

1221

FOR SALE

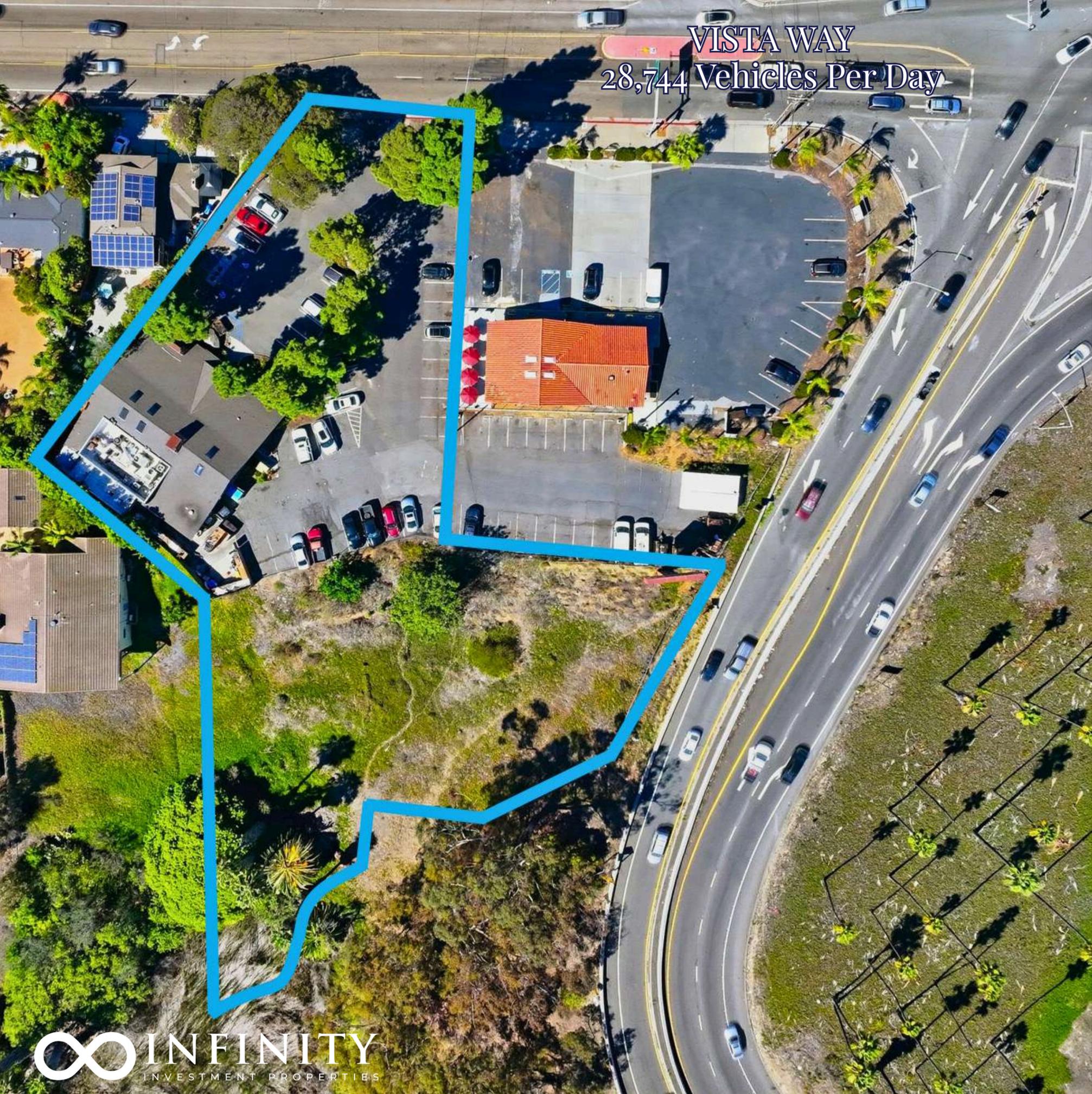
Sale Includes Real Estate Only & Does Not Include Business. Please Do Not Disturb Tenant

VISTA WAY
OCEANSIDE, CA 92054



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 INFINITY
INVESTMENT PROPERTIES



VISTA WAY
28,744 Vehicles Per Day

THE OPPORTUNITY

± 5,558 SF
Building Size

± 60,113
Lot Size

1972
Year Built

VC- Visitor Commercial
Zoning Code

Hunter Steakhouse
Tenant

3
Stories

155-140-26-00
APN

INVESTMENT HIGHLIGHTS

1221 Vista Way is a three-story, single-tenant restaurant property totaling approximately 5,558 SF on a ±60,113 SF lot in Oceanside, California. The property is occupied by Hunter Steakhouse under an absolute NNN lease, generating an **in-place NOI of \$189,763.14 with CPI increases every 2 years (Capped at 4%)**. Zoned VC (Visitor Commercial), the site offers long-term stability and minimal landlord responsibilities. Conveniently located near both the I-5 and SR-78 freeways, the property enjoys **strong visibility, accessibility, and a prime coastal location** in North County.

DETAILS:

Sale Price	\$4,125,000 \$3,750,000
NOI	\$189,763.14
Rent Increases	<i>CPI every 2 years - 4% Cap</i>
Lease Type	<i>NNN - Zero Landlord Responsibilities</i>
Lease Expiration	<i>June 30, 2030</i>
1 st Option Expiration Date	<i>June 30, 2035</i>
2 nd Option Expiration Date	<i>June 30, 2040</i>
Additional Option	<i>June 30, 2050</i>



DEMOGRAPHICS

1 MILE

POPULATION
12,137

AVERAGE HH INCOME
\$118,402

HOUSEHOLDS
5,192

3 MILE

POPULATION
87,068

AVERAGE HH INCOME
\$108,204

HOUSEHOLDS
35,787





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- 9
- 10
- 11

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11

1221 Vista Way

NEARBY AMENITIES



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