



COMMERCIAL RETAIL  
CASH FLOW  
OPPORTUNITY

**FOR SALE**

984 E VISTA WAY  
VISTA, CA 92084

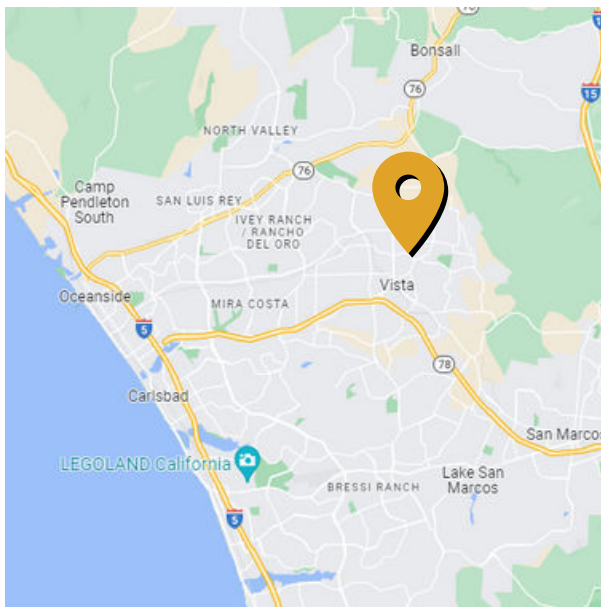
APN: 176-030-03-00



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## EXECUTIVE SUMMARY

**PALISADE COMMERCIAL REALTY IS PLEASED TO PRESENT 984 E VISTA WAY LOCATED IN THE CITY OF VISTA, CALIFORNIA. THIS PROPERTY IS SETTLED IN A GROWING CITY CLOSE TO THE BEACHES, ESCONDIDO, SAN MARCOS, CARLSBAD, OCEANSIDE, AND CAMP PENDLETON.**

**THE SUBJECT PROPERTY CONSISTS OF THREE IN-LINE RETAIL UNITS TOTALING APPROXIMATELY 2,000 SQUARE FEET. THE PROPERTY SITS ON THE BUSY STREET, EAST VISTA WAY, FACING BOTH SOUTH AND WEST AND HAS APPROXIMATELY 10 PARKING SPACES.**

**VISTA IS A GROWING CITY WITH STRONG DEMOGRAPHICS AND IS WELL-POSITIONED GEOGRAPHICALLY. VISTA IS LOCATED CENTRALLY BETWEEN STATE ROUTE 76, STATE ROUTE 78, INTERSTATE 5, AND INTERSTATE 15. THIS COMMERCIAL RETAIL PROPERTY OFFERS AN INVESTOR THE RIGHT OPPORTUNITY TO GENERATE STRONG CASH FLOWS FROM STABLE TENANTS.**



# PROPERTY OVERVIEW

984 E VISTA WAY | VISTA, CA 92084



**LOT SIZE:**

10,890 SQ. FT.

**SALE PRICE:**

\$1,595,000

**OCCUPANCY:**

100%

**TOTAL UNITS:**

3 RETAIL UNITS



**SELLING PRICE**

\$1,595,000



**LOCATION**

LOCATED IN VISTA, CALIFORNIA



**APNS AND ACREAGE**

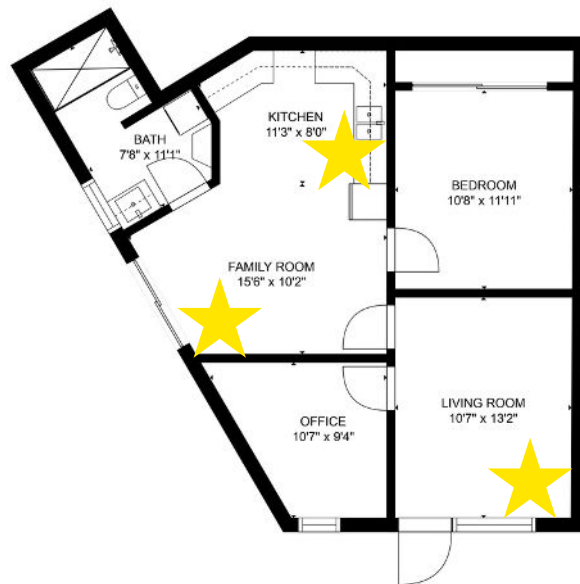
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BUILDING: 2,000 SQ. FT.

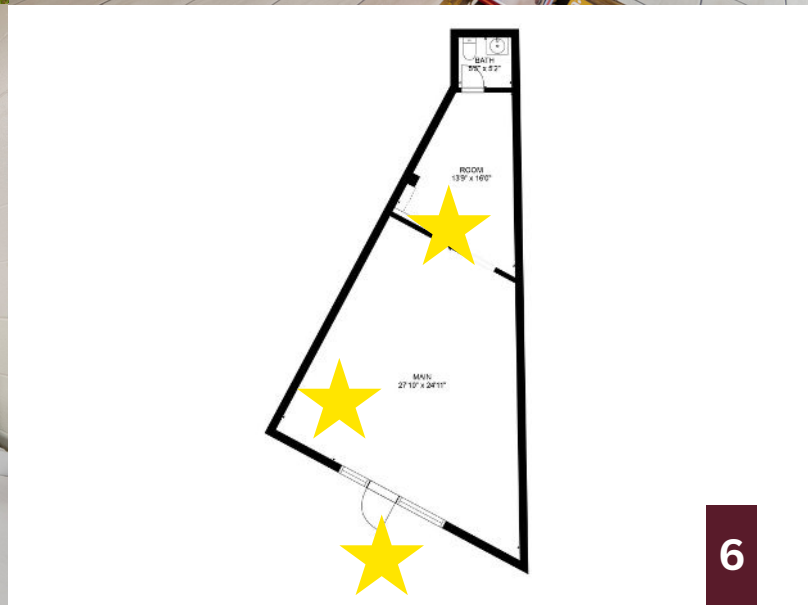


**TRAVEL TIME**

JUST 20 MINUTES FROM THE BEACH! LOCATED ON THE BUSY EAST VISTA WAY AND NESTLED BETWEEN ESCONDIDO, SAN MARCOS, CARLSBAD, OCEANSIDE, AND CAMP PENDLETON.







