



FOR SALE
\$1,825,000

DOWNTOWN
VISTA
RESTAURANT
OWNER-USER
OR INVESTMENT
OPPORTUNITY

230 S. SANTA FE AVE.
VISTA, CA 92084



INVESTMENT SUMMARY

\$1,825,000

OFFERING PRICE

INCLUDES REAL ESTATE & RESTAURANT ASSETS

3,612 SF

TOTAL BUILDING AREA

\$552

PRICE PER SQUARE FT

27,007 SF

TOTAL LAND FOOTAGE

RESTAURANT

CURRENT USE

VACANT

1 UNIT

FEE SIMPLE

OWNERSHIP

175-274-10-00

APN

**SPI - SPECIFIC PLAN
*OPPORTUNITY ZONE***

ZONING

OPPORTUNITY ZONE TAX ADVANTAGES

HOLDING PERIOD/TAX DUE

TAX BENEFIT

After Five Years

10% increase in basis in investment (original basis is zero).

After Seven Years

An additional 5% increase in basis in investment (15% total basis increase).

After Ten Years

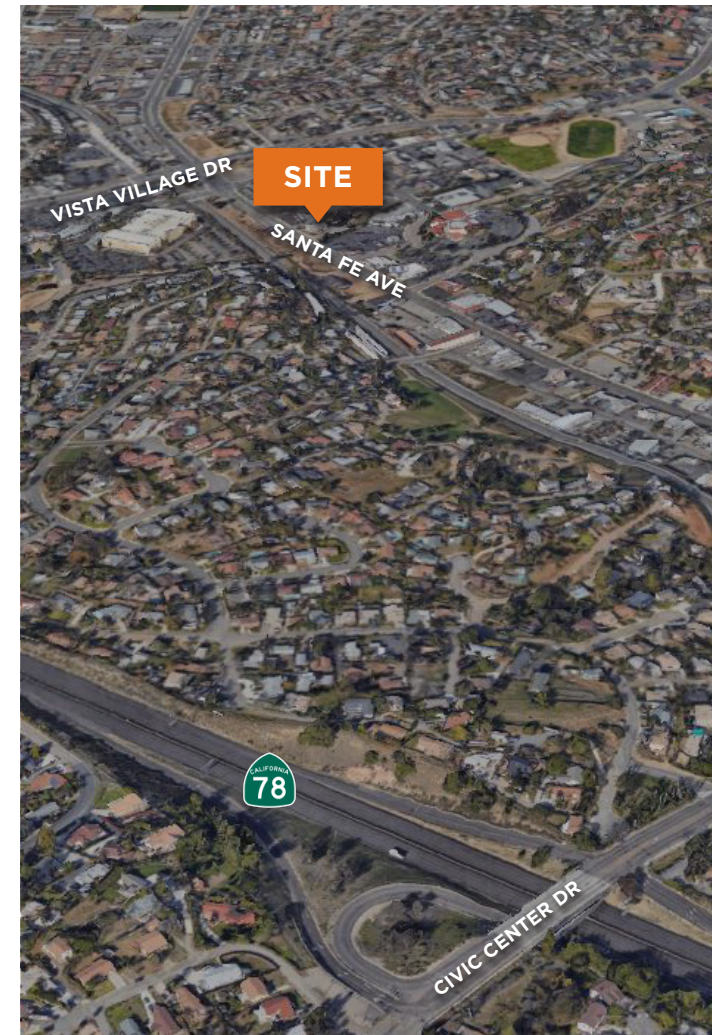
Post-acquisition appreciation excluded from income. New basis is fair market value on the date of sale or exchange if taxpayer so elects.



