

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

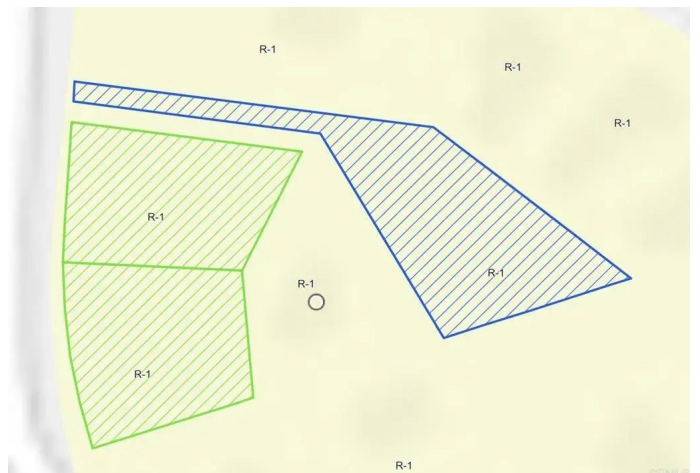
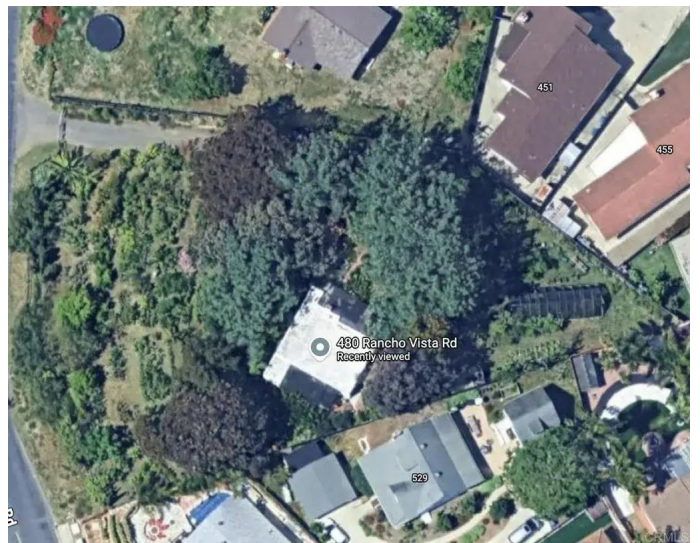
MLS® #NDP2608187

\$1,995,000

3 Bedroom, 2.00 Bathroom, 1,400 sqft
Residential 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.

Built in 1923

Essential Information

MLS® #	NDP2608187
Price	\$1,995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.78
Year Built	1923
Type	Residential
Sub-Type	Detached
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

View	Mountains/Hills
Pool	N/K

Interior

Cooling	N/K
Fireplaces	N/K
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Curbs
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School Information

District Vista Unified School District

Additional Information

Date Listed August 31st, 2026
Days on Market 2
Zoning R-1
Listing Office SoCal Life Realty & Prop. Mgmt

Listing Details

Listing Office SoCal Life Realty & Prop. Mgmt

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 copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc
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