

# TERRACE PLAZA

📍 22220 & 22200 BARTON RD  
CITY OF GRAND TERRACE



*Ams*  
**REAL ESTATE SERVICES**  
Residential & Commercial

4040 MacArthur Blvd suite  
309 Newport Beach Ca 92660

## TERRACE PLAZA

- STARBUCKS
- WING-STOP
- Piara Pizza  
FRESH and READY!
- BASKIN **BR** ROBBINS
- Rapha Tea



**Matthew Arfa** | DRE #02048672

📞 949-679-7733 📱 714-726-9909 ✉️ [matthew@amsbrokers.com](mailto:matthew@amsbrokers.com)



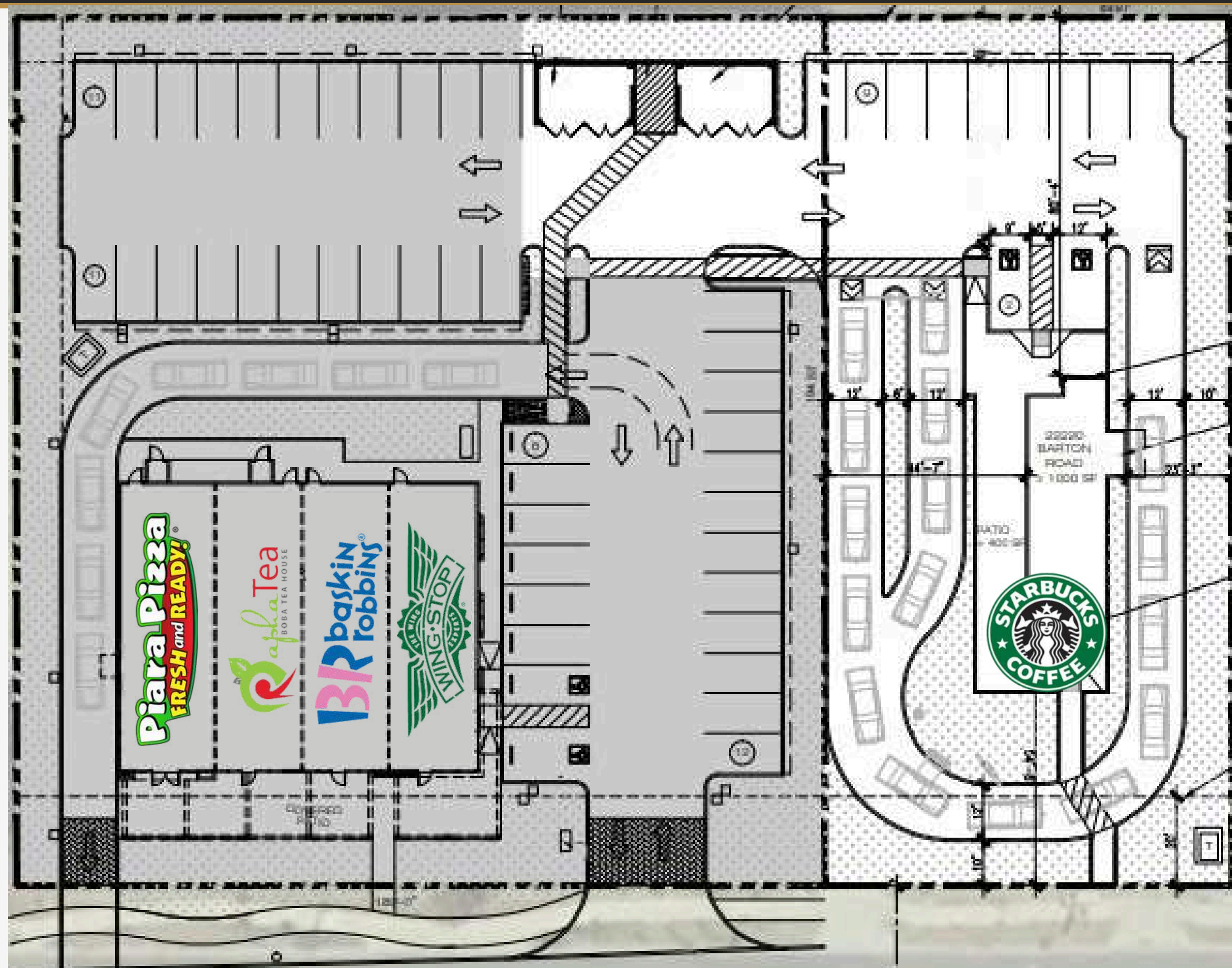
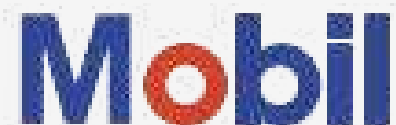
## TERRACE PLAZA

