

# 1328-1330

N. SANTA FE AVE, CA 92083



**FOR SALE / MIXED USE / POTENTIAL TO BUILD 19 UNITS ON PROPERTY**

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## property features

**Building Size:** 1,769 sq.ft.

**Lot Size:** 18,922 sq.ft.

**Built:** 1947

**Zoning:** Commercial - Retail / Mixed Use

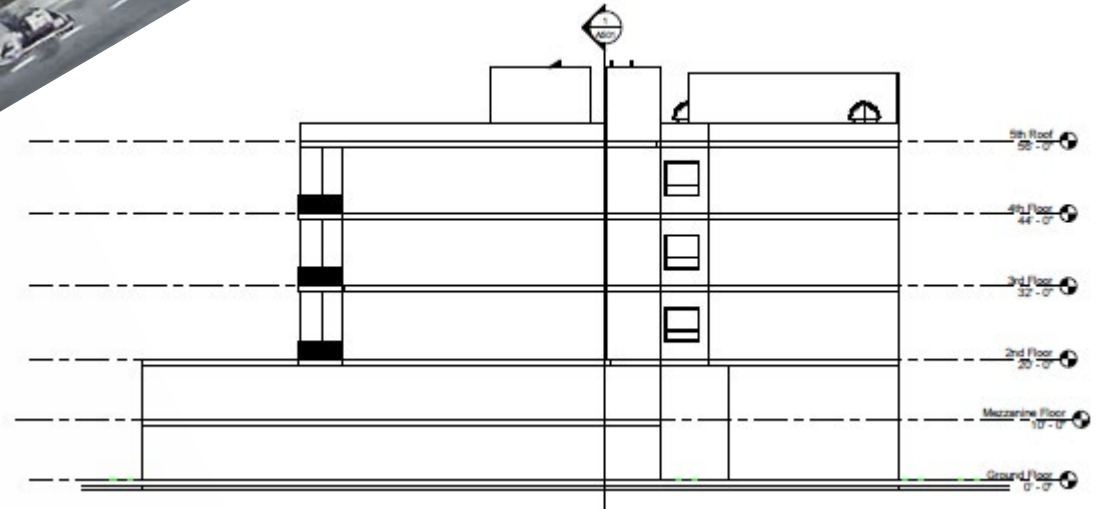
*\*Please do not disturb tenant*

- Frontage on N Santa Fe
- NNN Commercial Tenant
- Currently vacant (previous sports bar)
- Residential rental income: \$1,600
- Close to Commuter Rail and Vista Transit
- Traffic Counts on N Santa Fe: 20,000 CPD

