

Marcus & Millichap
THE AZZI GROUP

OFFERING MEMORANDUM

1825 E VISTA WAY

VISTA, CA 92084



THE AZZI GROUP

40
YEARS
OF EXCELLENCE
Marcus & Millichap



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Marcus & Millichap
THE AZZI GROUP

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01

PROPERTY DESCRIPTION



— PROPERTY DETAILS —

The Azzi Group of Marcus and Millichap is pleased to present the opportunity to acquire 1825 E Vista Way, a retail investment opportunity located in the highly desirable 92084 zipcode of Vista.

SUBJECT PROPERTY		
Property Address	1825 E Vista Way Vista, CA 92084	
Assessor's Parcel Number	171-250-48-00	
Zoning	C-1	
Number of Units	1	
Number of Parking Spaces	35	
Number of Buildings	1	
Number of Stories	1	
Year Built	1974	
Gross Square Feet	2,842	
Lot Size	22,651	SF
Type of Ownership	Fee Simple	

—INVESTMENT HIGHLIGHTS—



◆ **Value-Add Freestanding Retail Building with Operational Flexibility** – The property consists of a **vacant 2,842 square foot freestanding retail building** situated on an oversized commercial parcel with ample parking, offering investors or owner-users the opportunity to renovate and reposition the asset for a variety of retail, restaurant, or service uses. Freestanding buildings provide operational flexibility without the constraints commonly associated with multi-tenant retail centers.

◆ **Owner-User or Investor Opportunity** – The property is well-suited for an owner-user seeking to occupy and customize the building or an investor looking to renovate and lease the asset to a retail or restaurant tenant.

◆ **Oversized Commercial Parcel with Significant Redevelopment Optionality** – The property is situated on an approximately **22,651 square foot lot** while the existing building totals only **2,842 square feet**, creating low site coverage and providing flexibility for building expansion, site reconfiguration, or potential redevelopment.

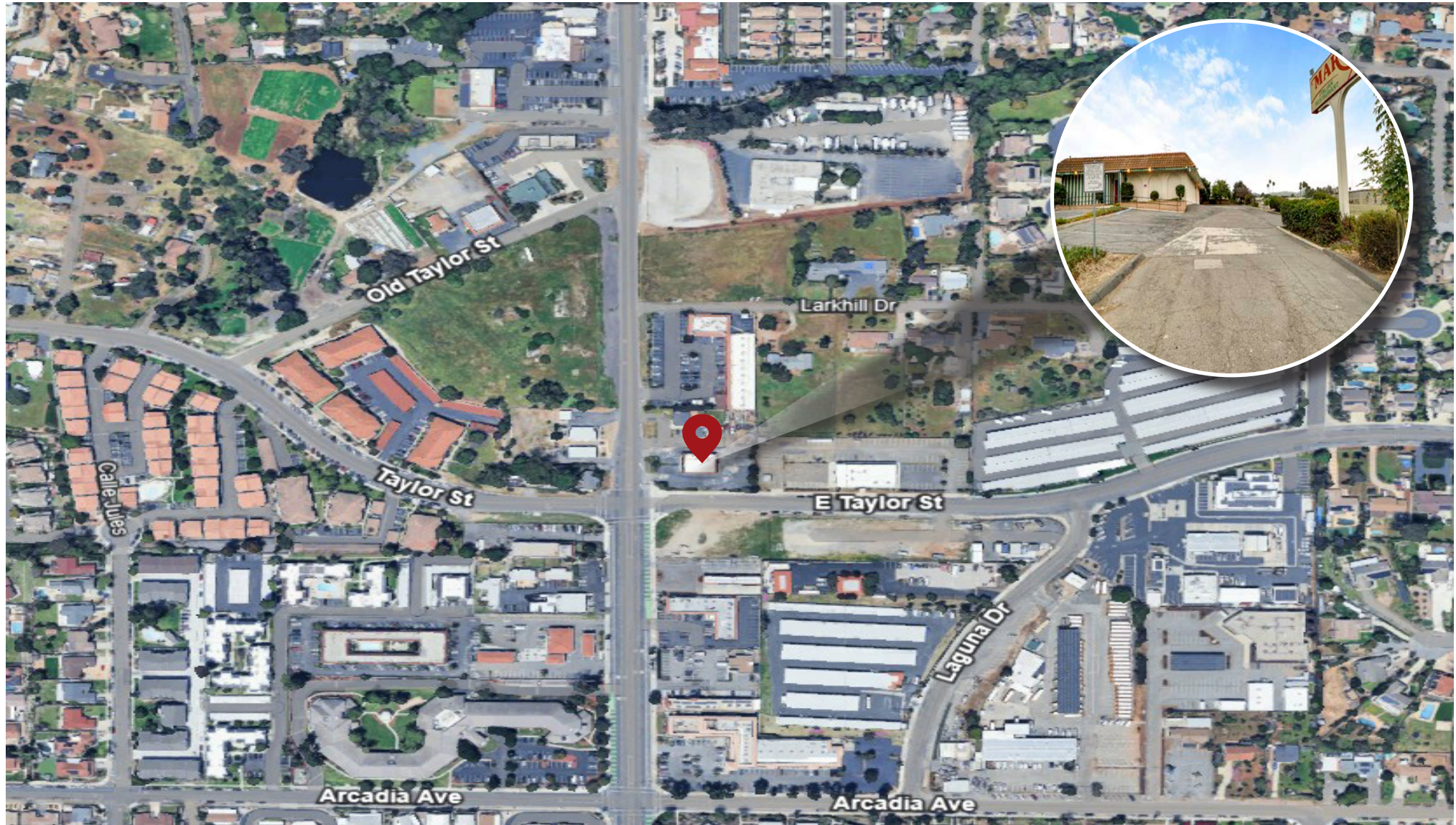
◆ **Flexible Commercial Zoning (C-1)** – The property is zoned C-1 Commercial, allowing a wide range of retail, restaurant, and service uses suitable for both owner-users and investors.

