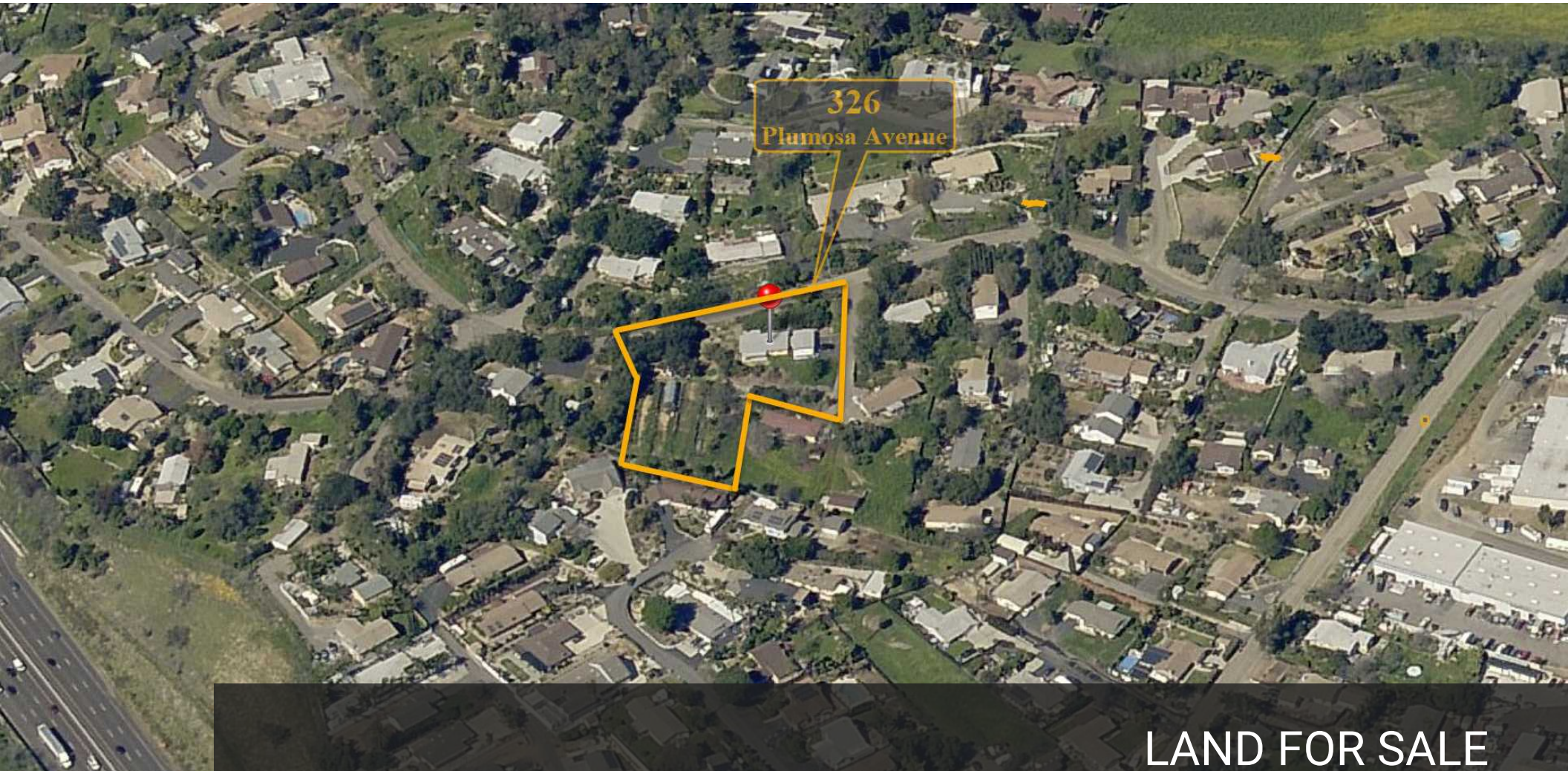


LAND FOR SALE

1.05 AC VISTA DEVELOPMENT SITE- 15 UNITS

326 PLUMOSA AVENUE, VISTA, CA 92083



LAND FOR SALE

KWC CARMEL VALLEY / DEL MAR
12780 High Bluff Drive Suite 130
San Diego, CA 92130



Each Office Independently Owned and Operated

PRESENTED BY:

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Director, CCIM
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PROPERTY SUMMARY

326 PLUMOSA AVENUE



Property Summary

Price:	\$1,750,000
Lot Size:	1.05 AC (45,738 sf)
Proposed Units:	15 Townhomes
Price / Unit:	115,000/ unit
Price / SF:	\$38.26/ sf
Proposed Floor Area:	21,450
Community Plan Area:	North County Metro
Condition:	Improved Site
Zoning:	VR 15
APN:	217-092-49 and 50

Property Highlights

- Proposed 15 unit townhome project on 1.05 AC improved land in unincorporated Vista
- Zoned VR-15 within the County of San Diego with sewer service permitted through the City of Vista
- Quiet suburban neighborhood with close proximity to retail and the 78 Freeway
- Less than 1 mile to Sprinter Hybrid Rail, connecting coastal Oceanside through to Escondido
- Growth market with strong rental demand only seven miles from the Pacific Ocean
- Call Broker for access to plans and reports

* Seller Financing Available

Location Overview

Located in a quiet suburban neighborhood with close proximity to shops and retail as well as the 78 freeway. Site is less than 1/2 mile to S. Santa Fe Ave and less than 1 mile to the Buena Creek Trolley Station, which connects coastal Oceanside through to Escondido via the Sprinter Hybrid Rail.

