

# 4 Unit Apartment Building Development Opportunity in Vista

Shelsteve Terrace (adjacent to 837 Shelsteve), Vista, CA

- o Build 4 units on the last available lot
- o 3,818 square feet of living area
- o 312 sqft of porches, 390 square feet of decks
- o 1,200 sqft of garages
- o Prelim. Plans and Engineering Avail.
- o R3 Zoning - APN: 176-110-55-00
- o

**ASKING PRICE: \$225,000**



**SUBJECT**  
Property



**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

2 The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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.



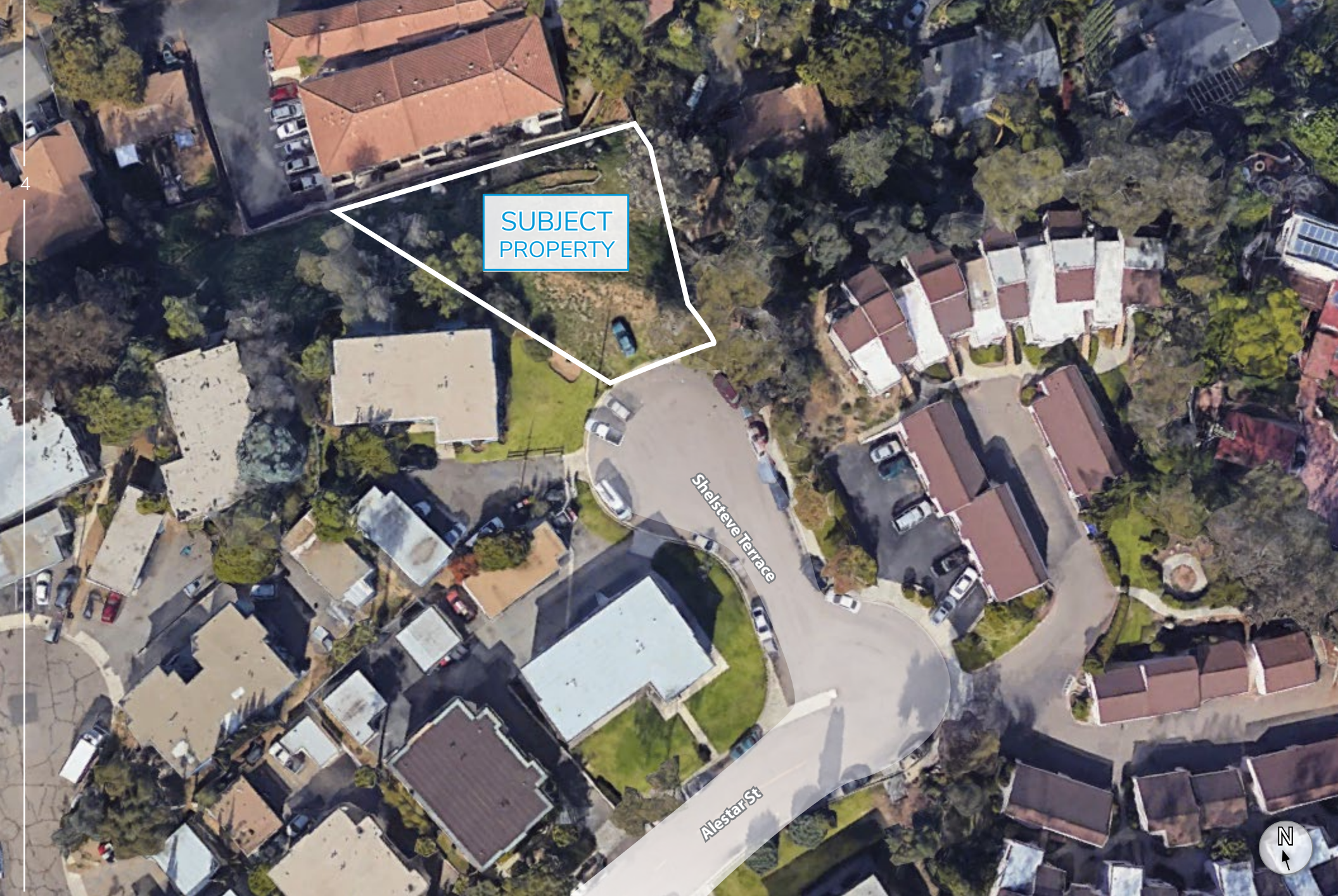
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SUBJECT  
PROPERTY

