

1221

FOR SALE

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

VISTA WAY
OCEANSIDE, CA 92054



LEV MIZAN

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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**

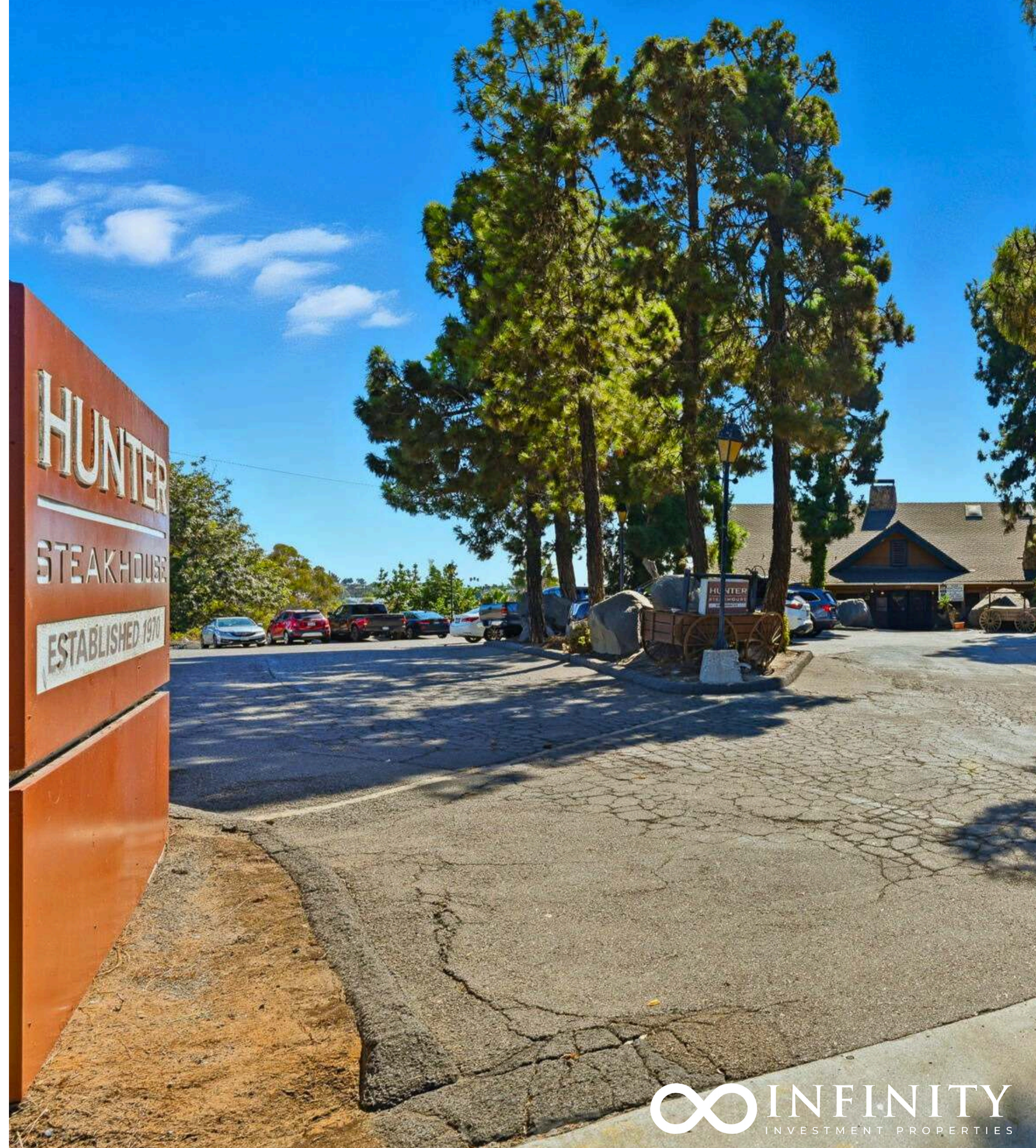
Rent Increases *CPI every 2 years - 4% Cap*

Lease Type *NNN - Zero Landlord Responsibilities*

Lease Expiration *June 30, 2030*

1st Option Expiration Date *June 30, 2035*

2nd Option Expiration Date *June 30, 2040*



DEMOGRAPHICS

1 MILE

POPULATION
12,137

AVERAGE HH INCOME
\$118,402

HOUSEHOLDS
5,192

3 MILE

POPULATION
87,068

AVREAGE HH INCOME
\$108,204

HOUSEHOLDS
35,787





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

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

1221 Vista Way

NEARBY AMENITIES



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