

4130-4132 VISTA GRANDE DRIVE

SAN DIEGO, CA 92115

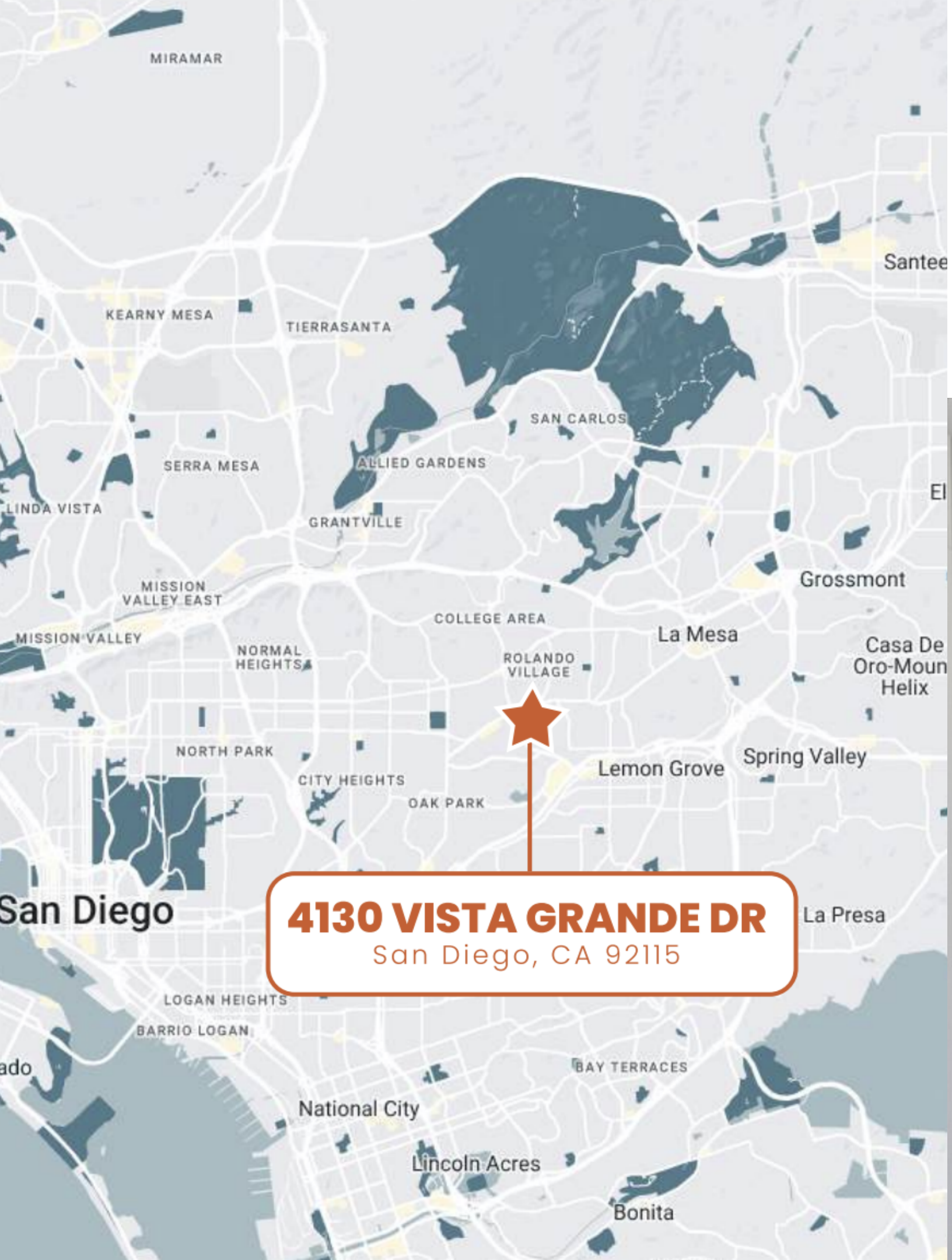


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4130 VISTA GRANDE DR
San Diego, CA 92115

DESIRABLE ROPA NEIGHBORHOOD

Rolando Park is a quiet, well-established neighborhood known for its mid-century homes, walkable streets, and easy access to San Diego's major corridors. Locals enjoy the suburban feel, proximity to quality schools, San Diego State University, and convenient location near retail, dining, and the 94 freeway. Many homes in the area have been tastefully updated while still retaining the charm of the 1950s architecture, making the neighborhood appealing to those seeking both character and comfort.



