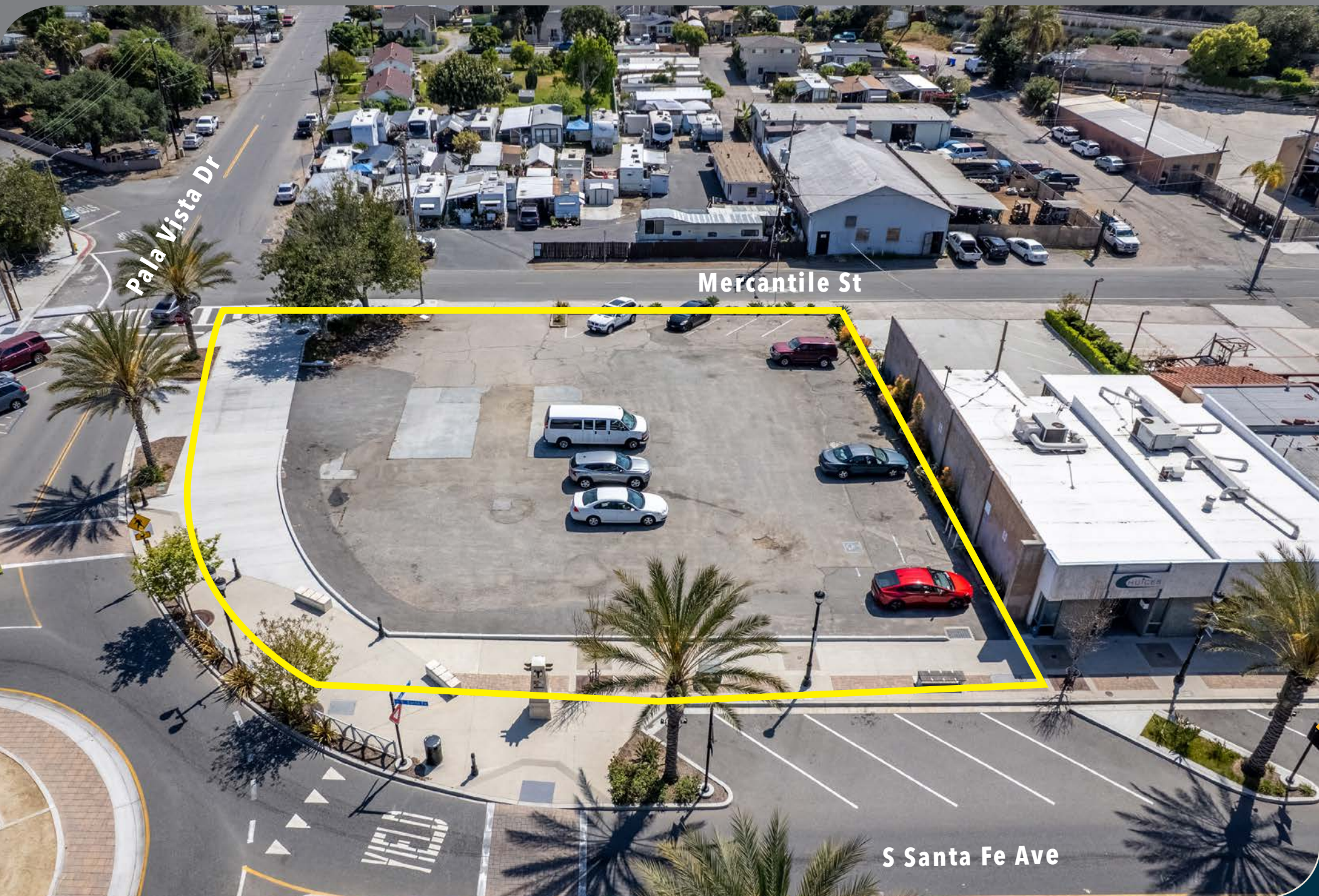
1333 N Santa Fe Ave,
Vista, CA 92084

305 Units

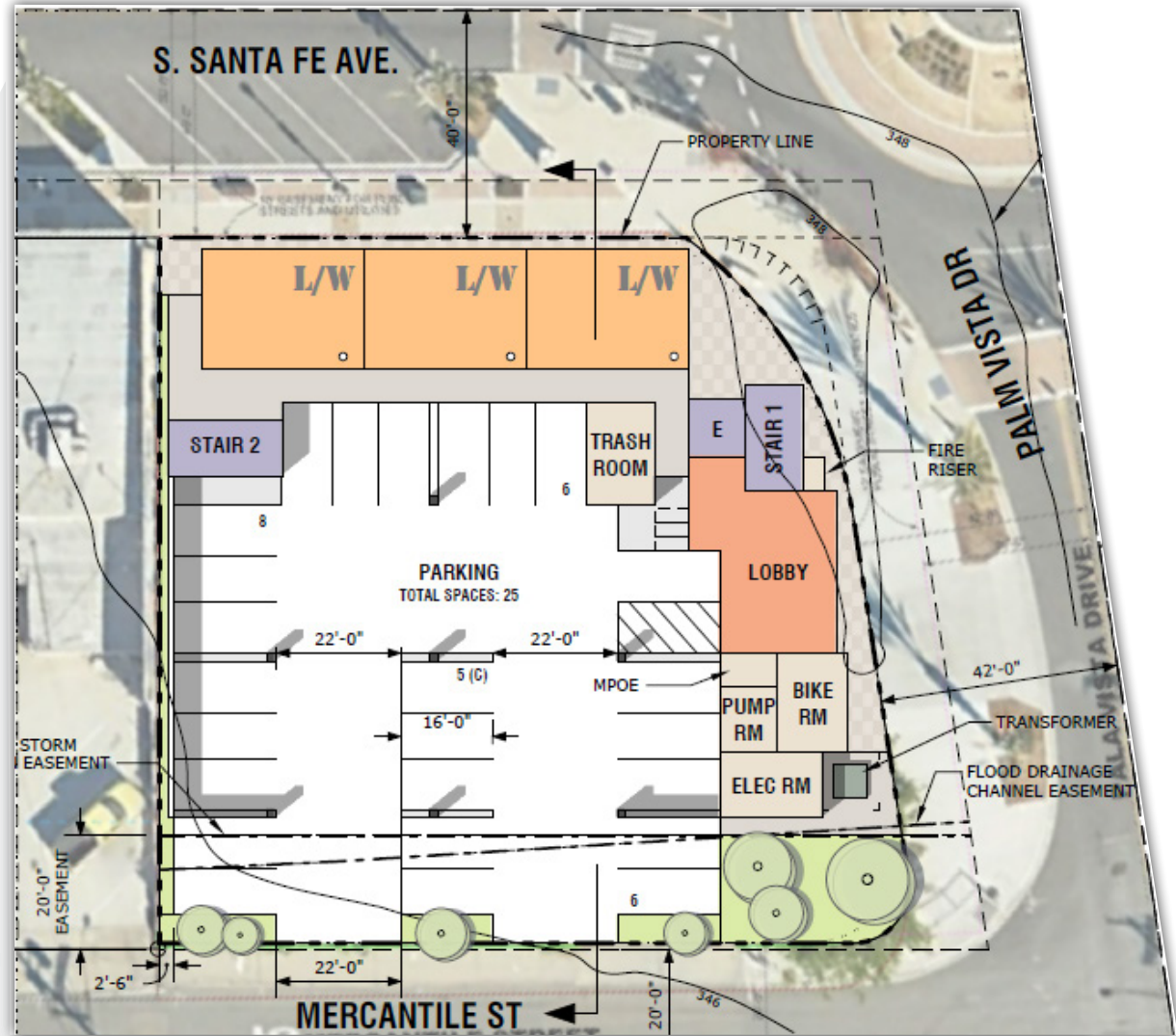






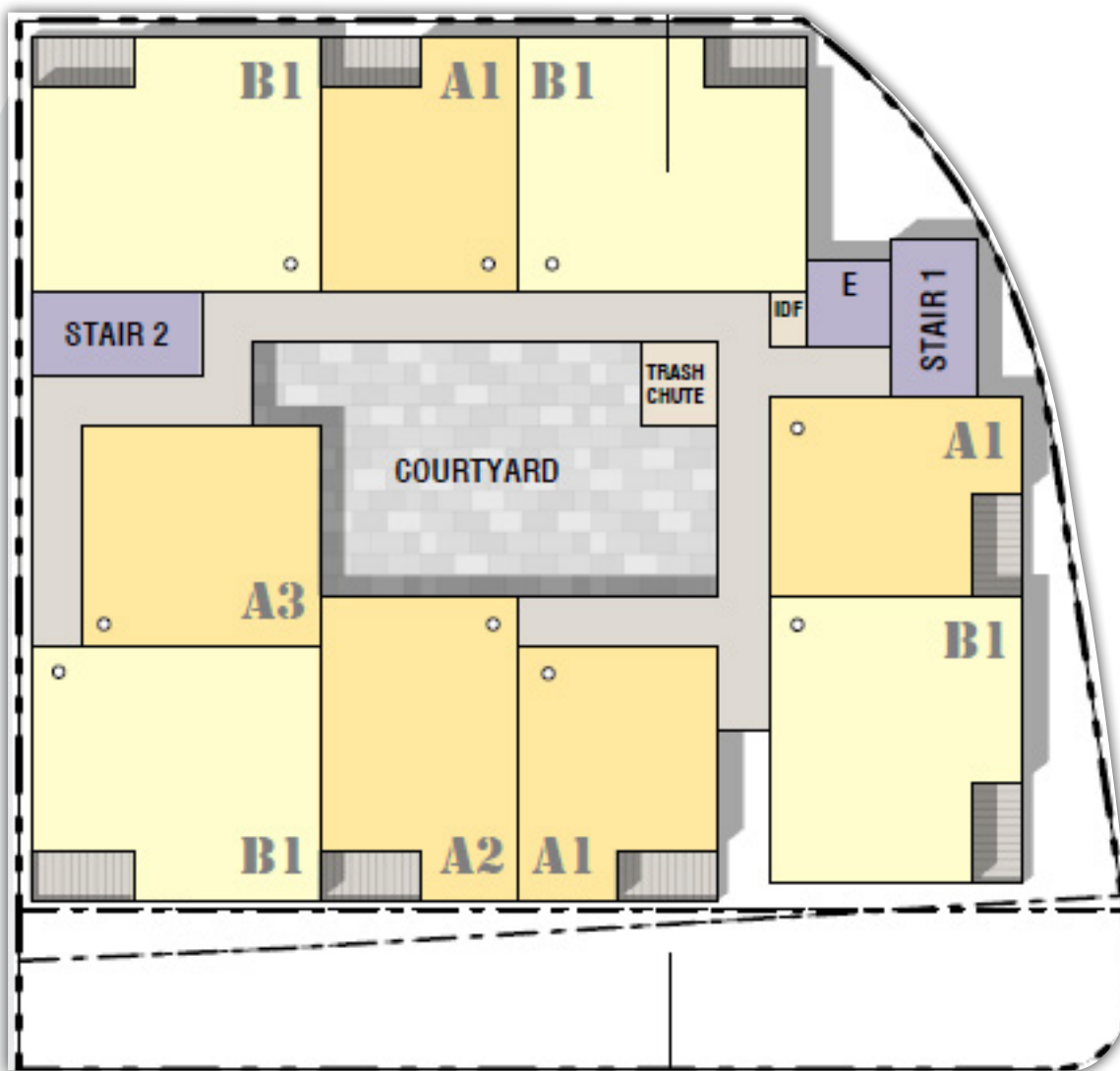


CONCEPTUAL DESIGN



LEVEL 1 - SITE PLAN

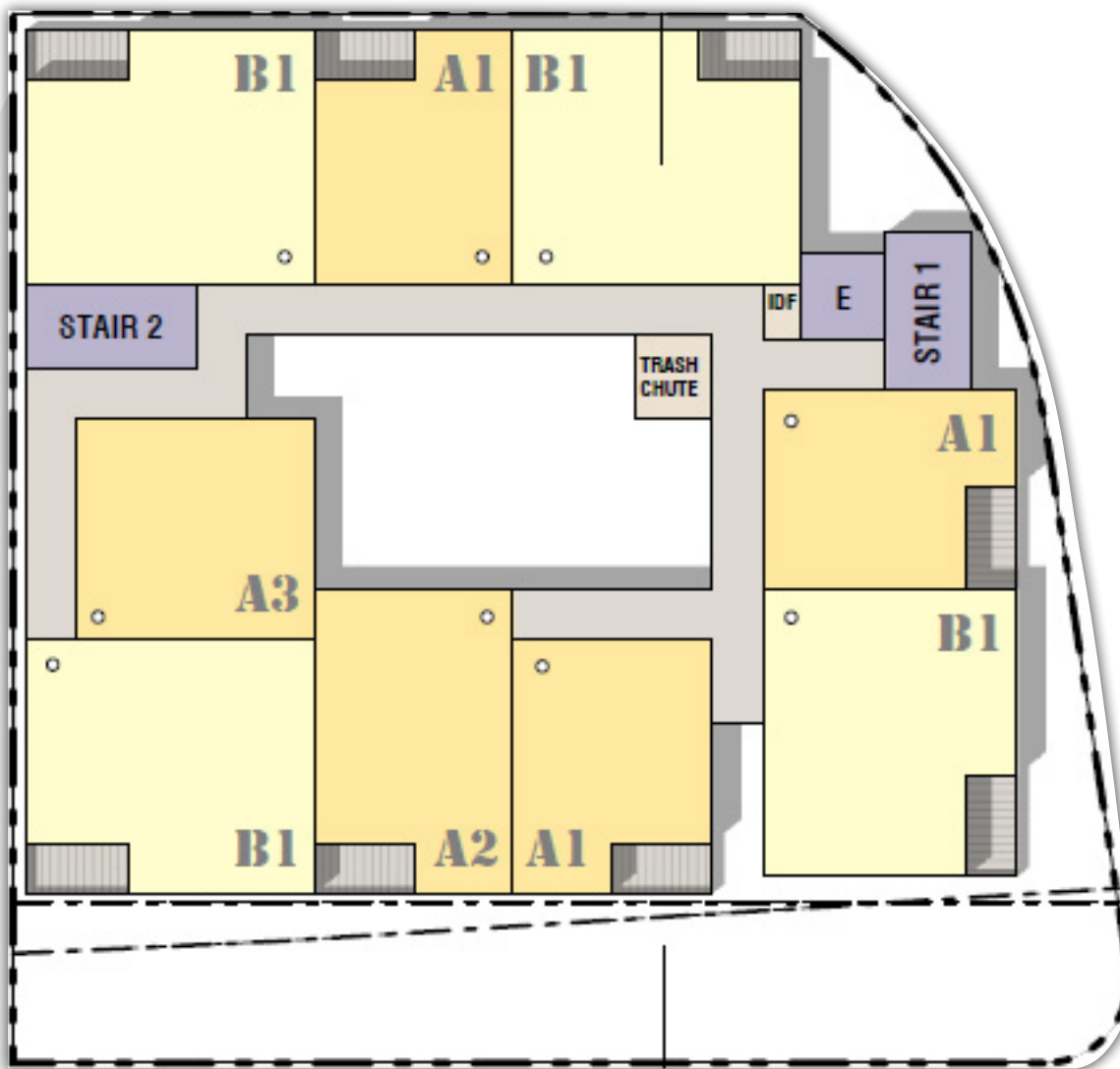
CONCEPTUAL DESIGN



LEVEL 2 - SITE PLAN



CONCEPTUAL DESIGN



LEVEL 3-5 - SITE PLAN



CITY OF VISTA OVERVIEW

The City of Vista is home to over 6,000 businesses and a workforce of more than 40,000 people. Strategically located in North County San Diego, Vista is a key hub for manufacturing, clean technology, and the