Shelstev Terrace

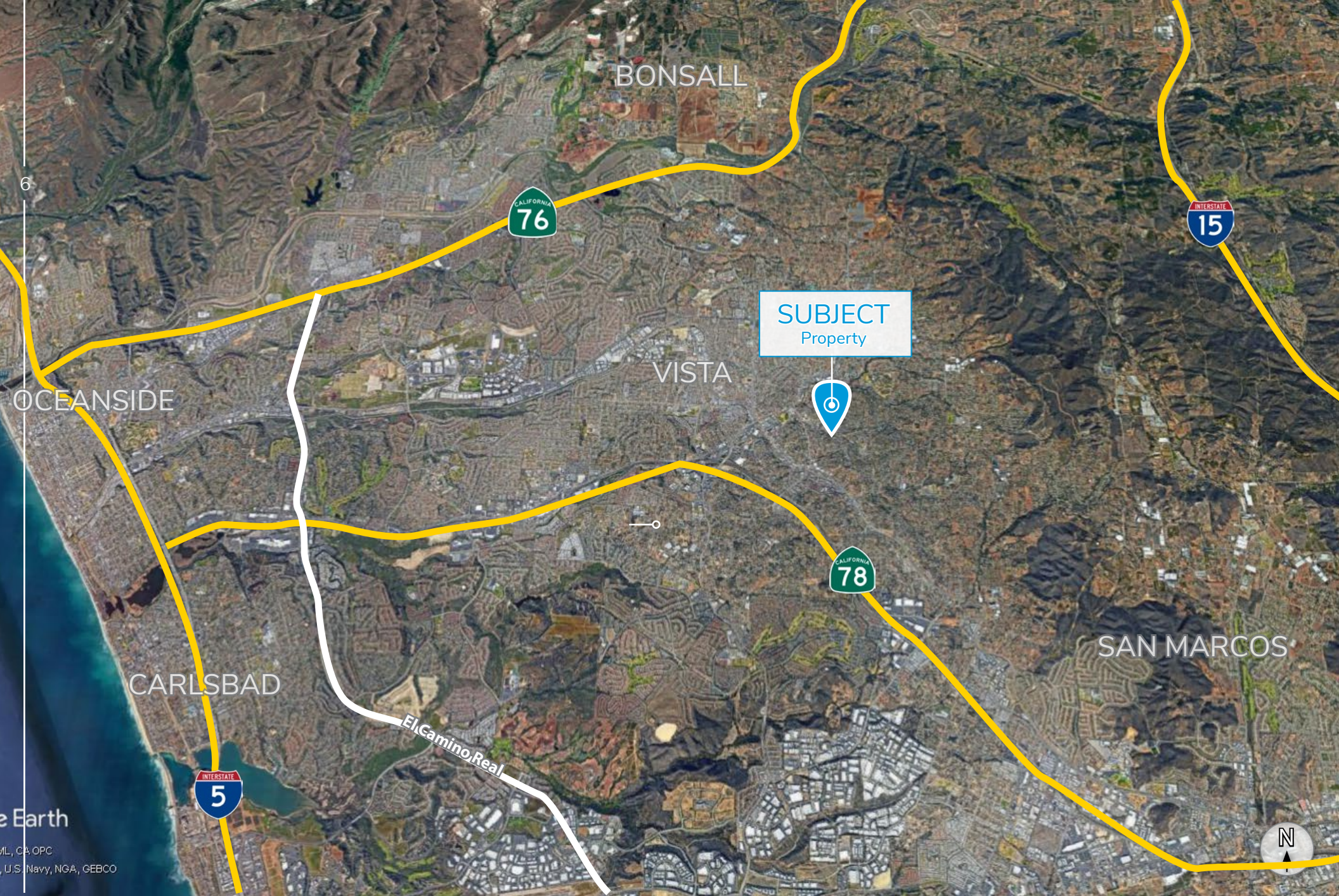
Alestar St





SUBJECT  
Property

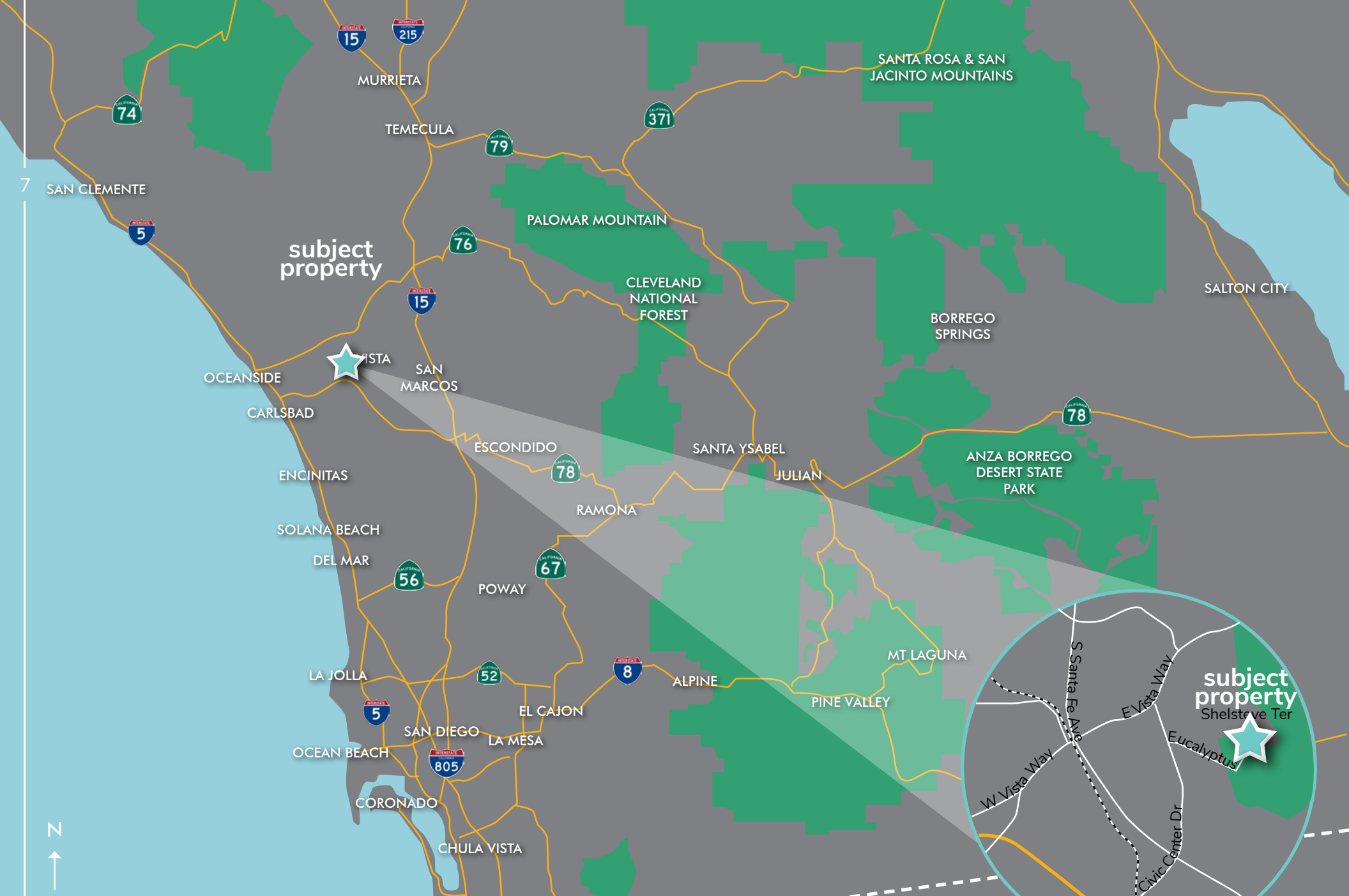




Earth

ML, CA, OPC  
U.S. Navy, NGA, GEBCO

aerial



location map

# property information

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## location:

The property is an 11,000 sqft parcel in a neighborhood with the majority of 4 unit apartment buildings built in the 60s and 70s. The property is located just north of the 78 Freeway and just east of E Vista Way.

