

VISTA



OCEANSIDE



WHITTIER



OFFERING MEMORANDUM

# SOUTHERN CALIFORNIA RESTAURANT PORTFOLIO

## THREE OWNER / USER OPPORTUNITIES

Vista | Oceanside | Whittier, California

986 E Vista Way  
**VISTA**  
**\$1,095,000**

1001 S Coast Hwy  
**OCEANSIDE**  
**\$1,995,000**

6717 Greenleaf Ave  
**WHITTIER**  
**\$1,995,000**

Portfolio — All Three Properties

**\$4,995,000**

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GM Properties, Inc. | CalDRE Lic. #01238514 | 13305 Penn Street, Suite 200, Whittier, CA 90602  
Ripple Effect CRE | DRE Lic. #02152602 | 325 Carlsbad Village Drive, Suite E-2, Carlsbad, CA 92008

# EXECUTIVE SUMMARY

| PROPERTY / ADDRESS                       | BLDG SF*                                                   | LOT      | YR BLT | STATUS                                                               | LIST PRICE                                 |
|------------------------------------------|------------------------------------------------------------|----------|--------|----------------------------------------------------------------------|--------------------------------------------|
| 6717 Greenleaf Ave<br>Whittier, CA 90601 | +2,150 SF (assessor)<br>+3,965 SF (measured)               | 0.08 AC  | 1921   | Leased. Call Broker.                                                 | \$1,995,000                                |
| 986 E Vista Way<br>Vista, CA 92084       | +1,218 SF (assessor)<br>+1,222 SF (measured)               | 0.245 AC | 1971   | Vacant -- Turnkey Restaurant<br>(pizza kitchen in place)             | \$1,095,000                                |
| 1001 S Coast Hwy<br>Oceanside, CA 92054  | +2,116 SF (assessor)<br>+2,113 SF (measured)               | 0.09 AC  | 1952   | Vacant -- Turnkey Restaurant/Bar<br>(patio + bar equipment in place) | \$1,995,000                                |
| PORTFOLIO -- ALL THREE                   | <b>+5,484 SF (assessor)</b><br><b>+7,300 SF (measured)</b> | --       | --     | <b>Sold individually or together</b>                                 | <b>\$4,995,000</b><br><b>(\$684.25/sf)</b> |

*\*SF per assessor/title. Matterport measurements provided for reference; assessor and measured figures are within 1% for Vista and Coast. Buyer to verify all figures.*

*All three buildings have been professionally measured by Matterport. Floor plans and 3D walkthroughs are available for each property on request.*

## INVESTMENT THESIS

- Prime freestanding restaurant locations across three SoCal markets: walkable main street (Whittier), suburban arterial with dedicated parking (Vista), and a gentrifying coastal corridor (Oceanside).
- Vista and Coast are delivered vacant and turnkey, with equipment conveying. Greenleaf, currently leased, includes a complete restaurant, bar and event venue build-out: commercial kitchen with Type I hood, full bar with approximately eight draft taps, and finished second-floor event space.
- SBA 7(a) and 504 financing may allow qualified owner-occupants to acquire with as little as 10 to 15% down. Buyer to confirm terms with their lender.
- Every property offered for sale and for lease. Sold individually or as a complete three-property portfolio.

# OWN YOUR SPACE: SBA FINANCING OVERVIEW

## A. DOWN PAYMENT

SBA owner-user typically 10 to 15%, versus 25 to 35% for an investor loan.

| PROPERTY                | DOWN PAYMENT RANGE     |
|-------------------------|------------------------|
| Greenleaf (\$1,995,000) | \$199,500 to \$299,250 |
| Vista (\$1,095,000)     | \$109,500 to \$164,250 |
| Oceanside (\$1,995,000) | \$199,500 to \$299,250 |

