



(NAP)

Vista Terrace MARKETPLACE

SAN DIEGO GROCERY ANCHORED SHOPS - VISTA, CA

Jones Lang LaSalle Americas, Inc. ("JLL") is a real estate broker licensed with the California Department of Real Estate, license #01223413.

Vista Terrace MARKETPLACE



The Opportunity

JLL has been exclusively retained by Ownership to offer qualified investors the exciting opportunity to acquire the inline to Vista Terrace Marketplace (the “Property”), a 28,440 SF building is located in one of the most dynamic markets of San Diego County, Vista. The Property was recently renovated in 2019, and features 91% occupancy to a variety of nationally recognized credit tenants on NNN leases. The Property is strategically located adjacent to Vista Terrace Marketplace Outparcels occupied by exceptional national tenant roster comprised of Sprouts Farmers Market, Dunkin’ Donuts, O’Reilly, and others.



Demographics

POPULATION

	1-MILE	3-MILE	5-MILE
2021 Population	21,203	95,815	214,005
2026 Population Projection	21,296	96,712	215,940
Projected Population Growth	0.44%	0.94%	0.90%

HOUSEHOLD

2021 Households	6,329	29,517	69,250
2026 Household Projection	6,359	29,813	69,893
Projected Household Growth	0.47%	1.00%	0.93%

HOUSEHOLD INCOME

Avg Household Income	\$81,769	\$95,258	\$102,799
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PRICE	\$13,950,000
CAP RATE	5.48%

PROPERTY SUMMARY

GLA	28,440 SF
Land Area	± 2 Acres
Year 1 NOI	\$764,068
Address	1280,1330,1350 E Vista Way
Year Built/Renovated	1972/2019

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Grace Presbyterian

E VISTA WAY (±30,888 VPD)

E BOBIER DR (±16,100 VPD)

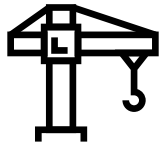
THE PEAK AT DELPY'S CORNER
A collection of 124 brand new luxury townhomes in a gated community setting



FUTURE RETAIL DEVELOPMENT



Investment Highlights



BRAND NEW, HIGH-QUALITY CONSTRUCTION

The Vista Terrace Marketplace is a firmly established retail location in the community for several decades. Ownership has recently undergone an extensive and complete renovation to modernize each building between 2018 and 2019, including the new construction of Dunkin Donuts outparcel. Ownership has signed long term leases with national tenants to complement the high-quality construction.



INTERNET RESISTANT NATIONAL TENANTS WITH HIGH WALT

The national tenant roster consists of food, fitness, educational and medical oriented tenants such as Jersey Mike's, Anytime Fitness, Sports Clips, Pacific Dental Services, and Discovery Preschool that draw customers to the Property daily. 49% of tenants are national tenant brands. All tenants are signed to long term leases, with and weighted average remaining lease term of 7 years offering investors predictable income with minimal capital costs for years to come.



GROCERY SHADOW ANCHOR WITH SUPERIOR CO-TENANT ROSTER

The Vista Terrace Marketplace inline benefits from the national co-tenants in the outparcel buildings, Sprout's Farmers Market, Dunkin Donuts, O'Reilly, and several others. Additionally, the Property shares the corner with two other major grocers, Albertsons and Northgate Market.



ADJACENT 124 UNIT RESIDENTIAL DEVELOPMENT WILL PROVIDE INCREASED FUTURE CUSTOMER BASE

Across the street from the Property is a luxury and gated residential project by Lennar homes called The Peak at Delpy's Corner. The community will include 124 attached townhomes in a setting immediately adjacent to the Outparcels at Vista Terrace Marketplace.



SUPERIOR LOCATION WITH HIGH BARRIERS TO ENTRY

Supply-constrained, in-fill trade area with virtually no availability for future development creates high barriers to entry and secures Outparcel to Vista Terrace's long-term growth and success. Located along the highly trafficked East Vista Way (26,800 cars per day) and East Bobier Way (16,100 VPD), The Outparcels benefit from over 42,000 vehicles per day in a highly visible location along the major north-south thoroughfare running through Vista, California (East Vista Way).



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ORANGE COUNTY

PACIFIC OCEAN

OCEANSIDE/
CARLSBAD



PERSEA LUXURY APARTMENT
HOMES: 305 UNITS

GUAJOME PARK ACADEMY

VISTA HIGH SCHOOL

TENNIS CLUB
OF VISTA



TUSCANY HILLS
APARTMENTS: 20 UNITS

RIDGEPOINT APARTMENTS:
26 UNITS

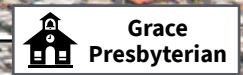
E BOJER DR (±16,500 VPD)

VISTA ROYAL LODGE
MOBILE ESTATES



VISTA SUN
APARTMENTS

ARCADIA RETIREMENT
COMMUNITY



E VISTA WAY (±30,388 VPD)

