

\$1,995,000 - 480 Rancho Vista, Vista

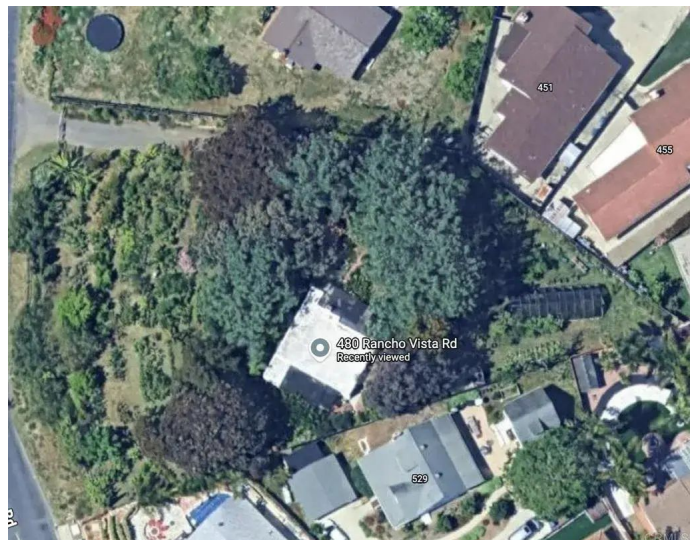
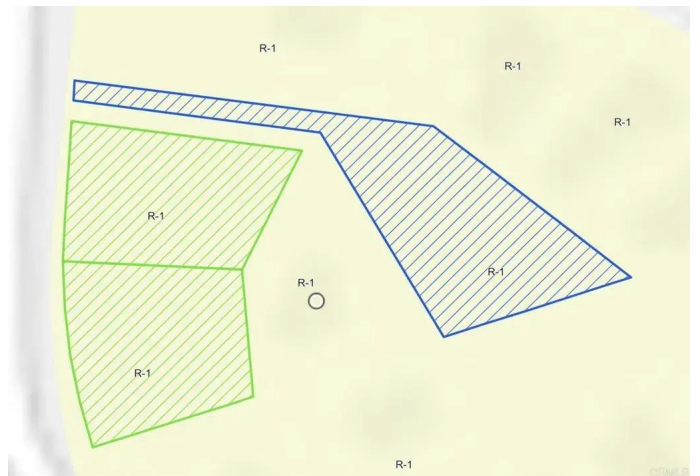
MLS® #NDP2608170

\$1,995,000

Bedroom, Bathroom,
Land on 0.78 Acres

N/A, Vista, CA

4 parcels / potential for 8 units! Rare development opportunity in Vista! Situated on approximately 0.78 acres, this unique property has already been subdivided into four separate parcels, offering exceptional flexibility for a builder, developer, investor, or owner looking to create a multi-generational compound. The four parcels measure approximately 10,442, 9,160, 7,810, and 6,699 square feet. Zoned R-1, and according to information provided by the City of Vista, each individual parcel may have the potential to accommodate a primary residence plus an Accessory Dwelling Unit (ADU), creating the possibility for multiple residences across the property. Buyers are encouraged to independently verify all zoning, development, ADU, utility, and building requirements with the City of Vista and appropriate agencies. One of the parcels is currently improved with an approximately 1,400-square-foot, 3-bedroom, 2-bath home originally built in 1923, providing an existing residence while exploring the property's future development possibilities. The entire property sits on a gentle slope, creating an attractive setting and allowing for excellent elevated views across much of western Vista. The topography may provide opportunities to thoughtfully position future homes to take advantage of the surrounding vistas, natural light, and open feel. Excellent location walking distance to shopping, restaurants and entertainment. Less than a mile to Vista Village and the vista transit center



to catch the Sprinter. With four separate parcels already established, R-1 zoning, an existing home, and si

Essential Information

MLS® #	NDP2608170
Price	\$1,995,000
Acres	0.78
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	480 Rancho Vista
Area	VISTA (92083)
Subdivision	N/A
City	Vista
County	San Diego
State	CA
Zip Code	92083

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
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Additional Information

Date Listed	August 30th, 2026
Days on Market	2
Listing Office	SoCal Life Realty & Prop. Mgmt

Listing Details

Listing Office	SoCal Life Realty & Prop. Mgmt
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or

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Listing information last updated on October 8th, 2026 at 7:54pm PDT