THE OFFERING



INVESTMENT HIGHLIGHTS



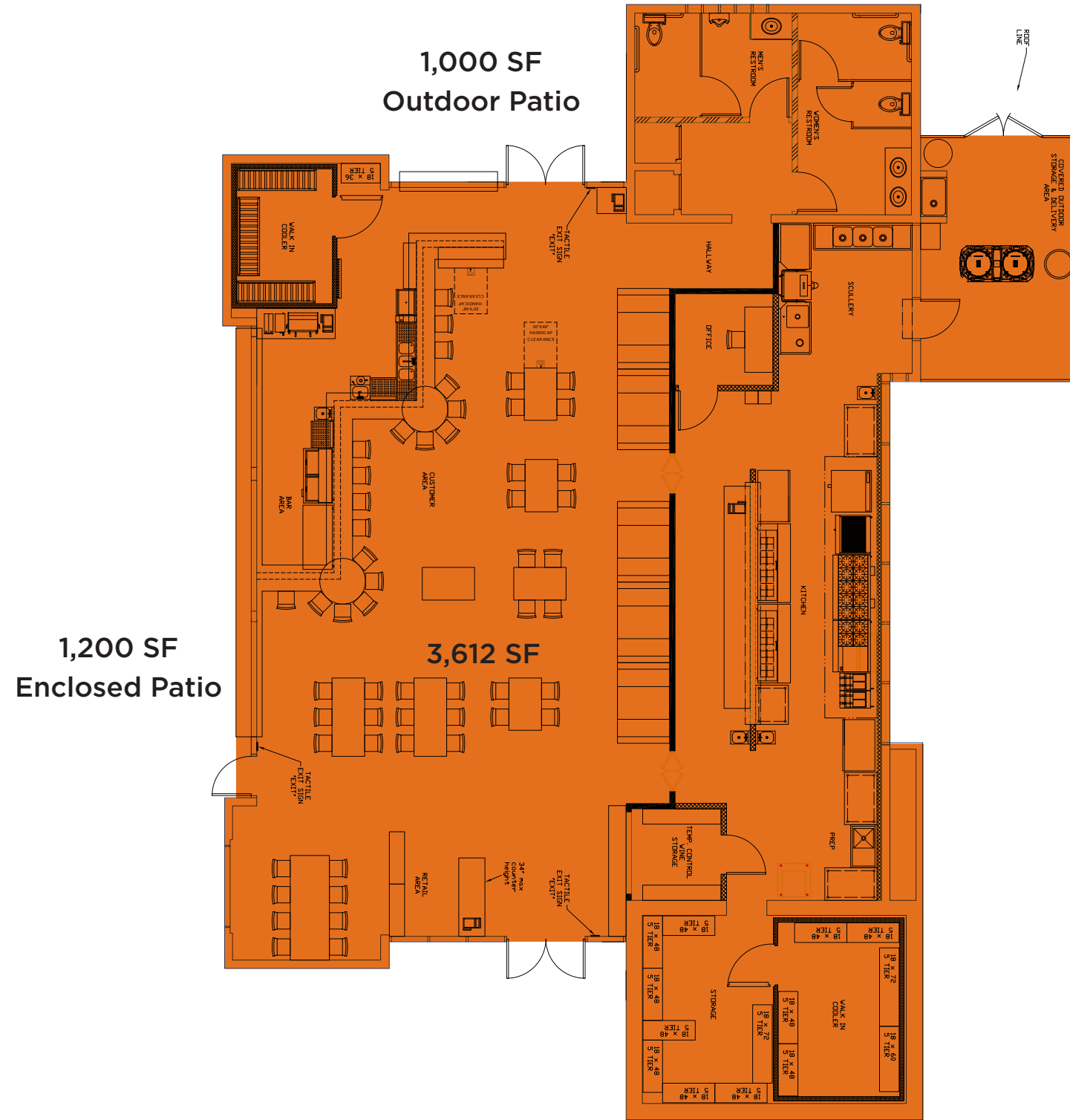
THE OFFERING

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- Incredible opportunity to acquire a freestanding, turn-key restaurant building in the heart of the historic downtown, Vista Village.
- Suitable for an Owner-User seeking to own vs. lease, or an Investor looking to add value through lease-up of the property. Building to be delivered vacant at the time of purchase.
- Oversized 27,007 sf lot with abundant parking.
- **Type 47** Full Liquor License available to purchase.
- Pride of ownership asset with beautifully maintained, “like new” fixtures included in sales price.
- Highly visible from Santa Fe Ave with 2 expansive patios over 2,000 sf combined, one fully enclosed and one outdoor.
- Ideal space for breweries with 400 amps of power and oversized plumbing lines.
- Take advantage of the influx of new mixed-use projects bringing in over 250 residential units within walking distance.
- Join renowned retail & restaurant tenants such as Belching Beaver, URBN, Cinepolis & more.

