

Freestanding Drive-Thru Restaurant Owner-User / Investment Opportunity

FOR SALE

\$1,225,000



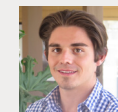
1004 S. Santa Fe Ave, Vista, CA 92084



Exclusively listed by



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OFFERING PRICE

\$1,225,000

TENANCY

To be delivered vacant

TOTAL BUILDING AREA

2,343 SF; 1,737 SF + 606 SF
of Basement

CURRENT USE

Drive-Thru Mexican
Restaurant

TOTAL LAND AREA

0.42 Acres

TOTAL LAND FOOTAGE

18,459 SF

APN

179-080-57

OWNERSHIP

Fee Simple

YEAR BUILT

1985

PARKING

18 Surface Spaces

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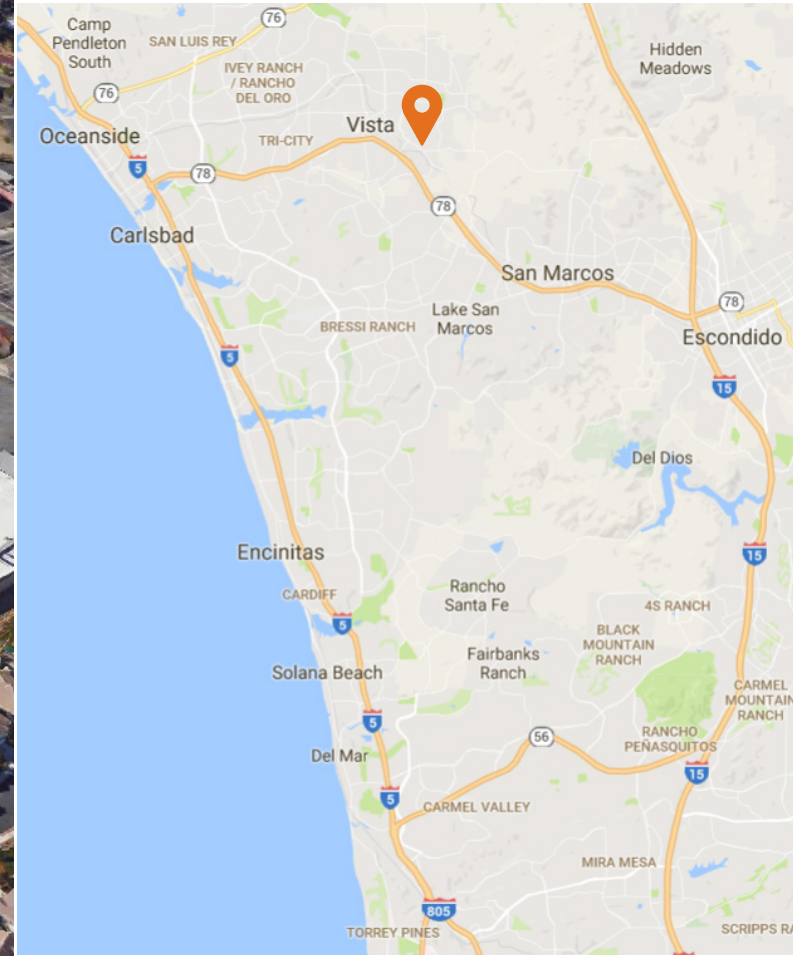
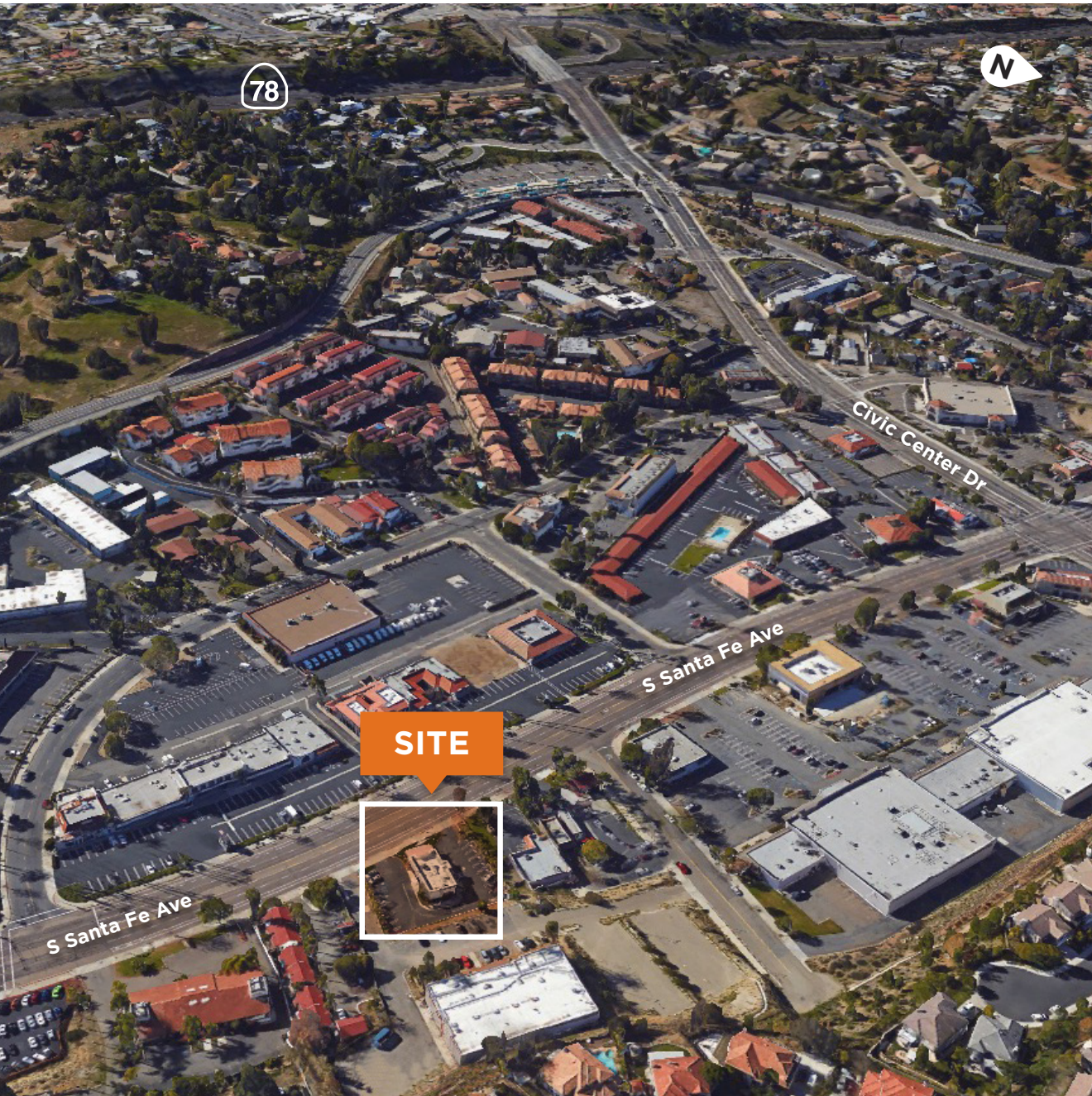