- Zoned General Commercial.  
APN# 0275-242-10 & 11

Across the street from Vibrant

- Stater Bros center with  
McDonald's , Miguels, Auto Zone.





### NEARBY RETAILERS:





## TERRACE PLAZA

📍 22200 BARTON RD  
CITY OF GRAND TERRACE

- |  |   |   |
|--|---|---|
| <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px; text-align: center; line-height: 20px;">A</div> |  | <b>PIARA PIZZA:</b> Rent: <b>\$78,000.00</b> Per year +++ Increase on the 3rd year (2025) |
| <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px; text-align: center; line-height: 20px;">B</div> |  | <b>RAPHA TEA:</b> Rent: <b>\$45,000.00</b> Per year +++ Yearly increase                   |
| <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px; text-align: center; line-height: 20px;">C</div> |  | <b>BASKIN ROBBINS:</b> Rent: <b>\$45,000.00</b> Per year +++ Yearly increase              |
| <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px; text-align: center; line-height: 20px;">D</div> |  | <b>WING STOP:</b> Rent: <b>\$49,140.00</b> Per year +++                                   |





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**STARBUCKS:** Rent: **\$149,000.00** Per year +++ .



THE PROPERTIES ARE  
ON A TRIPLE NET  
CONTRACTS



# INVESTMENT SUMMARY



**📍 22200 BARTON RD**  
**PIARA PIZZA, RAPHA TEA,  
BASKIN ROBBINS, WING STOP**

**OFFERING PRICE:** \$4,575.000

**NOI (Year 1):** \$217,140

**CAP RATE (YEAR 1):** 4.75%

**NOI (YEAR 2):** \$226,840

**CAP RATE (YEAR 2):** 5%

**OCCUPANCY:** 100%

**TOTAL BUILDING AREA:** 5200 SF



**📍 22220 BARTON RD**  
**STARBUCKS**

**OFFERING PRICE:** \$3,725.000

**NOI (Year 1):** \$149,000

**CAP RATE (YEAR 1):** 4.00%

**OCCUPANCY:** 100%

**TOTAL BUILDING AREA:** 1000 SF



**📍 22200 & 22220 BARTON RD**  
**BOTH**

**OFFERING PRICE:** \$7,700.000

**NOI (Year 1):** \$366,140

**CAP RATE (YEAR 1):** 4.75%

**NOI (YEAR 2):** \$375,840

**CAP RATE (YEAR 2):** 4.88%

**OCCUPANCY:** 100%

**TOTAL BUILDING AREA:** 6200 SF



## ABOUT CITY OF GRAND TERRACE



Incorporated in 1978, Grand Terrace is known for offering a superb quality of life with a relaxed small-town feel, along with quiet neighborhoods, clean streets, high achieving public schools and a safe community environment. Neighboring one of the most prestigious universities and Hospitals in the nation.

## GRAND TERRACE IMPROVEMENTS

The City of Grand Terrace is scheduled for a new look on Barton Road with the start of the \$92,300,000 Barton Road, I-215 interchange project. The project started in the summer of 2017 and will conclude in 2019. The project is fully funded from State and Federal Highway funds and is warranted because the current onramp capacity of 28,000 cars per day is expected to increase to 40,000 cars per day by 2040.

A key traffic feature in the project will be a round-about on the west end of Barton Road for southbound traffic exiting and merging onto I-215. In addition, the bridge will expand to 4 lanes. Barton Road from Grand Terrace Road to Vivienda Avenue will also receive an overlay.

Other enhancements to the project include the cul-de-sac off of Michigan and Barton Road and the extension of Commerce Way to Barton Road and Vivienda Avenue. An additional side street will be developed between Grand Grand Terrace Road and Vivienda Avenue, southeast of Grand Terrace Fitness Park, providing residents improved access between the two streets.