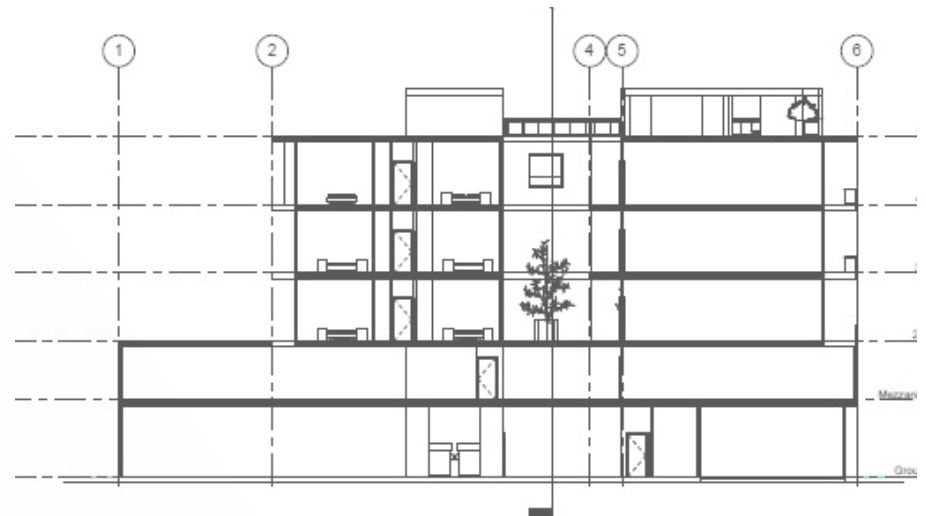
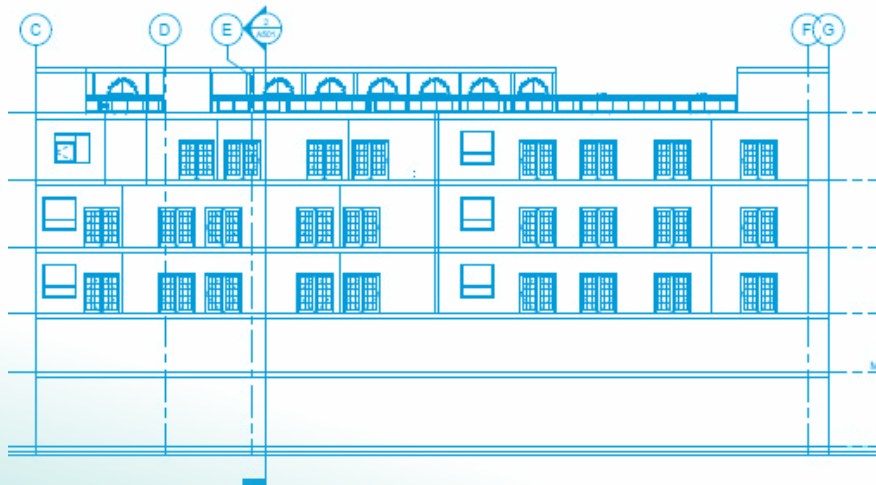
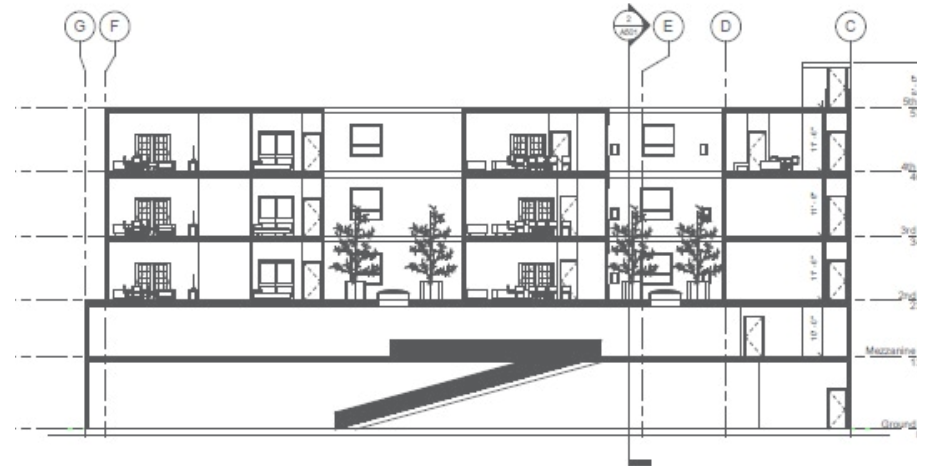
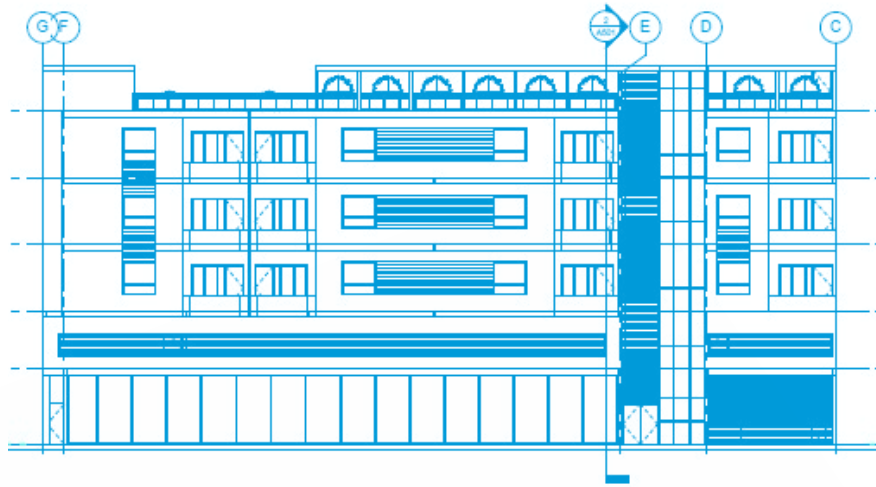
**Asking \$1,475,000**



# potential development



# potential development



# potential development

## 1328 SANTA FE AVE. VISTA CA. MIXED USE (MU) UNIT CALCULATION

### Density Designation:

40 Units per Acre

Project Site = 17,125 SF

1 Acre = 43,560 SF

$17,125 / 43,560 = .3931 \times 40$  Per Acre = 15.7 units

$15.7 \times 20\%$  low income incentive = 18.84 Units or 19 Units

**Proposed Commercial Space : 3,000 SF.**

Therefore, we need to provide between 3 to 4 Affordable units.

Estimated Parking: ( before negotiating with the City for a potential reduction)