◆ **Drive-Thru Retail or QSR Conversion Potential** – The property's **large parcel size and freestanding building configuration** create potential for drive-thru or quick-service restaurant conversion, subject to municipal approvals, making the site attractive to national and regional restaurant operators.

◆ **High Visibility Along E Vista Way** – Located along **East Vista Way**, a primary commercial corridor serving the Vista community, the property benefits from strong visibility, accessibility, and proximity to surrounding residential neighborhoods.

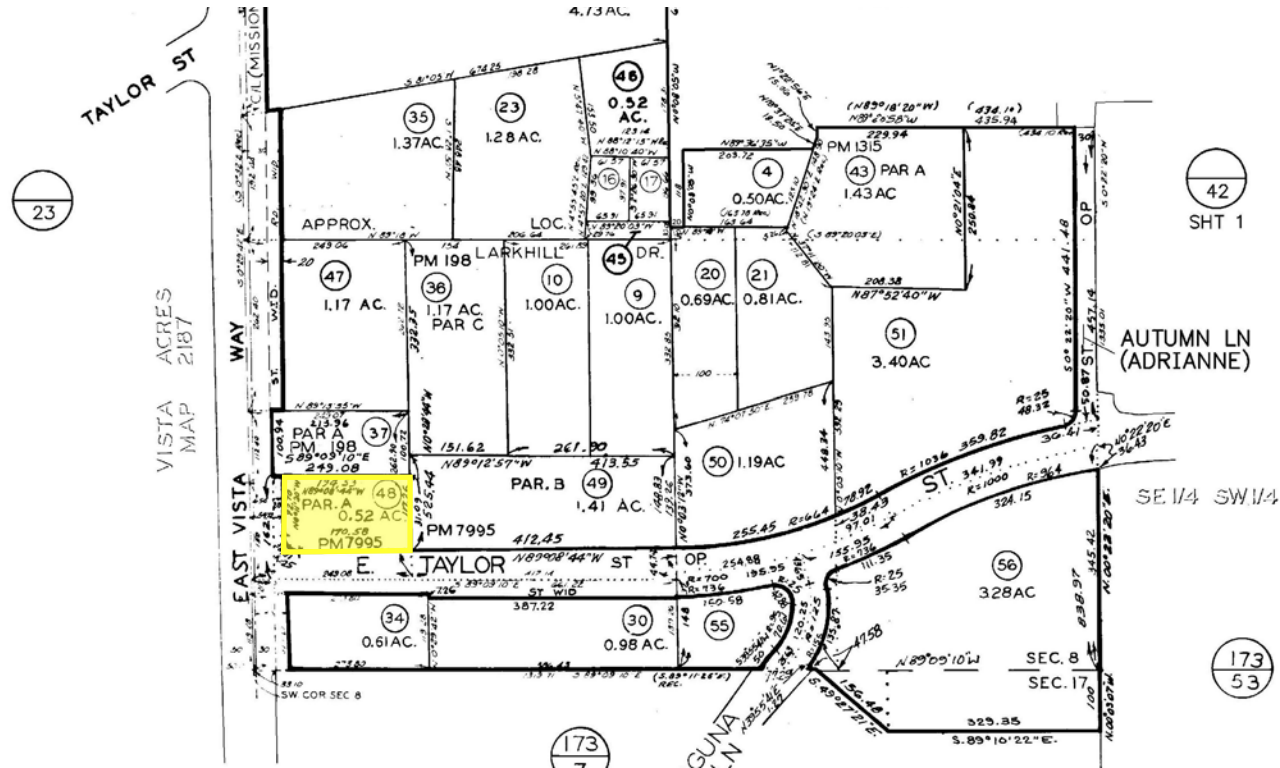
◆ **Attractive San Diego County Retail Location** – Vista is located within the **North County San Diego region**, benefiting from strong population growth, a diverse economic base, and continued demand for neighborhood retail and restaurant services. benefits from strong visibility, accessibility, and proximity to surrounding residential neighborhoods.

