

# \$13,250,000 - 1010 Clearbrook Lane, Vista

MLS® #OC25268530

**\$13,250,000**

4 Bedroom, 4.00 Bathroom,  
Residential Income on 3.06 Acres

N/A, Vista, CA

Clearbrook Terrace is a 38+3 unit multifamily property located at 1010 Clearbrook Lane in Vista, California. Built in 1978 on a spacious 3.06-acre parcel, the community offers an attractive mix of two-bedroom floor plans, substantial outdoor space, and a quiet residential setting at the end of a private driveway. With strong demand for well-located rental housing and proximity to a wide range of amenities, Clearbrook Terrace represents a compelling opportunity in one of North County San Diego's most desirable rental markets. The property consists of 2 studios, 23 two-bed/one-bath units, and 16 two-bed/two-bath units, providing a balanced and in-demand unit mix. One studio and one two-bed/two-bath unit are non-conforming, and the second studio currently functions as an on-site leasing office with potential for conversion into a studio ADU, subject to all required city or county approvals. All 38 legal two-bedroom units feature either a front or back patio, offering valuable private outdoor space. (The non-conforming units and potential ADU do not include patio areas.) Clearbrook Terrace also benefits from ample parking, including 45 garage spaces and 42 surface spaces, along with an on-site laundry facility. Its location at the end of a private driveway sets the community back from the roadway, reducing noise and creating a more private, neighborhood-oriented environment. The property enjoys a highly convenient Vista location, situated within walking distance of



Brengle Terrace Park, home to tennis and pickleball courts, sports fields, a disc golf course, the Alta Vista Botanic

**Essential Information**

|           |                      |
|-----------|----------------------|
| MLS® #    | OC25268530           |
| Price     | \$13,250,000         |
| Bedrooms  | 4                    |
| Bathrooms | 4.00                 |
| Acres     | 3.06                 |
| Type      | Residential Income   |
| Sub-Type  | Res Income 2-4 Units |
| Status    | Active               |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1010 Clearbrook Lane |
| Area        | VISTA (92084)        |
| Subdivision | N/A                  |
| City        | Vista                |
| County      | San Diego            |
| State       | CA                   |
| Zip Code    | 92084                |

**Amenities**

|      |     |
|------|-----|
| Pool | N/K |
|------|-----|

**Interior**

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

**Exterior**

|                 |                 |
|-----------------|-----------------|
| Lot Description | Curbs,Sidewalks |
|-----------------|-----------------|

**Fees**

|            |          |
|------------|----------|
| Mello Roos | \$20,417 |
| Total Fees | \$1,701  |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | December 1st, 2025 |
|-------------|--------------------|

|                |                              |
|----------------|------------------------------|
| Days on Market | 298                          |
| Zoning         | Assessor                     |
| Listing Office | Marcus & Millichap RE Invest |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Marcus & Millichap RE Invest |
|----------------|------------------------------|

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