GROUND FLOOR PLAN

THE PROPERTY



S Santa Fe Ave

THE PROPERTY






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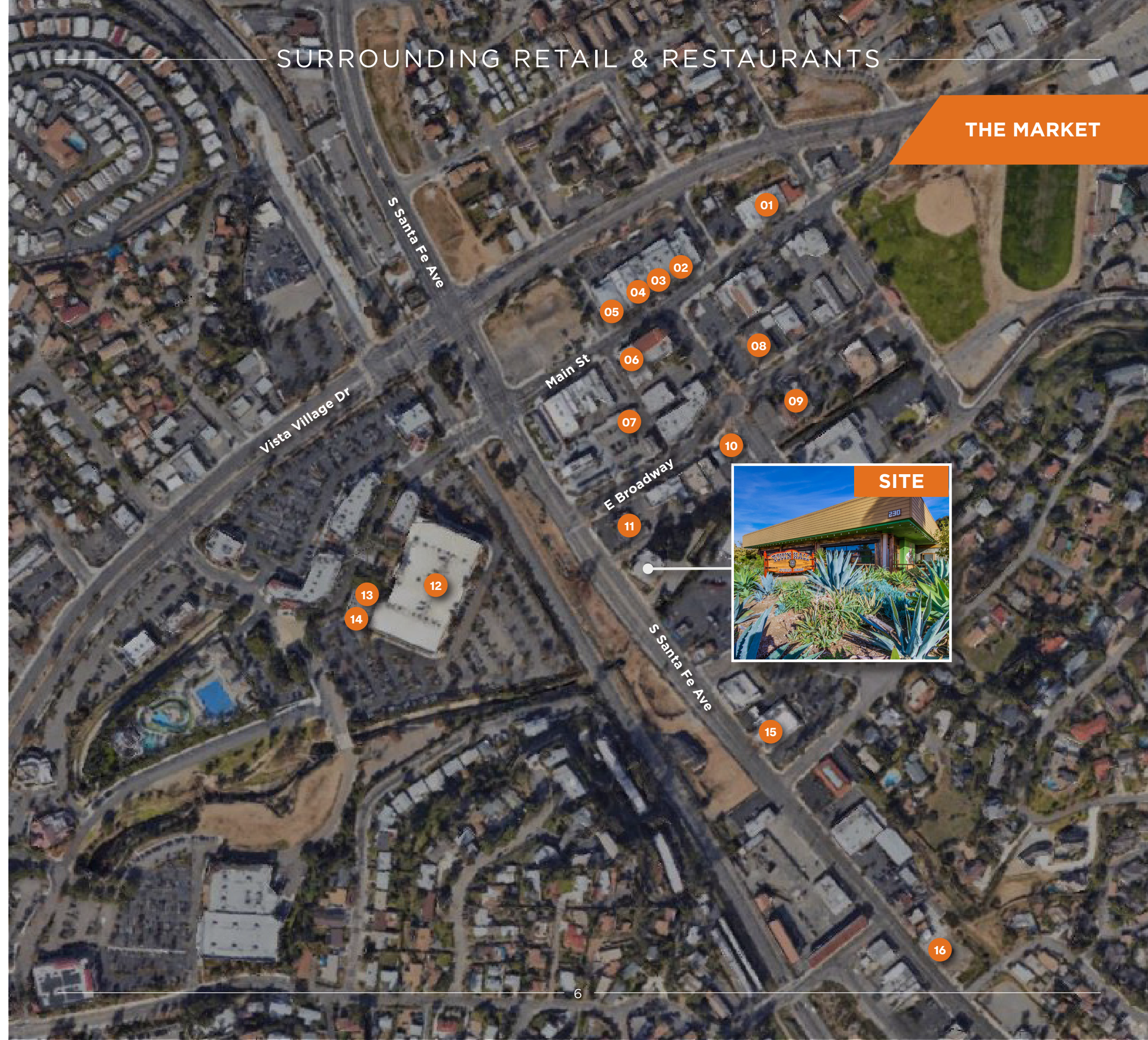
- 1 MAJESTIC DOUBLE STACK AMERICAN OVEN
- 1 IMPERIAL 36" OPEN BURNER W/ CASTERS
- 1 IMPERIAL 8 BURNER FLAT TOP RANGE W/ DOUBLE CONVECTION
- 1 IMPERIAL 6 BURNER FLAT TOP RANGE W/ OVEN
- 2 AMERICAN FRY MASTER FRYERS / GAS, 40LB CAPACITY
- 1 EVEREST UNDERCOUNTER/WORKTOP FREEZER
- 2 EVEREST REFRIGERATED PIZZA PREP STATIONS
- 1 14'X10'X8' WALK-IN COOLER
- 2 SUPER AIR REMOTE REFRIGERATION
- 1 20' CUSTOM HOOD AND ANSUL SYSTEM
- 1 HOSHIZAKI 30" ICE MAKER W/ FILTER SYSTEM

- 1 GSW USA 3 COMPARTMENT SINK
- 1 GSA USA 1 COMPARTMENT SINK
- 1 GSW USA HAND SINK
- 1 HOSHIZAKI ICE MACHINE
- 1 SUPER AIR 8'X11'X8' WALK-IN COOLER
- 1 REFRIGERATED BACKBAR CABINET
- 33 33 TAP LINES
- 1 SECURE LIQUOR ROOM
- 1 TEMPERATURE CONTROLLED 1,000 BOTTLE WINE CELLAR
- 1 HAMILTON GLASS WASHER
- 1 11.2 KILOWATT SOLAR SYSTEM