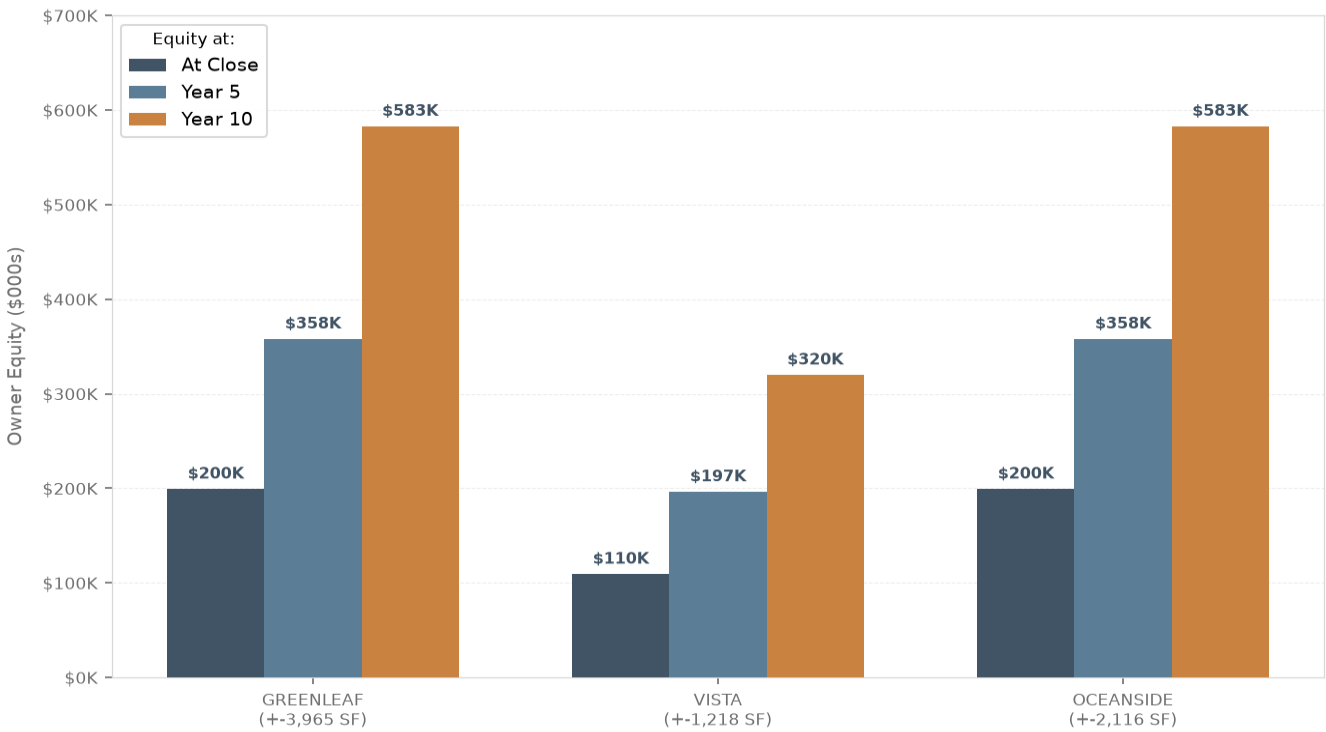
## B. MONTHLY PAYMENT

Principal and interest. 25-year amortization. 6.5 to 7.5 percent illustrative.

| PROPERTY                | MONTHLY PAYMENT RANGE |
|-------------------------|-----------------------|
| Greenleaf (\$1,995,000) | \$11,450 to \$13,270  |
| Vista (\$1,095,000)     | \$6,280 to \$7,280    |
| Oceanside (\$1,995,000) | \$11,450 to \$13,270  |

Illustrative only. Not a loan offer or commitment. Terms vary by lender, borrower and program. Consult your lender.

## C. EQUITY BUILD-UP (10% DOWN, 7% RATE, 25-YEAR AMORTIZATION)



Equity from down payment and principal paydown. Excludes any appreciation.

A fixed mortgage payment instead of rent that escalates every year.

Principal paydown builds equity in an asset you own rather than improving someone else's.

You control the space. No lease expiration, no relocation, no landlord approval to remodel.



PROPERTY 1 OF 3 -- WHITTIER, CALIFORNIA

# 6717 GREENLEAF AVE

Whittier, CA 90601

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**\$1,995,000**

List Price | Flexible Delivery -- Owner/User or Income

# PROPERTY OVERVIEW

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| LIST PRICE        | \$1,995,000 (\$503/SF on measured SF)                                     |
| BUILDING SF       | + / -3,965 SF (Matterport) / + / -2,150 SF per assessor. Buyer to verify. |
| LOT SIZE          | 3,484 SF / 0.08 AC                                                        |
| YEAR BUILT        | 1921                                                                      |
| FRONTAGE          | 29' on Greenleaf Ave                                                      |
| PARKING           | Street parking + public garages within 1 block                            |
| STATUS / DELIVERY | Leased. Call Broker.                                                      |
| COSTAR LOC. SCORE | 96 / 100 -- Best Location (CoStar)                                        |
| LEASE TERM        | Call Broker                                                               |

## HIGHLIGHTS

- Full commercial kitchen with Type I hood and ProTex II fire suppression, six-burner ranges, flat-top griddle and fryers.
- Full bar with approximately eight draft taps, stone bar top and seating for about 12, plus a four-panel video wall and additional mounted televisions.
- Finished second-floor event space with exposed brick, service bar and mounted televisions, suitable for private events and overflow seating.
- Basement cold storage including a walk-in cooler and reach-in freezer.

The improvements represent a complete restaurant, bar and event build-out, in place and conveying with the sale.