- Extraordinary opportunity to acquire a Turn-Key Drive-Thru restaurant property located on South Santa Fe Ave in Vista, CA.
- Suitable for an Owner-User wanting to own vs. lease, or an Investor seeking to add value through lease-up of the property.
- The building can be delivered with all existing fixtures and equipment at an additional cost; currently operating as a Mexican restaurant.
- Large 0.42 Acre lot with abundant parking, including 18 surface spaces. Parking lot was recently re-surfaced and re-striped.
- Located within 1/2 a mile of the 78 Freeway, off the exit of Civic Center Drive.
- Located in a commercial pocket surrounded by residential neighborhoods with 110,000 residents within a 3-mile radius.



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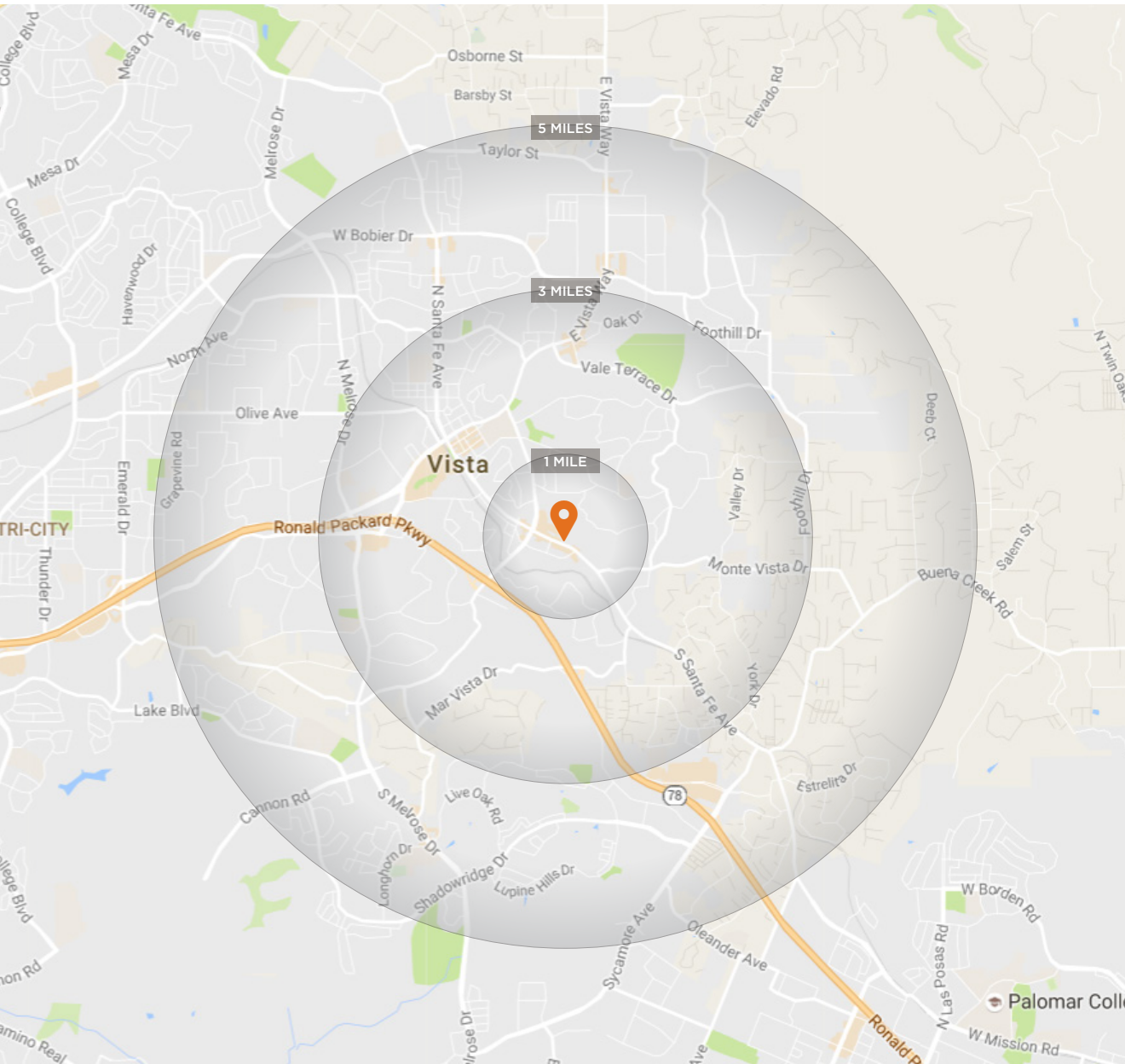




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1 MILE	2010	2016	2021
Population	13,827	14,258	14,853
Households	4,398	4,460	4,615
Avg Household Income	N/A	\$77,605	\$84,489

3 MILES	2010	2016	2021
Population	104,461	109,284	114,681
Households	33,618	34,606	36,147
Avg Household Income	N/A	\$74,124	\$80,211

5 MILES	2010	2016	2021
Population	110,004	117,713	125,494
Households	38,334	40,342	42,713
Avg Household Income	N/A	\$86,889	\$94,031

AVG DAILY TRAFFIC COUNT:	
South Santa Fe Ave	22,500 Vehicles
Civic Center Drive	36,000 Vehicles



Owner-User Estimated Financing

	SBA 504	SBA 7a	
Real Estate Purchase Price	\$1,225,000	\$1,225,000	
Down Payment	\$122,500 (10%)	\$183,750 (15%)	
Bank Loan Amount	\$612,500 (50%)	\$1,041,250 (85%)	
CDC/SBA Loan Amount	\$490,000 (40%)	N/A	
	Bank	Debenture	Bank
Loan Amount	\$612,500	\$490,000	\$1,041,250
Interest Rate	4.59%	4.08%	4.22%
Terms	Fixed	Fixed	
Amortization (Yrs)	25	10	25
Estimated Fees*	\$0	\$12,535	\$27,333
*504 and 7a loan fees can be tied into the loan.			
Cash Required	\$122,500	\$183,750	
Monthly Payment	\$8,565	\$5,771	
Monthly Payment Per Square Foot	\$3.66	\$2.46	



¹This information is for discussion purposes only and is subject to change. This is not an offer or commitment to lend; any loan offer would be subject to underwriting, additional terms and conditions, and for the SBA programs, a determination of SBA eligibility. Variable rates are comprised of an Index plus a margin. Additional fees may apply, and fee amounts may vary by product. Additional collateral requirements may apply for SBA 7(a) loans with an LTV greater than 85%. Under the SBA 504 program, Chase would make the 2nd loan on an interim basis until the loan is taken out by the CDC. The terms shown above for this loan reflect the terms of the long term CDC loan, and the terms of Chase's 2nd are not shown as it is only an interim loan.

For full proposal, contact:

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(619) 876-9381



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