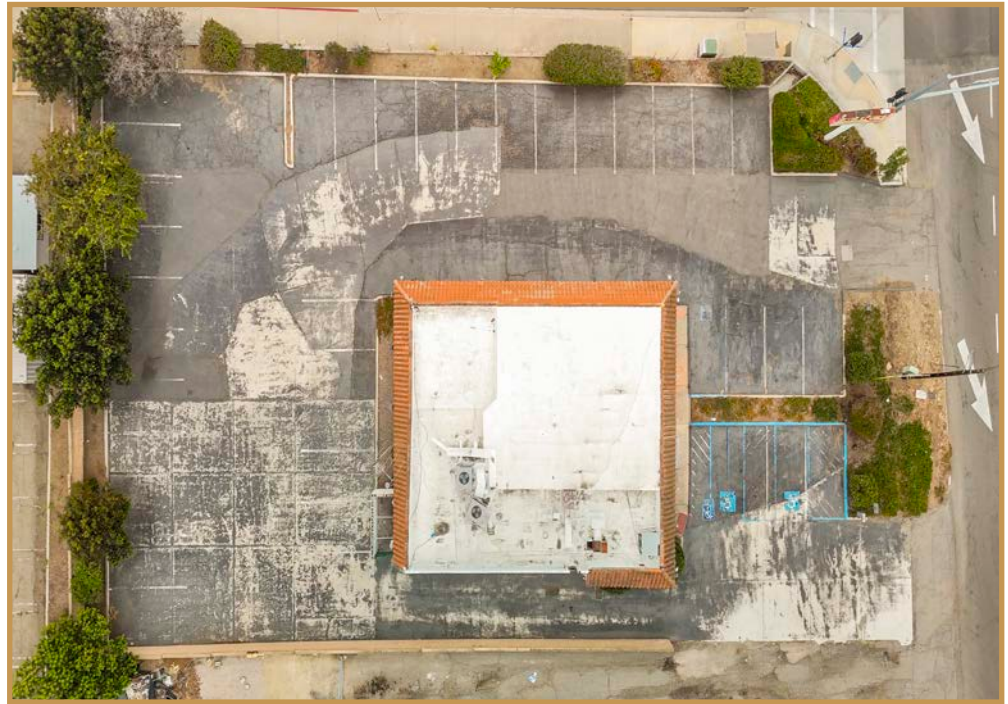
AERIAL MAP



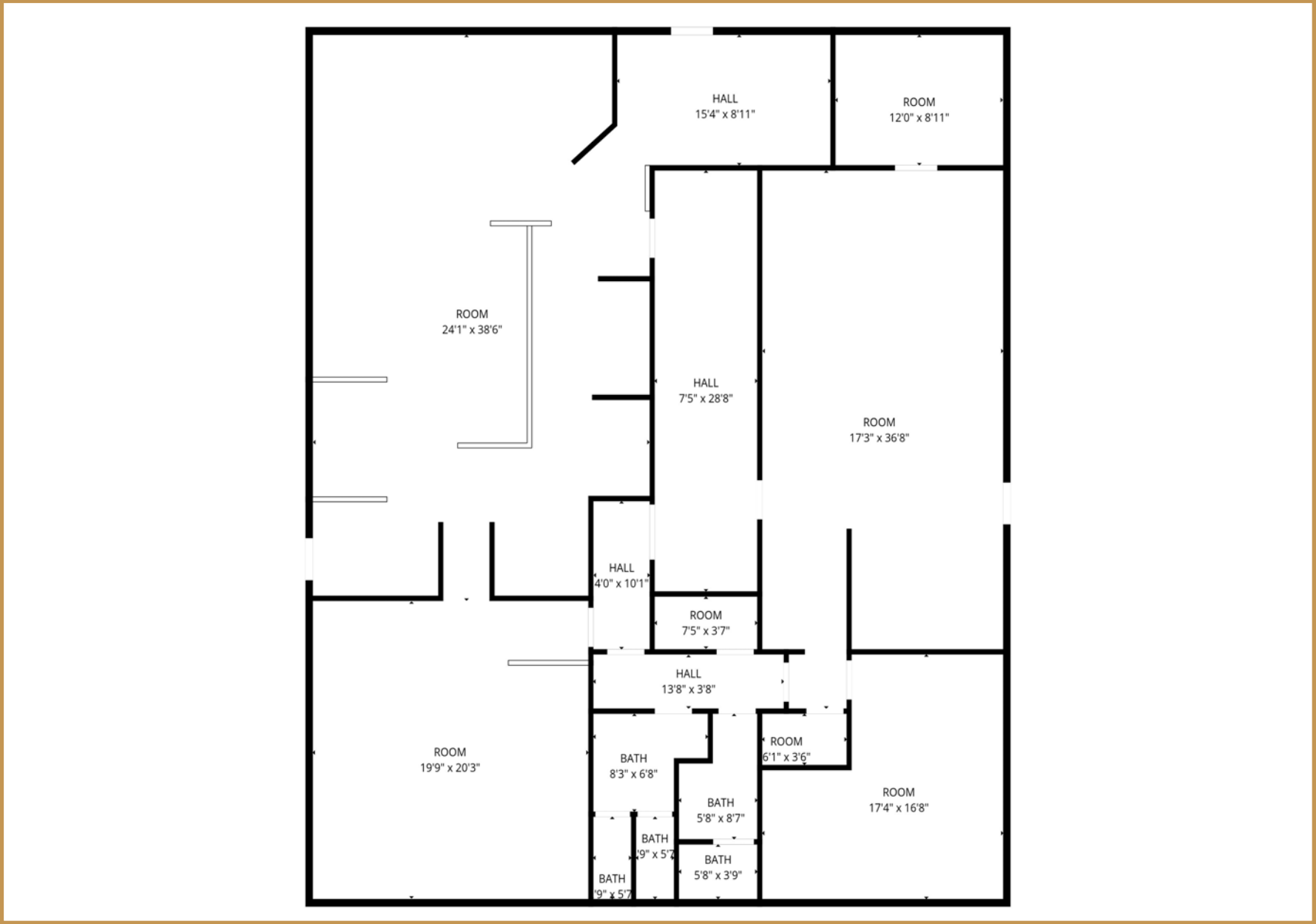
TAX MAP

APN: 171-250-48-00





INTERIOR FLOOR PLAN



LOCATION HIGHLIGHTS



WAVE WATERPARK



MOONLIGHT AMPHITHEATRE



VISTA FARMERS MARKET



ANTIQUE GAS & STEAM ENGINE MUSEUM



ALTA VISTA BOTANICAL GARDENS

02

COMPARABLES



— SALE COMPARABLES —



1825 E Vista Way
Vista, CA 92084



728 Civic Center Dr
Vista, CA 92084



116 E Grand Ave
Escondido, CA 92025



1409 E 4th St