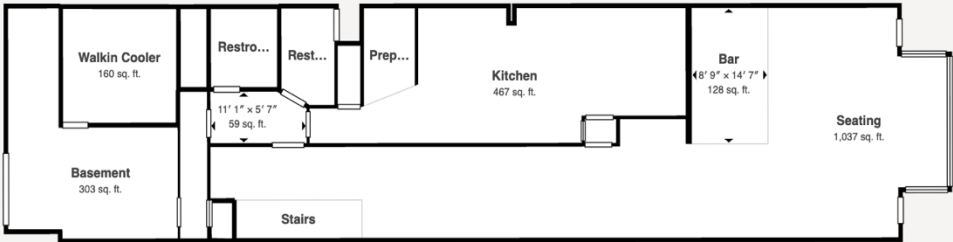


Second-floor event space



Basement walk-in cooler and cold storage

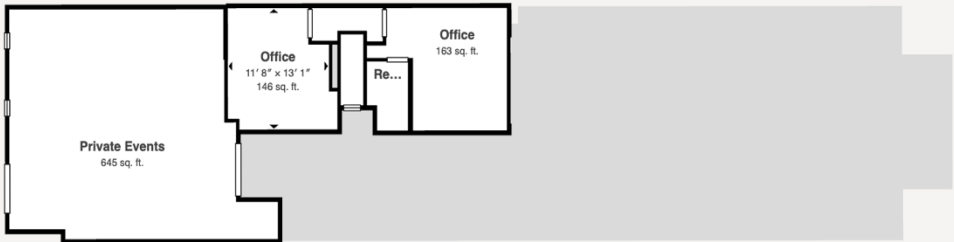
# FLOOR PLAN



Matterport Property Report:  
**6717 Greenleaf**  
Gross Floor Area - Full Property 3,965 sq. ft. | Floor 1 2,804 sq. ft.  
Sizes and dimensions are approximate, actual may vary



FLOOR 1: 2,804 SF



Matterport Property Report:  
**6717 Greenleaf**  
Gross Floor Area - Full Property 3,965 sq. ft. | Floor 2 1,161 sq. ft.  
Sizes and dimensions are approximate, actual may vary

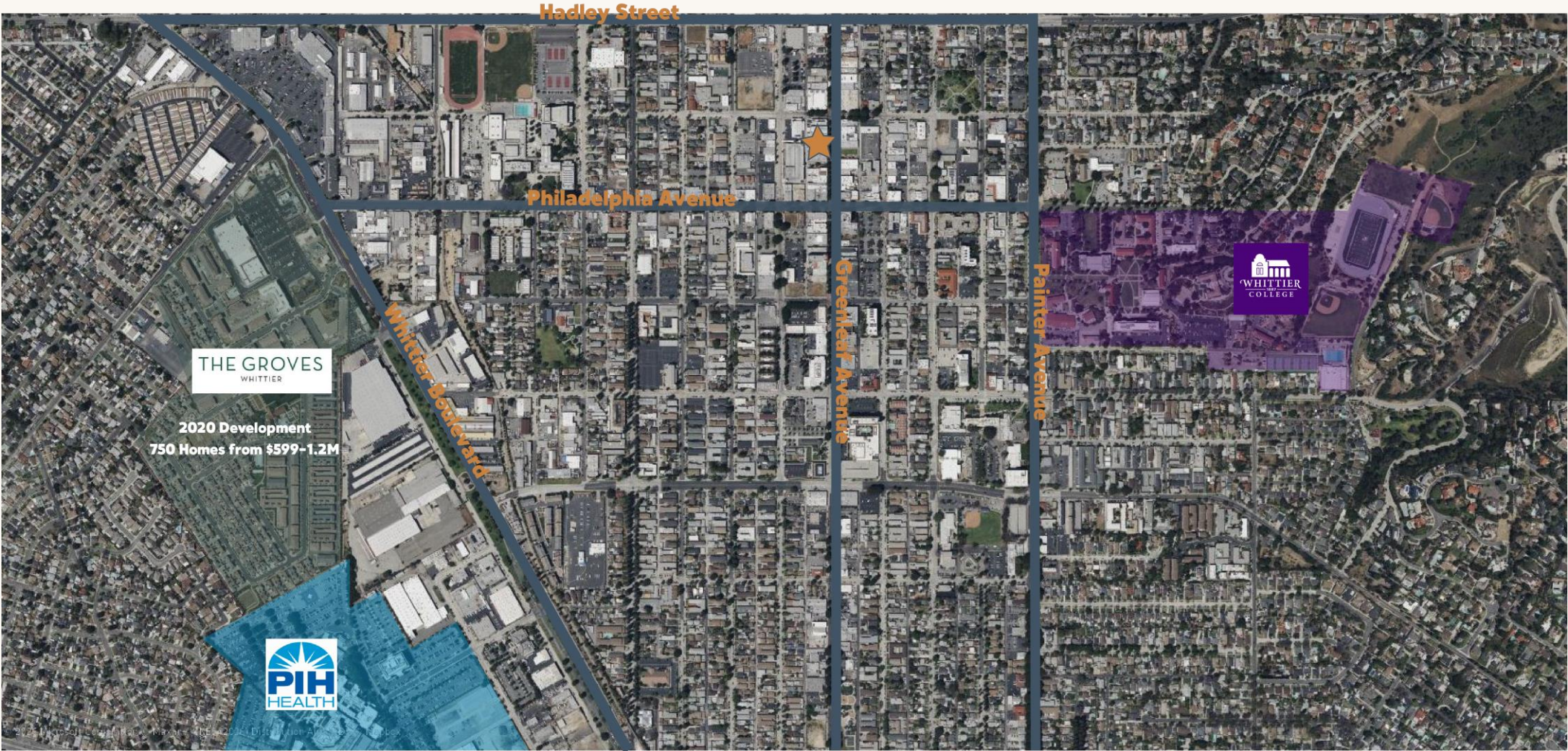


FLOOR 2: 1,161 SF

Measured by Matterport. Gross floor area 3,965 SF. Sizes approximate, buyer to verify. 3D walkthrough available on request.