SURROUNDING RETAIL & RESTAURANTS

THE MARKET

- 01  mikko sushi
- 02  Wavelength Brewing Co
- 03  when pigs fly BBQ
- 04  VISTA VILLAGE PUB
Purveyors of Food, Spirits, and Good Beer
- 05  MOTHER EARTH BREW CO
- 06  urbn
coal fired pizza
- 07  MOM'S KITCHEN
- 08  Doot Haus
- 09  The Yellow Deli
- 10  BELCHING BEAVER
- 11  Smitty's Downtown
- 12  Cinépolis
- 13  BACKSTREET BREWERS
- 14  LAMPPOST PIZZA
EST. 1976
- 15  Pepper Tree Frosty
Since 1988
- 16  508 TAVERN
EST. 2017



DEMOGRAPHICS

1 MILE



Population 29,514



Daytime Population 11,081



Average Household Income \$65,744

3 MILES



Population 140,603



Daytime Population 37,997



Average Household Income \$81,547

5 MILES



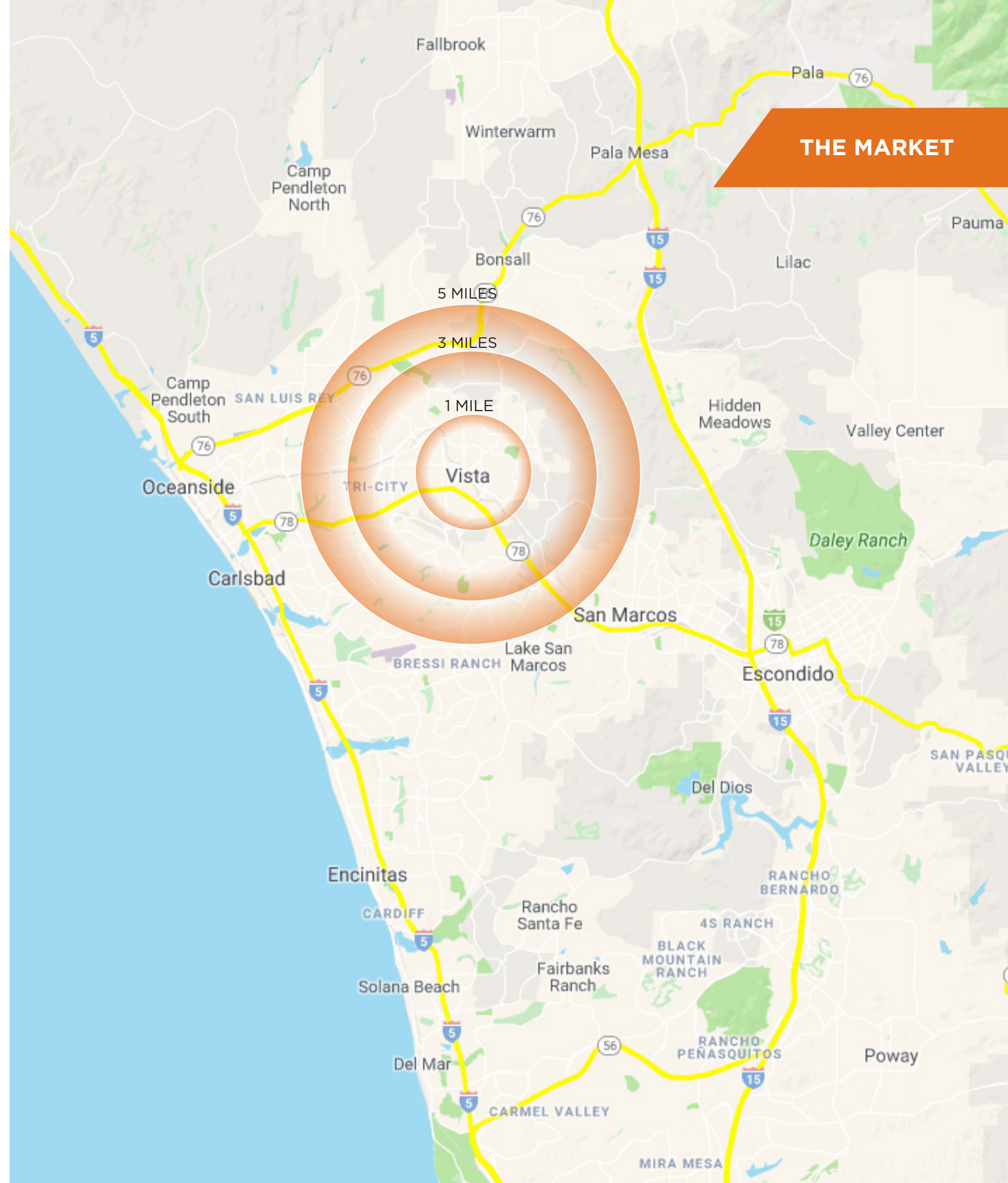
Population 248,767



Daytime Population 96,064



Average Household Income \$88,906



THE MARKET

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SALES INQUIRIES



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MATTERS** 
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