Ontario, CA 91764



515 W 13th Ave
Escondido, CA 92025



6118 Paseo Del Norte
Carlsbad, CA 92011



3502 W 1st St
Santa Ana, CA 92703



— SALE COMPARABLES —

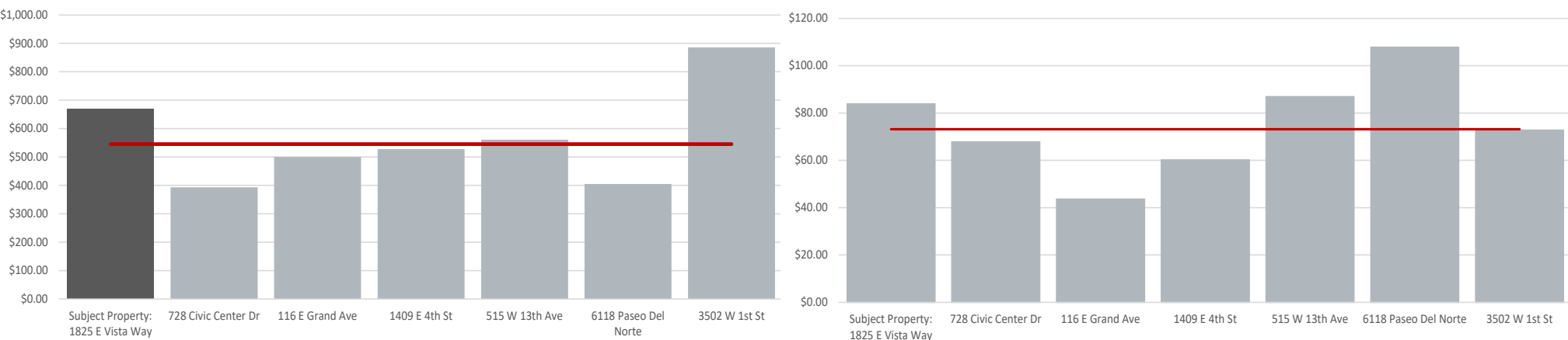
	ADDRESS	Sale Price	Year Built	GLA (SF)	Lot Size (SF)	Price/SF Land	Price/SF	COE
	Subject Property: 1825 E Vista Way	\$1,899,000	1974	2,842	22,651	\$83.84	\$668.19	N/A
1	728 Civic Center Dr Vista, CA 92084	\$945,000	1948	2,404	13,939	\$67.80	\$393.09	3/26/2026
2	116 E Grand Ave Escondido, CA 92025	\$1,500,000	1979	3,000	34,412	\$43.59	\$500.00	3/5/2026
3	1409 E 4th St Ontario, CA 91764	\$2,300,000	1966	4,360	38,199	\$60.21	\$527.52	9/2/2025
4	515 W 13th Ave Escondido, CA 92025	\$5,300,000	1977	9,448	60,984	\$86.91	\$560.97	1/3/2025
5	6118 Paseo Del Norte Carlsbad, CA 92011	\$4,600,000	1980	11,366	42,689	\$107.76	\$404.72	12/31/2024
6	3502 W 1st St Santa Ana, CA 92703	\$2,250,000	1969	2,540	30,928	\$72.75	\$885.83	9/6/2024
			AVG.	5,520	36,859	\$73.17	\$545.36	