# LOCATION MAP -- CORRIDOR CONTEXT





## DEMOGRAPHICS

| 1 MILE             | 3 MILES            | 5 MILES            |
|--------------------|--------------------|--------------------|
| 30,519             | 135,486            | 317,411            |
| POPULATION         | POPULATION         | POPULATION         |
| 9,283              | 40,682             | 94,738             |
| HOUSEHOLDS         | HOUSEHOLDS         | HOUSEHOLDS         |
| \$77,424           | \$95,347           | \$97,568           |
| MEDIAN HH INCOME   | MEDIAN HH INCOME   | MEDIAN HH INCOME   |
| \$106,817          | \$123,044          | \$127,802          |
| AVG HH INCOME      | AVG HH INCOME      | AVG HH INCOME      |
| 34,000             | 135,000            | 321,000            |
| DAYTIME POPULATION | DAYTIME POPULATION | DAYTIME POPULATION |

Source: ESRI 2026 Demographic and Income Profile. Buyer to verify.

RESTAURANT SPENDING PROFILE -- 1-MILE TRADE AREA (ESRI 2026, US = 100)

|                         |                     |                            |
|-------------------------|---------------------|----------------------------|
| 98                      | 112                 | 94                         |
| RESTAURANT SPENDING MPI | FAST FOOD / QSR MPI | ITALIAN / PIZZA DINING MPI |

# TRAFFIC & ACCESSIBILITY

## ANNUAL AVERAGE DAILY TRAFFIC (AADT)

| STREET / INTERSECTION       | VOLUME | YEAR | DIST.   |
|-----------------------------|--------|------|---------|
| Greenleaf Ave @ Camilla St  | 8,145  | 2025 | 0.24 mi |
| Philadelphia St @ Greenleaf | 7,950  | 2025 | 0.10 mi |
| Whittier Blvd @ Greenleaf   | 19,400 | 2025 | 0.30 mi |

Source: CoStar traffic data.

## GREENLEAF PROMENADE: \$20M CITY INVESTMENT

The City of Whittier's \$20 million Greenleaf Promenade will rebuild Greenleaf Avenue from Wardman Street to Hadley Street: widened sidewalks, new street trees and upgraded lighting, and expanded outdoor dining frontage directly along the subject building's block. The project's environmental legal challenge was resolved in the City's favor in May 2026, clearing the way for construction.

## ACCESSIBILITY SCORES

74 -- Excellent Transit

TRANSIT SCORE (COSTAR)

80 -- Very Walkable

PEDESTRIAN FRIENDLY

96 / 100

COSTAR LOCATION SCORE

### PROMENADE DESIGN

#### CONCEPTUAL RENDERINGS

Note: Renderings are conceptual in nature and represent design intent





## COMPARABLE SALES

| PROPERTY                     | BLDG SF            | PRICE       | \$/SF                   | DATE     | USE                  | NOTES                                   |
|------------------------------|--------------------|-------------|-------------------------|----------|----------------------|-----------------------------------------|
| 11339 Washington Blvd        | 1,485 SF           | \$1,020,000 | \$687/SF                | May 2025 | Retail               | 5.4% cap rate                           |
| 12504 Philadelphia St        | 1,800 SF           | \$1,000,000 | \$556/SF                | Jul 2025 | Restaurant           | Owner user                              |
| 12826 Whittier Blvd          | 1,508 SF           | \$770,000   | \$511/SF                | Oct 2025 | Auto Service         | Owner user                              |
| 14430 Whittier Blvd          | 2,200 SF           | \$1,005,000 | \$457/SF                | Aug 2025 | Restaurant           | Owner user                              |
| 13015 Philadelphia St        | 3,653 SF           | \$1,625,000 | \$445/SF                | Dec 2025 | Retail               | Bank sale                               |
| 6717 Greenleaf Ave (SUBJECT) | +3,965 SF measured | \$1,995,000 | \$503/SF on measured SF | Current  | Restaurant/Bar/Event | Offered for sale -- see listing brokers |

At \$1,995,000 (\$503/SF on measured 3,965 SF\*), the subject prices within the Whittier comp range of \$445 to \$687 per square foot. Source: CoStar. \*SF per Matterport; assessor shows 2,150 SF. Buyer to verify.

AT \$503/SF ON MEASURED SF, THE SUBJECT PRICES WITHIN THE WHITTIER COMP RANGE OF \$445 TO \$687 PER SQUARE FOOT, BELOW THREE OF THE FIVE COMPARABLE SALES. THE PRICING REFLECTS A COMPLETE RESTAURANT, BAR AND EVENT BUILD-OUT, INCLUDING TYPE I HOOD, FULL BAR AND FINISHED SECOND-FLOOR EVENT SPACE, IMPROVEMENTS NOT PRESENT IN THE COMPARABLE PROPERTIES.

AREA OVERVIEW -- UPTOWN WHITTIER



Conceptual Rendering



~12 MI

TO DOWNTOWN LA

\$20M

GREENLEAF PROMENADE INVESTMENT

96 / 100

COSTAR LOCATION SCORE

MAJOR EMPLOYMENT

PIH Health

Regional health system headquartered in Whittier, serving ~3M residents across LA and Orange Counties.