PROPERTY PHOTOS

326 PLUMOSA AVENUE



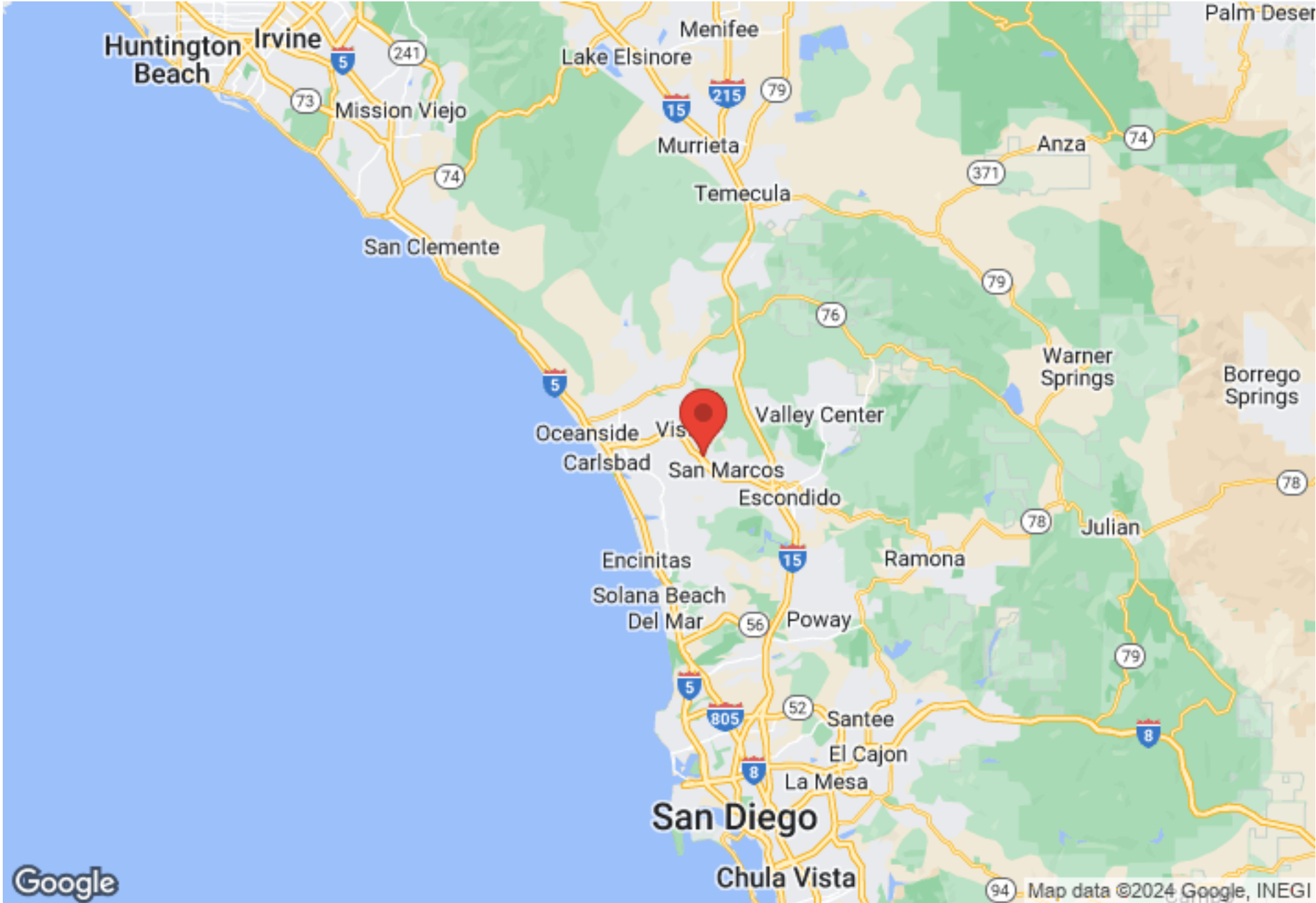
PROPERTY PHOTOS

326 PLUMOSA AVENUE



REGIONAL MAP

326 PLUMOSA AVENUE



AERIAL MAP

326 PLUMOSA AVENUE

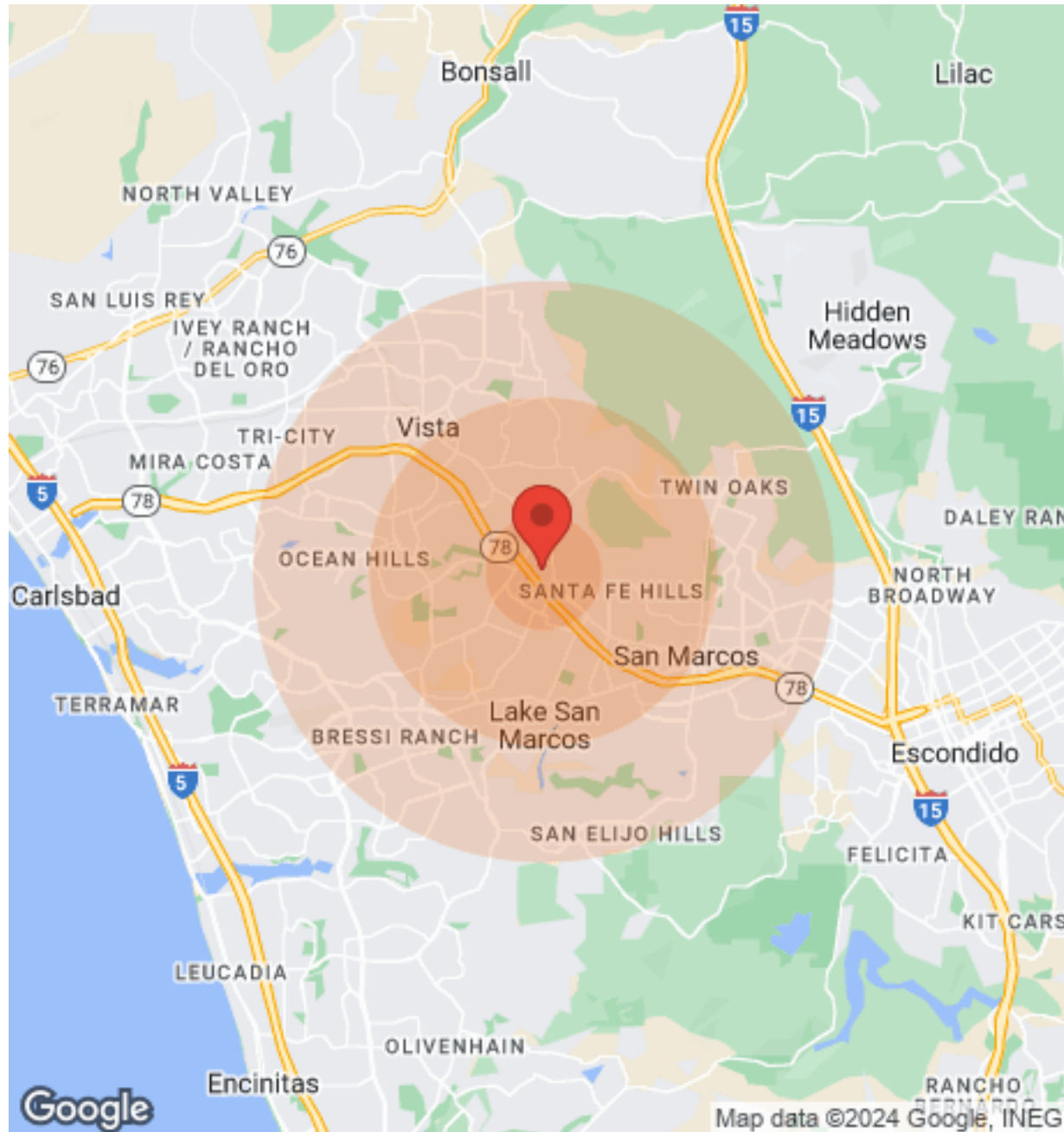


Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

DEMOGRAPHICS

326 PLUMOSA AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	5,472	44,106	114,798
Female	5,316	45,752	119,395
Total Population	10,788	89,858	234,193

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,689	19,470	51,546
Ages 15-24	1,515	12,015	31,382
Ages 25-54	4,719	36,062	91,222
Ages 55-64	947	9,881	25,501
Ages 65+	918	12,430	34,542

Race	1 Mile	3 Miles	5 Miles
White	5,195	55,467	154,532
Black	306	1,572	3,920
Am In/AK Nat	31	296	944
Hawaiian	13	123	506
Hispanic	7,151	39,470	98,616
Multi-Racial	9,842	54,018	122,662

Income	1 Mile	3 Miles	5 Miles
Median	\$45,250	\$59,962	\$61,624
< \$15,000	213	2,321	5,237
\$15,000-\$24,999	437	2,736	6,688
\$25,000-\$34,999	586	3,271	7,923
\$35,000-\$49,999	446	4,771	11,507
\$50,000-\$74,999	897	5,493	13,904
\$75,000-\$99,999	450	4,359	10,183
\$100,000-\$149,999	209	4,255	12,021
\$150,000-\$199,999	45	1,578	5,014
> \$200,000	53	927	3,989

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,392	31,413	81,050
Occupied	3,146	29,751	76,781
Owner Occupied	1,012	17,268	48,333
Renter Occupied	2,134	12,483	28,448
Vacant	246	1,662	4,269