## jurisdiction:

City of Vista

## apn:

176-110-55-00

## sq.ft. lot:

Approx. 11,932

## zoning:

R-3

[Click Here to View Zoning Code](#)

## topography:

Flat & Slope

## density:

4 Dwelling Units

## building height:

## lot width minimum:

## setback:

Front:

Side:

Rear:

## max f.a.r.:

## max lot coverage:

## min. lot size:

## impact fees:

## school district:

Beaumont Elementary School  
Rancho Minerva Middle School  
Vista High School

## services:

Gas/Electric	SDG&E
Water/Sewer	Vista Irrigation District / City of Vista Sewer
Fire	Vista Fire Department
Police	Vista Sherrif Department

## ASKING PRICE:

**\$225,000**

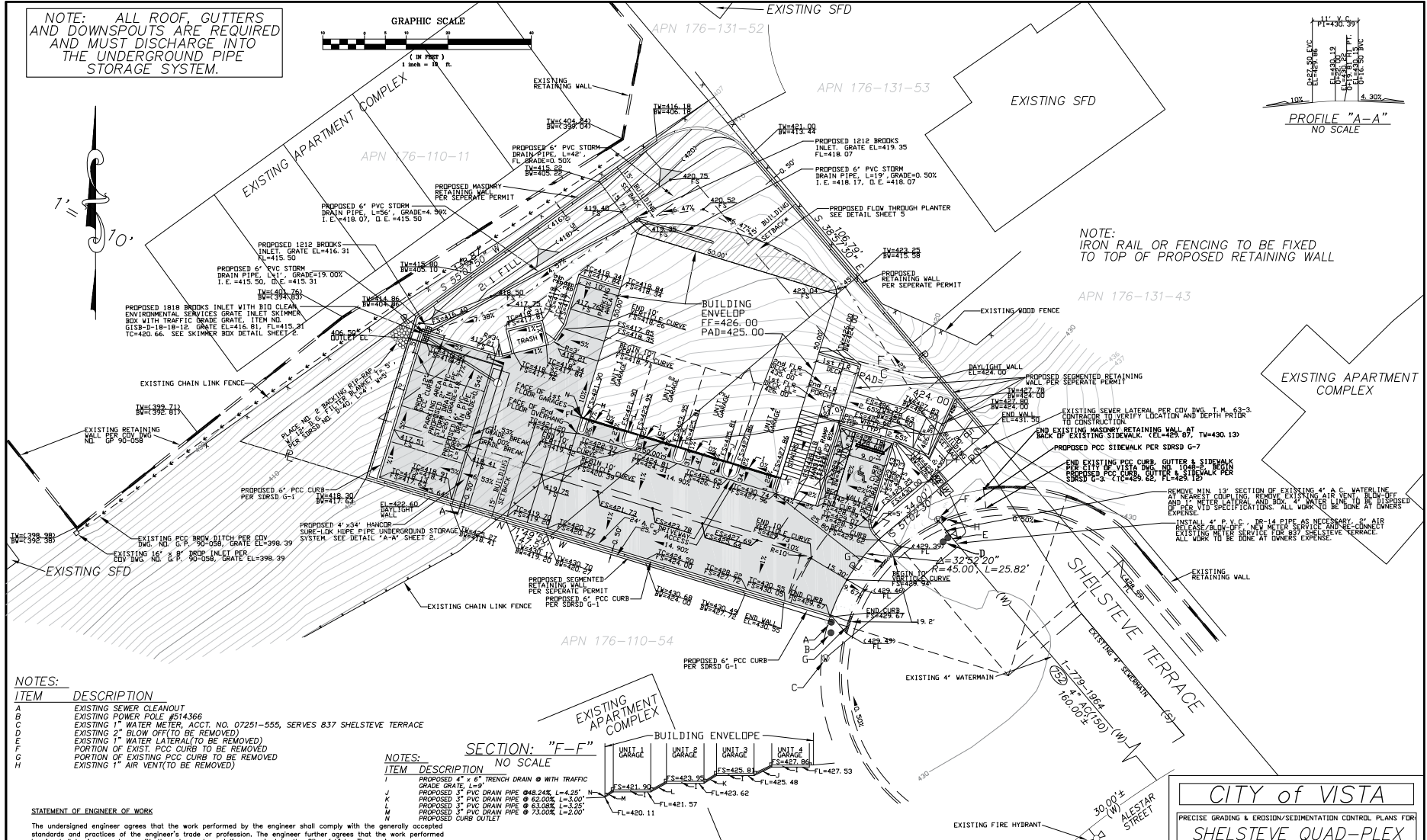
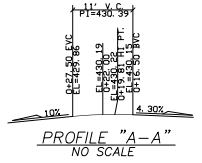
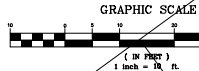