BUILT-IN DEMAND

Whittier College

Founded 1887, immediately adjacent to Uptown. Students, faculty, and visitors on foot daily.



ACTIVE MAIN STREET

Uptown Whittier Association

Artisan markets, music events, and dining district programming drive regular street-level activation.





PROPERTY 2 OF 3 -- VISTA, CALIFORNIA

# 986 E VISTA WAY

Vista, CA 92084

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**\$1,095,000**

List Price | Vacant -- Turnkey Restaurant



## PROPERTY OVERVIEW

|                   |                                           |
|-------------------|-------------------------------------------|
| LIST PRICE        | \$1,095,000 (\$899/SF*)                   |
| BUILDING SF       | +~1,218 SF* (1,222 SF measured)           |
| LOT SIZE          | 10,664 SF / 0.245 AC                      |
| YEAR BUILT        | 1971                                      |
| FRONTAGE          | 96' on E Vista Way (1 curb cut)           |
| PARKING           | 15 surface spaces on-site (12.3/1,000 SF) |
| STATUS / DELIVERY | Vacant -- Turnkey Restaurant              |
| COSTAR LOC. SCORE | 75 / 100 -- Excellent Location (CoStar)   |

### HIGHLIGHTS

- Freestanding building on 0.245 AC lot. The building occupies roughly 11 percent of the lot, leaving a 6,974 SF parking field that is measured, striped, and rare for a freestanding restaurant of this size in North County.
- 15 dedicated on-site parking spaces (12.3/1,000 SF ratio), exceptional for this building size
- Turnkey pizza kitchen: double-stacked Bakers Pride deck ovens, 6-burner range, prep and refrigeration line, granite service counters, booths and dining furniture
- Pole/monument sign at street ready for new operator branding

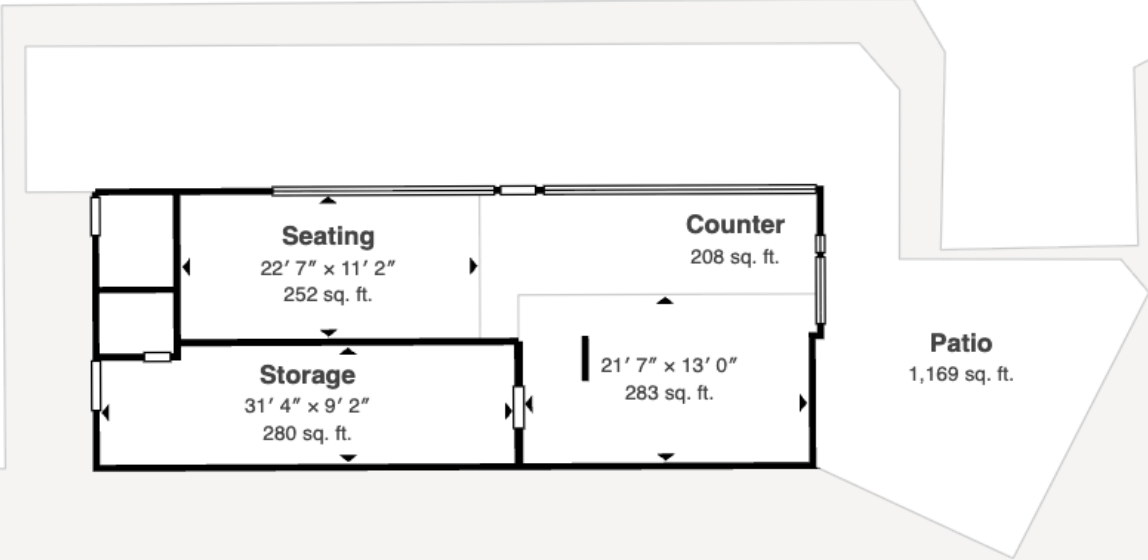


### SPACE BREAKDOWN (MATTERPORT)

| SPACE                                                         | AREA      |
|---------------------------------------------------------------|-----------|
| Interior (seating 252, counter 208, kitchen 283, storage 280) | 1,222 SF  |
| Patio                                                         | 1,169 SF  |
| Parking field                                                 | 6,974 SF  |
| LOT TOTAL                                                     | 10,664 SF |

\* Measured by Matterport. Buyer to verify. Sizes approximate.

# FLOOR PLAN



 **Matterport Property Report:**

**986 E Vista**

**Gross Floor Area - Full Property** 1,222 sq. ft. | **Floor 1** 1,222 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 **Matterport**