craft beer industry—earning recognition as one of the top cities for small business in the region.

Vista is known for its balance of business-friendly policies and high quality of life. With a walkable historic downtown, award-winning breweries, and a growing arts and culture scene, the city attracts both residents and investors. Vista remains highly supportive of responsible development, with ongoing revitalization efforts focused on areas like Paseo Santa Fe and the downtown corridor, offering expanded opportunities for mixed-use, residential, and commercial growth.

VISTA EMPLOYMENT

Situated in the heart of Vista, just off West Vista Way, this community is surrounded by a dynamic employment environment with strong presence in education, healthcare, manufacturing, retail, and consumer goods. Major local employers—including Vista Unified School District, Cue Health Inc, Watkins Manufacturing, Costco Wholesale, and Dr. Bronner's Magic Soaps, provide a wide range of career opportunities and contribute to a stable local economy. With nearby workforce resources and strong connections to regional training programs, Vista supports sustained job growth and quality employment options for residents.



VISTA DEMOGRAPHICS (2024)



92K

POPULATION



\$133K

AVG HH INCOME



4K

BUSINESSES



40K

EMPLOYEES

Demographic Source: Applied Geographic Solutions 1/1/2024, TIGER Geography - RS1

CONCEPTUALLY PLANNED 39 UNIT MULTI-FAMILY DEVELOPMENT OPPORTUNITY

745 S SANTA FE AVE | VISTA, CA 92083



Stevie Berman
Associate
sberman@lee-associates.com
760.448.2446
DRE # 02242051

Al Apuzzo
President/Principal
aapuzzo@lee-associates.com
760.448.2442
DRE # 01323215

Eric von Bluecher
Principal
evb@lee-associates.com
760.929.7846
DRE # 019626201