# preliminary site plan

REVISE COST ESTIMATE

NOTE: ALL ROOF, GUTTERS AND DOWNSPOUTS ARE REQUIRED AND MUST DISCHARGE INTO THE UNDERGROUND PIPE STORAGE SYSTEM.



NOTE: IRON RAIL OR FENCING TO BE FIXED TO TOP OF PROPOSED RETAINING WALL

**NOTES:**

ITEM	DESCRIPTION
A	EXISTING SEWER CLEANOUT
B	EXISTING POWER POLE #514366
C	EXISTING 1" WATER METER, ACCT. NO. 07251-555, SERVES 837 SHELSTEVE TERRACE
D	EXISTING 1" FLOW OFF(TO BE REMOVED)
E	EXISTING 1" WATER LATERAL(TO BE REMOVED)
F	PORTION OF EXIST. PCC CURB TO BE REMOVED
G	PORTION OF EXISTING PCC CURB TO BE REMOVED
H	EXISTING 1" AIR VENT(TO BE REMOVED)

SECTION: "F-F" NO SCALE

**NOTES:**

ITEM	DESCRIPTION
J	PROPOSED 4" x 6" TRENCH DRAIN @ WITH TRAFFIC GRADE GRADE L=9
K	PROPOSED 1" PVC DRAIN PIPE @ 48.24% L=4.25'
L	PROPOSED 3" PVC DRAIN PIPE @ 62.00% L=3.00'
M	PROPOSED 3" PVC DRAIN PIPE @ 63.00% L=3.25'
N	PROPOSED 3" PVC DRAIN PIPE @ 73.00% L=2.00'

**STATEMENT OF ENGINEER OF WORK**

The undersigned engineer agrees that the work performed by the engineer shall comply with the generally accepted standards and practices of the engineer's trade or profession. The engineer further agrees that the work performed herein shall be in accordance with the rules and regulations required by the City of Vista. The engineer agrees that any plan check or review performed by the City of Vista in its capacity as a public entity for the plans prepared by the engineer is not a determination by the City of Vista of the technical sufficiency or adequacy of the plans or design and, therefore does not relieve the engineer of responsibility for the plans or design of improvements based thereon.

The engineer agrees to indemnify and hold harmless the City of Vista, its officers, agents and employees from property damage or bodily injury arising solely from the negligent acts, errors or omissions of the engineer, its agents or its employees, acting within the course and scope of such agency and employment, and arising out of the work performed by the engineer.