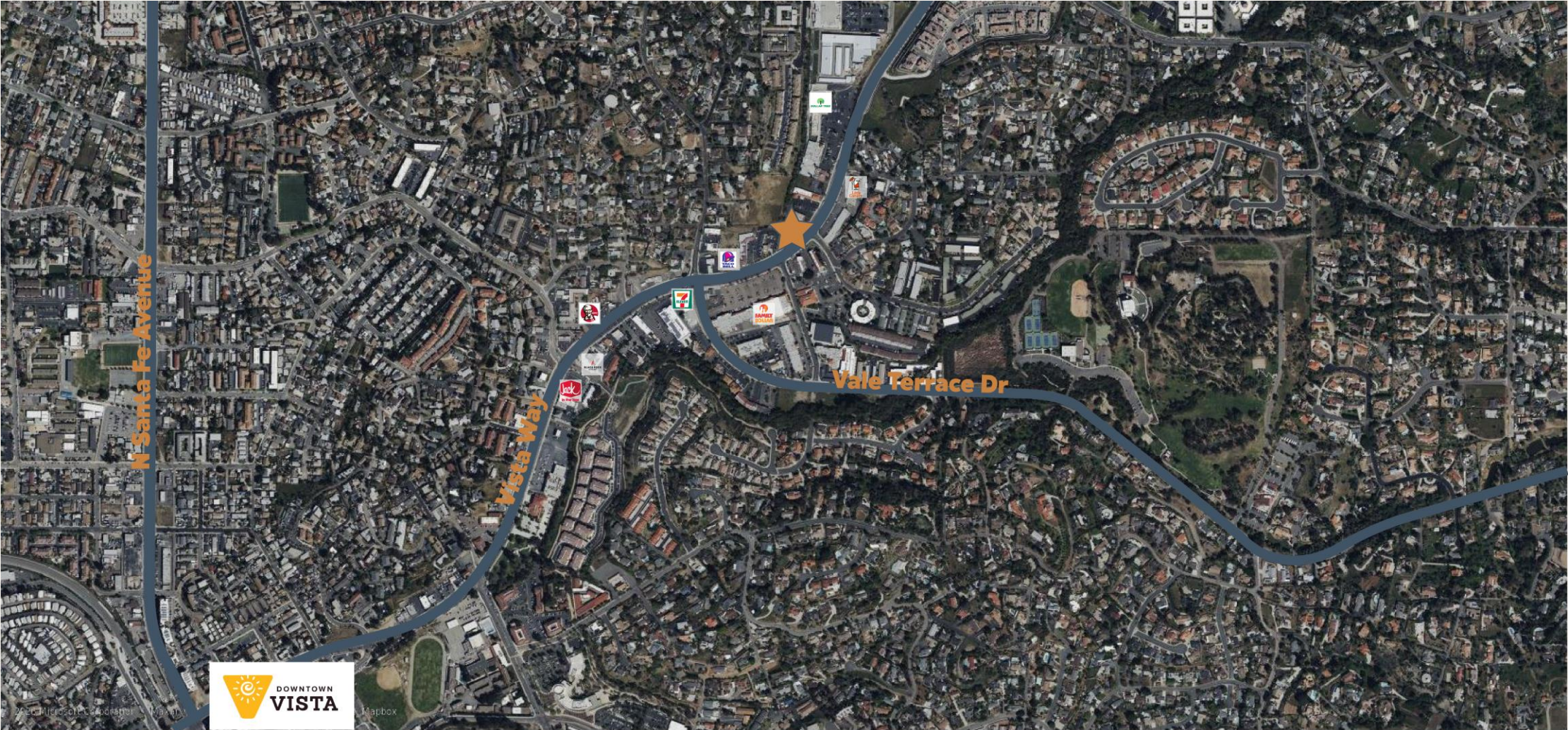


FLOOR 1: 1,222 SF

*Measured by Matterport. Interior 1,222 SF, plus 1,169 SF patio and 6,974 SF parking field. Sizes approximate, buyer to verify. 3D walkthrough available on request.*