AVERAGE PRICE PER SF

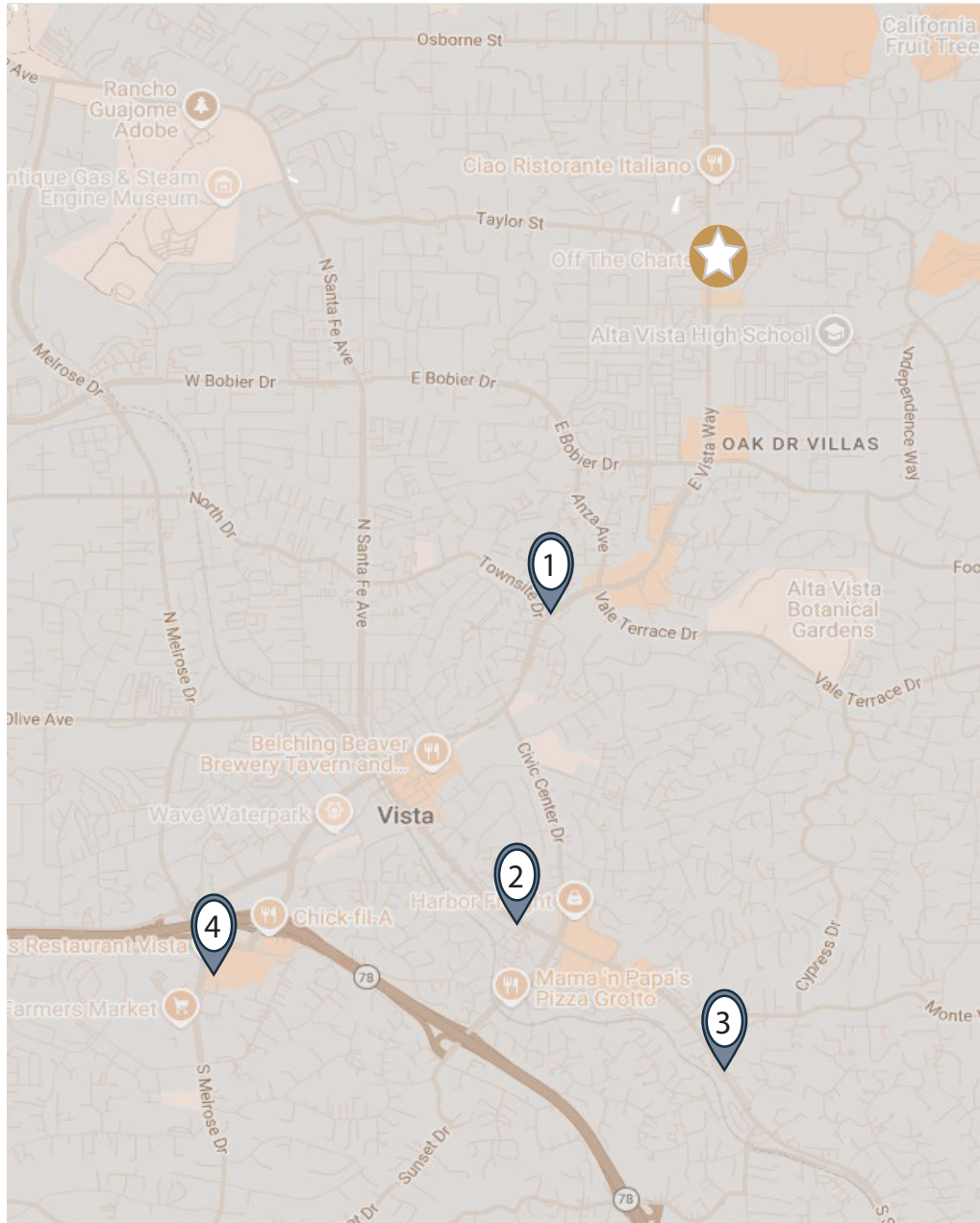
\$545.36

AVERAGE PRICE PER SF LAND

\$73.17



RENT COMPARABLES



1825 E Vista Way
Vista, CA 92084



822 E Vista Way
Vista, CA 92084



702 S Santa Fe Ave
Vista, CA 92084



1234 S Santa Fe Ave
Vista, CA 92084

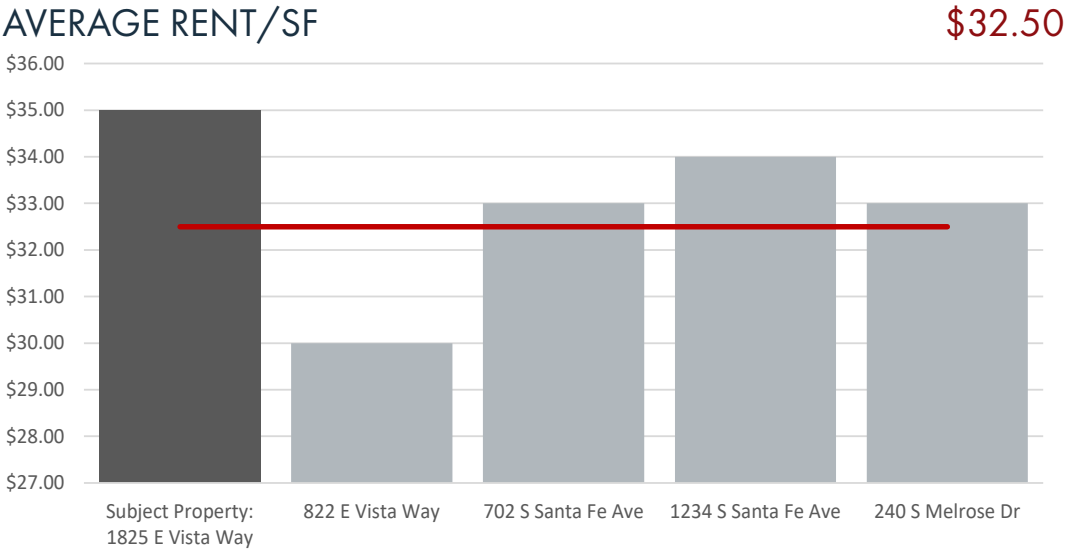


240 S Melrose Dr
Vista, CA 92081



	PROPERTY NAME	TYPE	NO. OF UNITS	YEAR BUILT	GLA (SF)	RENT/SF*	RENT/SF/MONTH	RENT/SF/YEAR
	Subject Property: 1825 E Vista Way Vista, CA 92084	Retail - Restaurant	1	1974	2,842	\$35.00	\$8,289	\$99,470
1	822 E Vista Way Vista, CA 92084	Retail - Restaurant	1	2000	2,000	\$30.00	\$5,000	\$60,000
2	702 S Santa Fe Ave Vista, CA 92084	Retail - Restaurant	1	1960	3,884	\$33.00	\$10,681	\$128,172
3	1234 S Santa Fe Ave Vista, CA 92084	Retail - Restaurant	1	1950	4,024	\$34.00	\$11,401	\$136,816
4	240 S Melrose Dr Vista, CA 92081	Retail - Restaurant	1	1995	5,444	\$33.00	\$14,971	\$179,652
				AVG.	3,838	\$32.50	\$10,513.33	\$126,160.00

*Costar Estimated



03

FINANCIALS



FINANCIAL OVERVIEW

LOCATION

1825 E Vista Way
Vista, CA 92084

Price	\$1,899,000
Number of Units	1
Gross Square Feet	2,842
Price/SF	\$668.19
Price/SF Land	\$83.84
CAP Rate - Pro Forma	5.24%
Year Built	1974
Lot Size	22,651 SF

ANNUALIZED OPERATING DATA

Income	Pro forma
Rent	\$99,470
Gross Potential Rent	\$99,470

RENT ROLL

Tenant	Approx. Unit SF	Pro Forma Rent/SF	Pro Forma Rent/SF/Month	Pro Forma Rent/SF/Year
VACANT	2,842	\$35.00	\$8,289.17	\$99,470.00





1825

MARCO
ITALIAN
RESTAURANT



**1825 E Vista Way
Vista, CA 92084**

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