Prepared By:  
**ACAL Engineering & Surveying, Inc.**  
 Professional Engineers and Land Surveyors  
 145 N. Melrose Drive, #200  
 Vista, Ca. 92083  
 Phone: (760) 724-7674  
 FAX: (760) 724-0940

NO.	DESCRIPTION	CITY	DATE	VID	DATE
	APPROVED CHANGES				

APPROVED BY: *[Signature]*  
 ENGINEER OF WORK

31915 12/31/14  
 RCE EXPLC.DATE DATE

ACAL ENGINEERING & SURVEYING, INC.  
 145 N. MELROSE DRIVE, SUITE 200  
 VISTA, CA 92083  
 (760) 724-7674



**CITY of VISTA**

PRECISE GRADING & EROSION/SEDIMENTATION CONTROL PLANS FOR  
**SHELSTEVE QUAD-PLEX**  
 A.P.N. 176-110-55, LOT 8, MAP NO. 5384  
 SHELSTEVE TERRACE, VISTA, CA

APPROVED  
 FOR CITY ENGINEER: \_\_\_\_\_ RCE: \_\_\_\_\_ EXPIRES DATE: \_\_\_\_\_ SHEET 3 OF 5

ISSUE NO: 0201  
 2" REBAR WITH 2" DIAMETER ALUMINUM CAP STAMPED "HUSKNER  
 4" ABOVE 6" S CONTROL POINT 2031 1966" LOCATED 36' SOUTH  
 FROM THE CENTERLINE OF VISTA GLEN LANE.  
 RECORDED FROM CITY OF VISTA # 2-14023, ELEVATIONS 373.00 DMS.

**GP14-008**

# plat map

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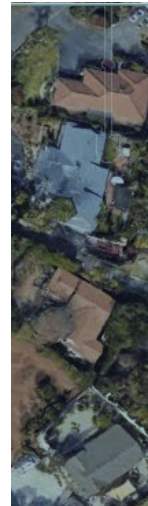
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176-116,32

MAP 5384 - M. O. R. SUB  
MAP 2125 - ORLEANS HEIGHTS  
MAP 2059 - ORLEANS HEIGHTS  
ROS 10477

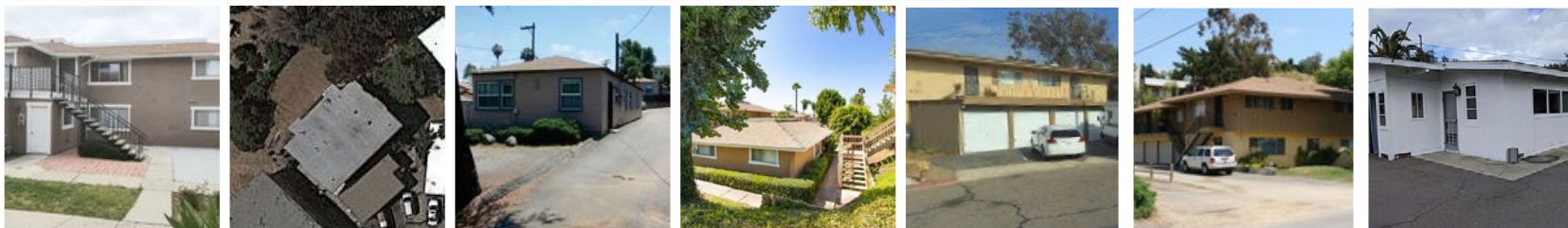
ALL LOTS ARE TO BE CONVEYED TO THE PURCHASER BY AN INSTRUMENT  
MAP FILED IN CLERK'S OFFICE, DEPARTMENT OF REVENUE, MISSOURI

SALE DISTRICT  
ADDITIONAL MAP  
BOOK 126 PAGE 11



# sale comparables

## Sales Comparables - 4 Unit Multifamily



address:	1225 Arcadia Ave	820 Normark Ter	122-128 Camino Corto	1255 Arcadia	826 Normark Ter	318 Avalon Dr	1017 Crest View Road
city:	Vista	Vista	Vista	Vista	Vista	Vista	Vista
close date:	5/29/19	6/17/19	9/12/19	1/19/19	11/20/19	12/3/19	12/17/19
sale price:	\$1,065,000	\$1,008,500	\$1,130,750	\$1,176,400	\$925,000	\$1,100,000	\$1,090,000
cap rate:	5.75	3.9	5.27	0	5	6	6.34
stories:	2	2	1	2	2	2	1
total units:	4	4	4	4	4	4	4
year built:	1980	1972	1952	1980	1965	1974	1940
zip code:	92084	92084	92083	92084	92084	92084	92081