### Residential:

(1) 1 BDRM Unit @ 1 Car/Unit = 1 Parking Space

(12) 2 BDRM Units @ 2 Cars/Unit = 24 Parking Spaces

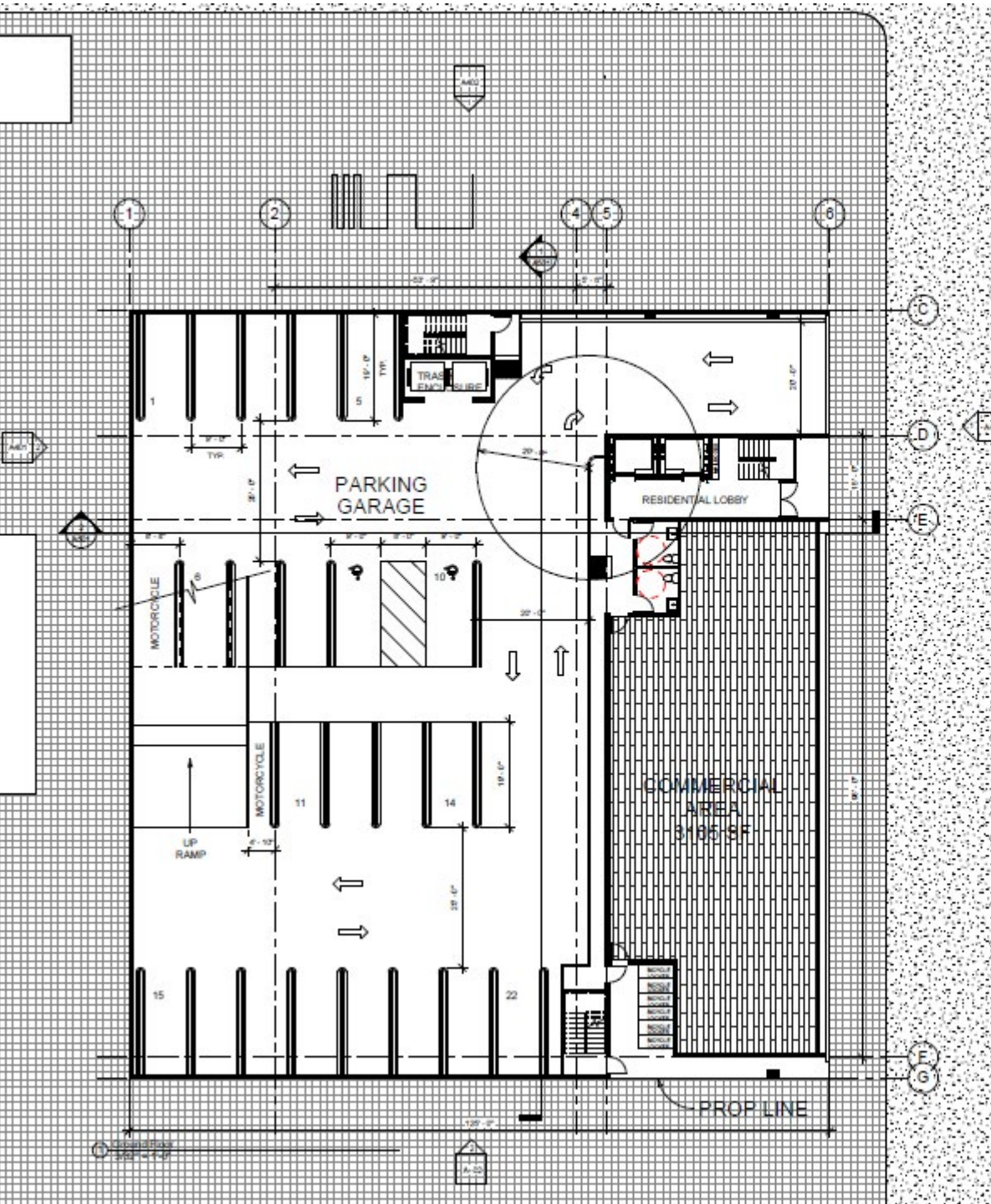
(6) 4 BDRM Units @ 3 Cars/Unit = 18 Parking Spaces

### Commercial:

(4) Spaces per 1000 SF x 3000 SF = 12 Parking Spaces

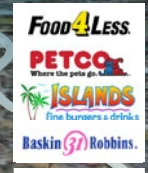
Total Parking = 55 Parking Spaces

Providing ample bicycle parking ( to be used as a negotiating tool to reduce parking requirements)



1328-1330 N Santa Fe Ave, Vista

Bear Roots Brewing	508 Tavern	URBN Coal Fired Pizza
Belching Beaver Brewery	Vista Village Pub	Curbside Cafe
Backstreet Brewery	Booze Bros. Brewing Co.	The Yellow Deli
Mother Earth Brewery	Dog Haus Biergarten	When Pigs Fly BBQ
Prohibition Brewery	Partake Gastropub	Shaks Mediteranian Bistro






The City of Vista is booming. Over the last several years, the city has been busy activating the streets of downtown, creating a renaissance of sorts. Near to a transit hub for buses and Sprinter trains, new restaurants, shops and craft breweries have sprung up in recent years, as the city has widened sidewalks, installed new lighting and street furniture, undergrounded utilities and realigned streets. The city has invested tens of millions of dollars into the upgrades.




PROPERTY  
POTENTIAL  
**19**  
UNITS





# demographics

			
radius	population	households	median house- hold income
1 mile	32,293	8,199	\$61,941
3 miles	121,234	37,664	\$77,675
5 miles	247,345	82,521	\$79,867

			
radius	median age	daytime popu- lation	median house- hold income
1 mile	30.6	3,823	\$61,941
3 miles	34.9	28,186	\$77,675
5 miles	36.5	60,444	\$79,867

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