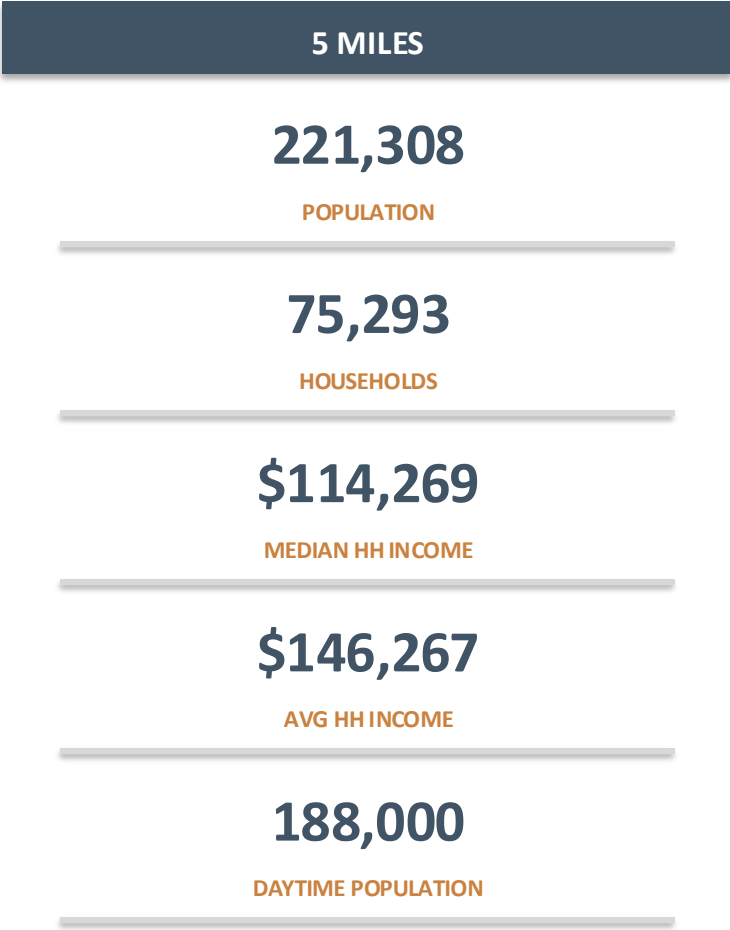
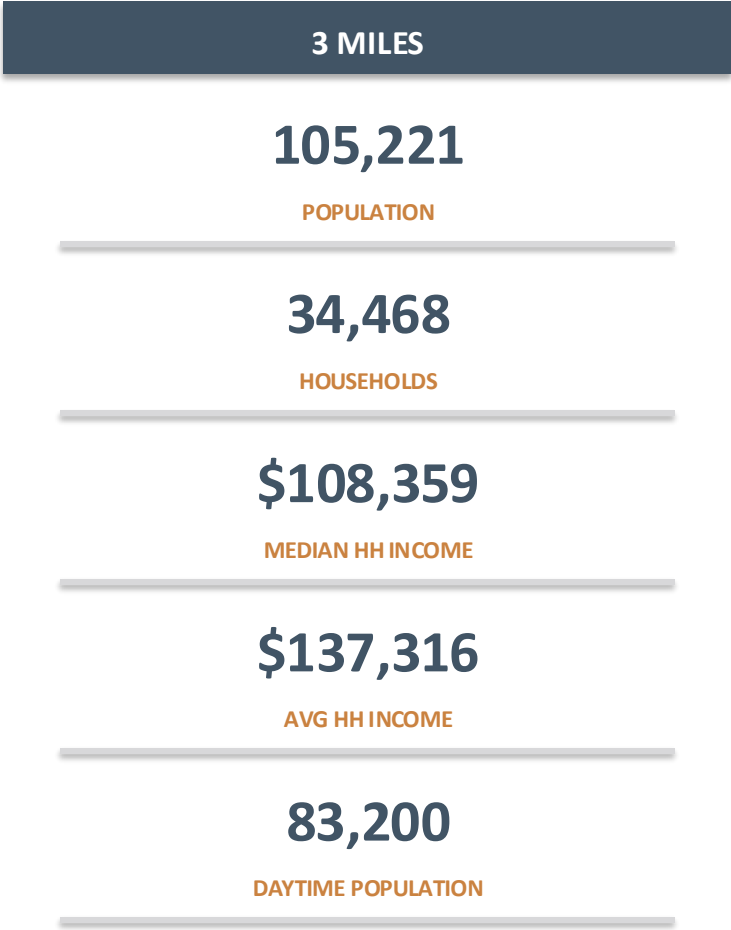
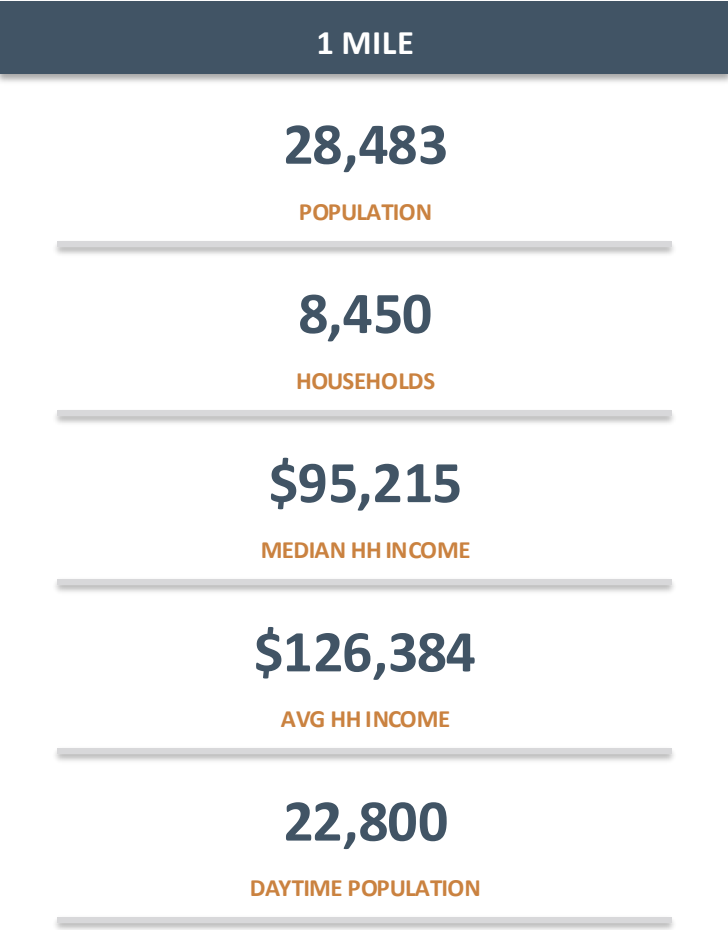


# LOCATION MAP -- CORRIDOR CONTEXT





## DEMOGRAPHICS



Source: ESRI 2026 Demographic and Income Profile. Buyer to verify.