## vista union school district

The Vista Union School District (VUSD) is one of northern San Diego County's largest educational agencies. The 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. The district serves over 25,000 elementary and middle school students with a student to teacher ratio of 19.6 to 1. The district contains 5 Middle Schools, 15 Elementary Schools, and 3 Comprehensive High Schools, and 2 Alternative High Schools. Vista Unified also includes one of the county's largest adult-education programs with approximately 25,000 students enrolled each year.

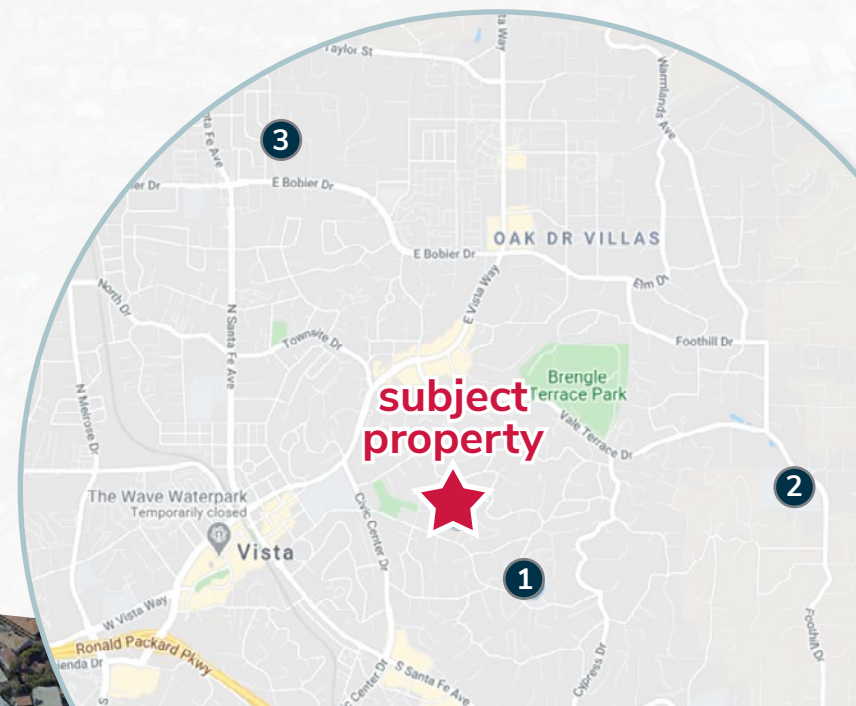
## vista union high school district

Vista High School is one of the largest schools in California, holding over 3,000 students, though its current campus was originally built in 1972 to educate 1,200 students. It was first established in 1936.

In 1982, VHS was the first high school in San Diego County to adopt the International Baccalaureate Program. The school's football stadium is named after former coach Dick Haines, a successful Vista High coach who led the 1974 and 1985 Vista High School football teams to state championships. The Panthers have won the CIF championship nine times. To date, the school has produced five NFL players.

Source: <https://vUSD.org/>

- 1** **Beaumont Elementary School**  
 Grades: K-5 Distance: 0.4 mi  
 550 Beaumont Dr, Vista, CA 92084
- 2** **Rancho Minerva Middle School**  
 Grades: 6-8 Distance: 1.5 mi  
 2245 Foothill Dr, Vista, CA 92084
- 3** **Vista High School**  
 Grades: 9-12 Distance: 1.5 mi  
 1 Panther Way, Vista, CA 92084



# 2020 demographics

1 mile



population  
22,013



estimated households  
6,298



average household income  
\$82,644



median household income  
\$72,410



total employees  
7,775

3 miles



population  
117,904



estimated households  
38,100



average household income  
\$96,059



median household income  
\$78,959



total employees  
28,483

5 miles



population  
229,336



estimated households  
77,056



average household income  
\$101,418



median household income  
\$84,371



total employees  
84,587



for more information, please contact

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