# RENT ROLL

984 E VISTA WAY | VISTA, CA 92084

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UNIT	TENANT	CURRENT RENT MONTHLY/ANNUAL		RENTABLE SPACE/ANNUAL RENT PER SQUARE FOOT	NOTES & EXTENSION OPTIONS
984-A	SOLOMA ENVIOS	\$1,750.00	\$21,000.00	553 sf. \$37.98 sf.	\$1,750 security deposit. Landlord responsible for utilities.
984-B	VERONICA'S HAIR SALON	\$2,000.00	\$24,000.00	728 sf. \$32.97 sf.	\$2,000 security deposit. Tenant responsible for utilities.
984-C	VISTA PSYCHIC AND TAROT CARD READER	\$2,500.00	\$30,000.00	685 sf. \$43.80 sf.	No existing security deposit. Tenant responsible for utilities.
	<b>TOTALS</b>	<b>\$6,250.00</b>	<b>\$75,000.00</b>		

# FINANCIALS

984 E VISTA WAY | VISTA, CA 92084

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## Income

Monthly Gross Rent	\$	6,250
Total Annual Gross Rent	\$	75,000

## Annual Expenses

Utilities	\$	8,149
Water*	\$	800
Insurance	\$	1,574
Property Taxes**	\$	19,938

<u>Net Rental Income</u>	\$	44,539
<u>Cap Rate**</u>		2.79%

\*estimate by seller

\*\*based on assumed sales price of \$1,595,000 and 1.25% property tax rate



# LOCATION OVERVIEW

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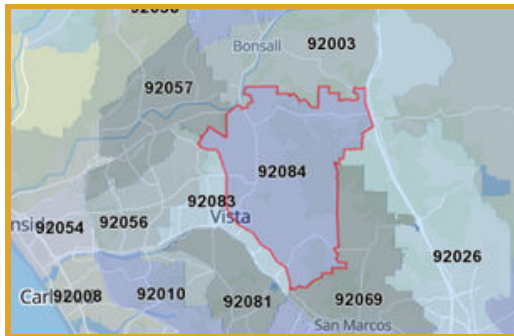
## VISTA



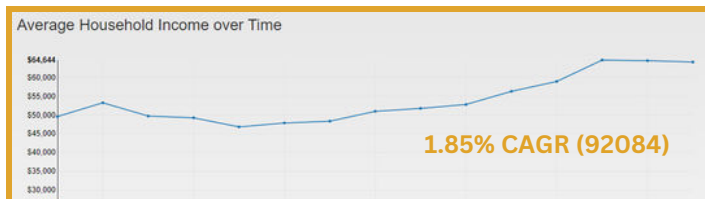
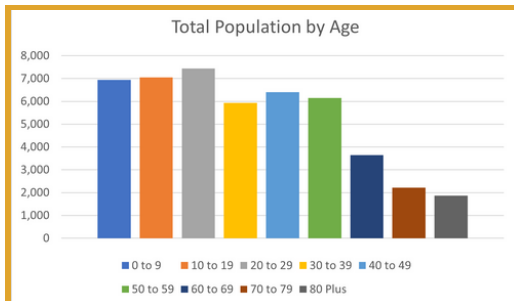
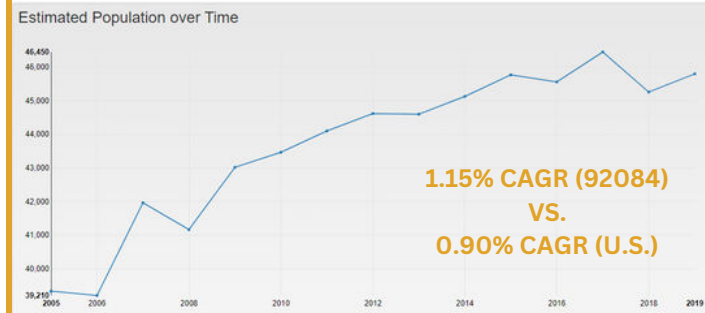
VISTA IS A CITY IN NORTHERN SAN DIEGO COUNTY KNOWN FOR ITS MEDITERRANEAN CLIMATE, ITS PROXIMITY TO THE BEACHES AND CAMP PENDLETON, THE VISTA BUSINESS PARK, AND ITS RECREATIONAL OFFERINGS.

# AREA DEMOGRAPHICS

984 E VISTA WAY | VISTA, CA 92084



Population	47,664	Land Area	26.17 sq mi
Population Density	1,821 people per sq mi	Water Area	0.02 sq mi
Housing Units	15,562	Occupied Housing Units	14,671
Median Home Value	\$391,800	Median Household Income	\$47,559





**FOR MORE INFORMATION CONTACT**

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# DISCLAIMER STATEMENT

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