THE OVERVIEW

LIST PRICE

\$995,000

PRICE PER SF

\$129.22

SITE AREA

7,700 SF | .18 AC

APN

473-262-09-00

EXISTING STRUCTURES

SINGLE-FAMILY RESIDENCE

STATUS

PERMITTED

PROPOSED UNITS

7 UNITS

PROPOSED BUILDING SF

3,783 SF

WALK SCORE

71

TRANSIT SCORE

46



4130 Vista Grande Drive offers a fully entitled, permitted infill development opportunity. Situated on a 7,700 square foot parcel (0.18 acres) zoned RS-1-7, the site currently contains an already renovated single-family residence that has received approvals and paid permit fees for the construction of seven new residential units. Located within the Transit Area Overlay Zone, the project benefits from walkability and transit access, with a Walk Score of 71 and a Transit Score of 46. With stamped permits in hand, this opportunity significantly reduces entitlement risk and soft costs, allowing a developer to move directly into vertical construction.

This property represents a rare turnkey development opportunity in a centrally located San Diego submarket where new housing supply remains in high demand.

FLOOR PLANS & RENTAL PROJECTIONS

Unit Type	Qty	Square Feet	Monthly Rent
1 Bed/1 Bath	4	440 - 447 sq ft	\$8,800 (\$2,200 ea)
2 Bed/1 Bath	2	605 sq ft	\$6,000 (\$3,000 ea)
2 Bed/1 Bath (Single-Family Home w/garage)	1	805 sq ft	\$3,200
TOTAL MONTHLY GROSS INCOME			\$18,000

MARKET RENT COMPARABLES

5802 University Ave
San Diego, CA 92115



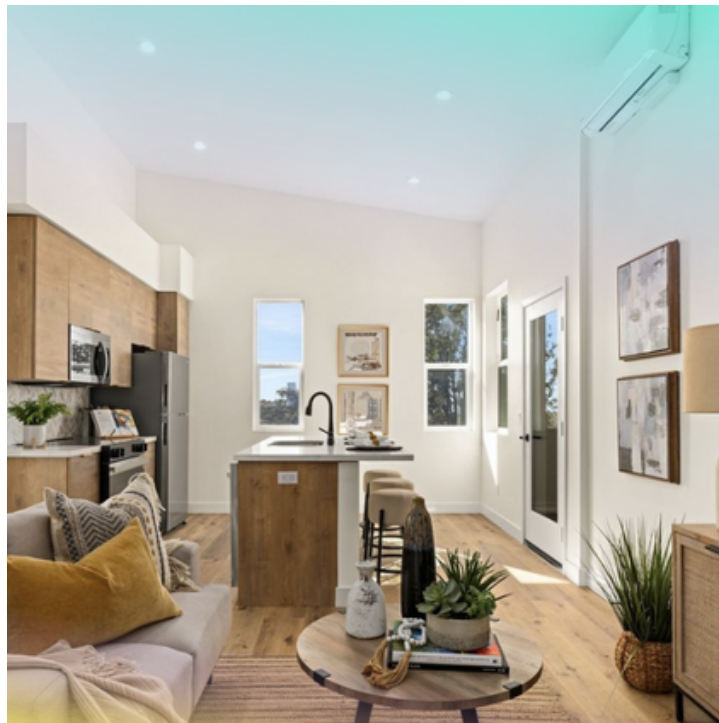
Type: Apartment complex
Unit: 1bd/1ba
Rent: \$2,065 - \$2,295
Sq Ft: 650 - 738

6238 Universtiy Ave
San Diego, CA 92115



Type: ADU
Unit: 2bd/2ba
Rent: \$3,100
Sq Ft: 974

6285 Lorca Dr
San Diego, CA 92115



Type: ADU
Unit: 2bd/2ba
Rent: \$2,750
Sq Ft: 738

3873 Boren St
San Diego, CA 92115



Type: ADU
Unit: 1bd/1ba
Rent: \$2,599
Sq Ft: 441