

\$457,000 - 2055 Riviera Dr 195, Vista

MLS® #260021000

\$457,000

Bedroom, Bathroom,
Land on 1.02 Acres

Alta Vista, Vista, CA

Prime opportunity in Vista with plans already in place. This parcel at 2055 Riviera Drive offers a rare combination of usability, infrastructure. Electricity and water are available on site, a major advantage for buyers ready to build. Even better, there are existing plans for a primary residence plus an ADU, saving valuable time in the design phase and accelerating your path to construction. This is ideal for an owner user looking to build a custom home with additional rental income potential, multigenerational living, or a private guest space. Investors and builders will also appreciate the ability to step into a project with groundwork already completed. Having utilities accessible and plans prepared significantly reduces upfront uncertainty and development timelines compared to raw land. The property offers a peaceful setting while remaining conveniently located near shopping, dining, schools, and major access routes throughout North County. Land opportunities with this level of preparation are increasingly difficult to find, especially with dual unit potential already envisioned. Buyers to verify zoning, permits, plan status, and development potential with the City of Vista. This is a strong value play for anyone looking to secure land with tangible progress already made.



Essential Information

MLS® # 260021000

Price	\$457,000
Acres	1.02
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	2055 Riviera Dr 195
Area	VISTA (92084)
Subdivision	Alta Vista
City	Vista
County	San Diego
State	CA
Zip Code	92084

Amenities

Utilities	Above Ground,Electric
Has Pool	Yes

Interior

Fireplace	Yes
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School Information

District	Vista Unified School District
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Fees

Other Fees	\$0
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Additional Information

Date Listed	August 27th, 2026
Listing Office	eXp Realty of Southern CA

Listing Details

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