

# SUNROAD PLAZA

VISTA, CA

National Tenant New  
Construction Strip Center  
in Coastal San Diego





THE OPPORTUNITY

JLL, as an exclusive advisor is pleased to present the opportunity to acquire Sunroad Plaza (the “Property”), a national credit tenant 23,000 SF center recently built in 2021. Currently 96% leased to a diverse mix of daily needs and internet-resistant retailers, the property offers cash flow stability and an average WALT of over 10 years, all within a highly sought after coastal submarket of San Diego, CA.



PROPERTY SUMMARY

- Address**  
485 Hacienda Dr,  
Vista, CA 92081
- Total Rentable Area**  
23,540 SF
- Occupancy**  
96.2%
- Year Built/Renovated**  
2021
- Acreage**  
4.1 AC
- Parcel Numbers**  
164-231-42-00  
164-231-41-00  
164-231-40-00  
164-231-39-00  
164-231-38-00
- Year 1 NOI**  
\$1,096,238
- Parking**  
169 Stalls  
7.18/1,000 SF

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	20,238	145,089	266,236
2030 Population Projection	20,769	146,211	267,988
INCOME	1-MILE	3-MILE	5-MILE
2025 Avg. Household Income	\$125,064	\$129,516	\$139,649
2030 Avg. Household Income Projection	\$140,502	\$145,456	\$156,078
Projected Household Income Growth	12.34%	12.31%	11.76%
HOME VALUES	1-MILE	3-MILE	5-MILE
2025 Avg. Home Value	\$722,962	\$851,420	\$905,087
2030 Avg. Home Value Projection	\$863,108	\$1,001,296	\$1,054,957
Projected Home Value Growth	19.38%	17.60%	16.56%





# INVESTMENT HIGHLIGHTS



## TROPHY RETAIL ASSET LEASED TO LEADING NATIONAL BRANDS

10+ YEARS

of Weighted Average  
Lease Term

Ease of Management and

4 DRIVE THRU

Buildings

Suite	Tenant	SF	% of GLA	Lease Terms		Per SF	Base Rent		Term (Yrs)
				Start	Exp.		Annual	Monthly	
445-100	The Habit Restaurant	2,500	10.6%	Aug-21	Aug-31	\$56.00	\$140,000	\$11,667	5.7
445-200	North County Animal Hospital	3,445	14.6%	Jul-24	Jul-34	\$46.35	\$159,676	\$13,306	8.6
455	Panera Bread	4,500	19.1%	Nov-21	Feb-37	\$35.44	\$159,477	\$13,290	11.1
465-100	Starbucks	2,127	9.0%	Sep-21	Feb-32	\$69.00	\$146,763	\$12,230	6.1
465-200	Jamba Juice	1,718	7.3%	Dec-23	Nov-33	\$47.87	\$82,240	\$6,853	7.9
475	Chick-fil-A	4,800	20.4%	Aug-21	Jan-42	\$42.71	\$205,000	\$17,083	16.1
PAD 5 - 100	BodyBar Pilates	2,003	8.5%	Apr-26	Mar-36	\$46.80	\$93,740	\$7,812	10.5
PAD 5 - 200	Little Caesars Pizza	1,563	6.6%	Apr-26	Mar-36	\$42.96	\$67,146	\$5,596	10.5
PAD 5 - 300	VACANT	884	3.8%						
PROPERTY TOTAL / WALT		23,540	100%			\$46.52	\$1,054,043	\$87,837	10.4

# SUNROAD PLAZA FEATURES A LINE-UP OF RETAILERS PERFORMING AT THE TOP TIER OF THEIR CHAIN AVERAGES



Top 6%  
15 Mile Radius

#4 Location  
15 Mile Radius

474.2k  
Annual Visits



Top 13%  
15 Mile Radius

#2 Location  
15 Mile Radius

125.7k  
Annual Visits



Top 17%  
15 Mile Radius

#2 Location  
15 Mile Radius

291.3k  
Annual Visits



Top 34%  
15 Mile Radius

#3 Location  
15 Mile Radius

722.3k  
Annual Visits



## TWO BRAND NEW 10-YEAR LEASES SIGNED TO STRONG NATIONAL TENANTS

- BodyBar Pilates and Little Caesars: 10-year terms with rent escalations throughout
- Both tenants secured dual 5-year renewal options
- Expected openings: BodyBar Pilates (March '26), Little Caesars (May '26)



# INVESTMENT HIGHLIGHTS



## ROBUST DEMOGRAPHICS & TRADE AREA FUNDAMENTALS

The trade area includes over 145,000 residents within a three-mile radius, with average household incomes exceeding \$129,000. Ongoing population and income growth support long-term retail demand and investment performance.



## INSTITUTIONAL-QUALITY TENANCY & CREDIT PROFILE

Sunroad Plaza is 96% leased to established national and regional tenants, including Starbucks, Chick-fil-A, Panera Bread, The Habit Burger Grill, Jamba Juice, and Little Caesars Pizza. Over 55% of the leasable square footage is occupied by credit retailers with long-term leases, ensuring predictable, secure income streams and reinforcing the center's reputation as a premier neighborhood destination.



## NEW CONSTRUCTION WITH MINIMAL DEFERRED MAINTENANCE NEEDS

Delivered in 2021, Sunroad Plaza features minimized capital expenditures and maintenance needs, providing investors with stable ownership and true turnkey retail investment.



SITE PLAN



TENANT ROSTER

SUITE	TENANT	SF	% OF GLA	PER SF	EXP.
445-100	The Habit Restaurant LLC	2,500	10.62%	\$56.00	Aug-31
445-200	North County Animal Hospital	3,445	14.63%	\$46.35	Jul-34
455	Panera Bread	4,500	19.12%	\$35.44	Feb-37
465-100	Starbucks Corporation	2,127	9.04%	\$69.00	Feb-32
465-200	Jamba Juice	1,718	7.30%	\$47.87	Nov-33
475	Chick-fil-A, Inc.	4,800	20.39%	\$42.71	Jan-42
PAD 5 - 100	BodyBar Pilates	2,003	8.51%	\$46.80	Mar-36
PAD 5 - 200	Little Caesars Pizza	1,563	6.64%	\$42.96	Mar-36
TOTAL OCCUPIED SF		22,656	96.24%	\$46.52	
PAD 5 - 300	Vacant	884	3.76%		
TOTAL AVAILABLE SF		884	3.76%		
TOTAL OVERALL SF		23,540	100.00%		







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