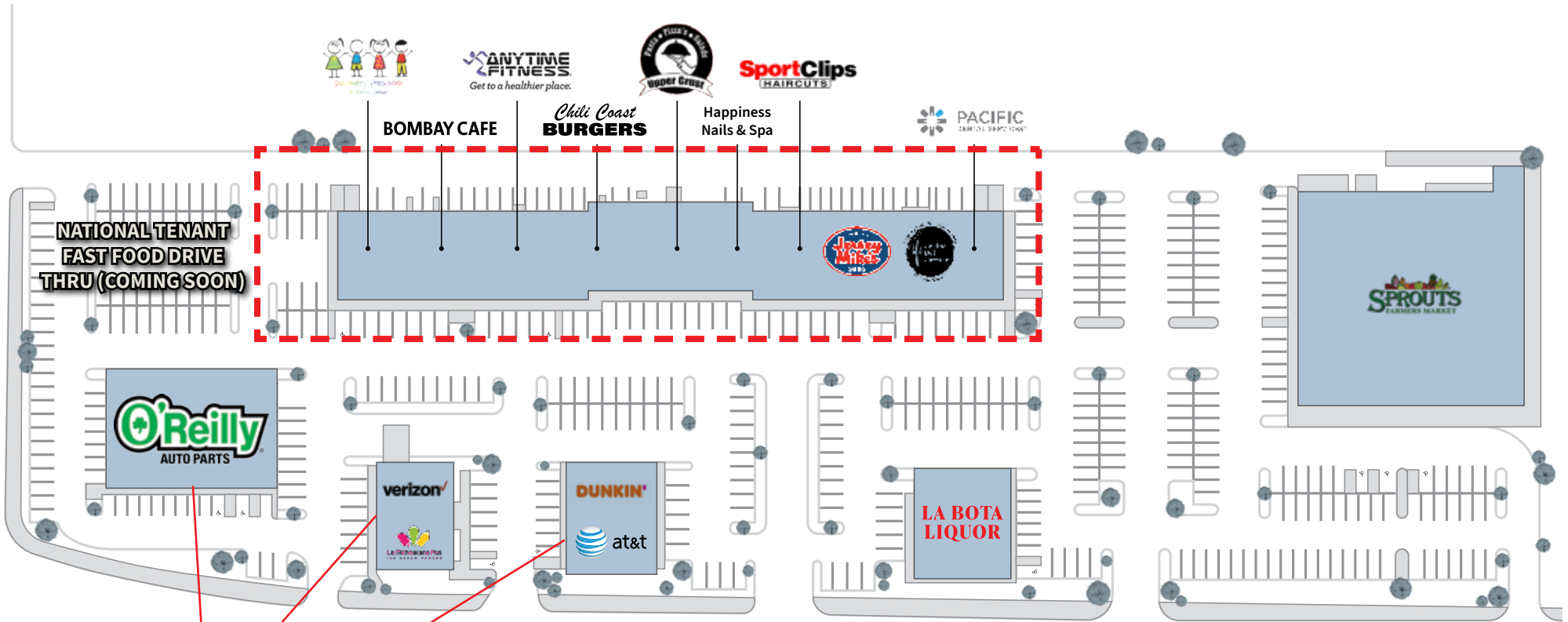
FUTURE RETAIL
DEVELOPMENT

THE PEAK AT DELPY'S CORNER
A collection of 124 brand new
luxury townhomes in a gated
community setting



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Site Plan



E VISTA WAY

MONTE MAR RD



VISTA TERRACE PADS	
Price	\$10,670,000
Cap Rate	5.33% cap
Price/SF	\$675/SF
SF	15,808 SF
Pads	3

Sold December 2020

Tenant Roster

STE	TENANT	SF	% NRA	Lease Start	EXP.
1280 - 1 - 3	Discovery Preschool	4,630	16%	Feb-21	Mar-31
1280 - 4	Bombay Café	1,200	4%	Dec-91	Dec-24
1280 - 5-8	Anytime Fitness	4,831	17%	Sep-19	Jun-30
1330 - 1	Chilli Coast Burgers	1,200	4%	Sep-99	Jul-26
1330 - 2, 3	Upper Crust Pizza	3,600	13%	Sep-80	Oct-24
1330 - 4	NuSpine Chiropractic*	1,184	4%	Sep-26	Nov-26
1330 - 5	Happiness Nails & Spa	1,217	4%	Mar-21	Nov-31
1350 - 1	Sports Clips	1,199	4%	Oct-19	Feb-26
1350 - 2	Vacant	2,396	8%	N/A	N/A
1350 - 6	Jersey Mikes	1,168	4%	Jan-19	Jan-30
1350 - 7 - 8	Cocina del Carmen	2,364	8%	Sep-19	Feb-30
1350 - 9 - 10	Pacific Dental Services, LLC	3,451	12%	Apr-19	Oct-29
Total Occupied SF		26,044	92%		
Total Available SF		2,396	8%		
Total Overall SF		28,440			

*LOI has been signed and the expected lease start date is not yet finalized



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