RESTAURANT SPENDING PROFILE -- 1-MILE TRADE AREA (ESRI 2026, US = 100)



# TRAFFIC & ACCESSIBILITY

## ANNUAL AVERAGE DAILY TRAFFIC (AADT)

| STREET / INTERSECTION    | VOLUME | YEAR | DIST.   |
|--------------------------|--------|------|---------|
| E Vista Way @ Oak Dr     | 42,306 | 2025 | 0.22 mi |
| E Vista Way @ Francis Dr | 32,113 | 2025 | 0.20 mi |
| E Bobier Dr              | 16,340 | 2025 | 0.36 mi |

Source: CoStar traffic data.



## ACCESSIBILITY SCORES

100 -- Exceptionally Friendly

TRANSIT SCORE (COSTAR)

50 -- Fairly Friendly

PEDESTRIAN FRIENDLY

75 / 100

COSTAR LOCATION SCORE

## CORRIDOR CONTEXT

- E Vista Way is Vista's primary east-west commercial arterial connecting downtown to SR-78
- 42,306 AADT on E Vista Way provides premium exposure for signage and drive-by discovery
- Signalized corridor area with green bike lane; JPMorgan Chase directly across at 985 E Vista Way
- North County retail: vacancy 4.52%, NNN rents ~\$3.03/SF (Q4 2025); new retail deliveries down 59% YoY



## COMPARABLE SALES

| PROPERTY                             | BLDG SF   | PRICE       | \$/SF      | DATE     | USE              | NOTES                                   |
|--------------------------------------|-----------|-------------|------------|----------|------------------|-----------------------------------------|
| 310 N Tremont St, Oceanside          | 900 SF    | \$840,000   | \$933/SF   | Jul 2026 | Bar / F&B        | Investment                              |
| 612 S Coast Hwy, Oceanside           | 1,034 SF  | \$1,090,000 | \$1,054/SF | Jun 2026 | Redevelopment    | 5.0% cap; prior: pet grooming           |
| 821 S Rancho Santa Fe Rd, San Marcos | 1,416 SF  | \$1,800,000 | \$1,271/SF | Jan 2026 | Auto Service     | Owner user                              |
| 1990 S Santa Fe Ave                  | 1,920 SF  | \$1,400,000 | \$729/SF   | May 2026 | Office / Retail  | Investment                              |
| 1964 S Santa Fe Ave                  | 1,442 SF  | \$1,540,000 | \$1,068/SF | Aug 2024 | Storage / Retail | Owner user                              |
| 986 E Vista Way (SUBJECT)            | +1,218 SF | \$1,095,000 | \$899/SF*  | Current  | Restaurant       | Offered for sale -- see listing brokers |

At \$1,095,000 (\$899/SF\*), the subject is priced below the comp set median of \$1,068/SF. Acquiring a freestanding building with a 15-space parking field at this price point is rare in today's North County market. No new supply is under construction (CoStar Q2 2026). Source: CoStar.

AT \$899/SF, THE SUBJECT PRICES BELOW THE NORTH COUNTY COMP SET MEDIAN (\$1,068/SF). THIS ENTRY POINT IS BELOW REPLACEMENT COST FOR A FREESTANDING BUILDING WITH 15 DEDICATED PARKING SPACES AND A FULLY EQUIPPED PIZZA KITCHEN, READY FOR OPERATOR OCCUPANCY.

AREA OVERVIEW -- VISTA / E VISTA WAY CORRIDOR



~101,000

CITY POPULATION

4.52%

NORTH COUNTY RETAIL VACANCY

~7 MI

TO THE COAST

141 UNITS

Caserra -- breaking ground 2026

449 UNITS

8-story Vista Homes (proposed)

126 UNITS + RETAIL

Downtown Vista Specific Plan

700+ residential units in the immediate pipeline. Source: San Diego Business Journal / North County project filings.



PROPERTY 3 OF 3 -- OCEANSIDE, CALIFORNIA

# 1001 S COAST HWY

Oceanside, CA 92054

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**\$1,995,000**

List Price | Vacant -- Turnkey Restaurant / Bar

# PROPERTY OVERVIEW

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| LIST PRICE        | \$1,995,000 (\$943/SF*)                               |
| BUILDING SF       | +2,116 SF* (2,113 SF measured)                        |
| LOT SIZE          | 4,083 SF / 0.09 AC                                    |
| YEAR BUILT        | 1952                                                  |
| FRONTAGE          | 64' on S Coast Hwy   83' on West Street (Soft Corner) |
| PARKING           | 6 on-site spaces + abundant street parking            |
| STATUS / DELIVERY | Vacant -- Turnkey Restaurant / Bar                    |
| COSTAR LOC. SCORE | 78 / 100 -- Excellent Location (CoStar)               |

## HIGHLIGHTS

- Soft corner building on S Coast Hwy, the defining coastal restaurant corridor in South Oceanside
- The 517 SF permitted wraparound patio adds roughly 24 percent more usable area beyond the interior, and the bar runs nearly 30 feet along the main dining room.
- Turnkey bar and dining: long bar with TWO multi-tap beer tower systems, under-counter refrigeration, fountain equipment, TVs, finished floors
- Corner double-door entry, 64' of Coast Hwy frontage, roof sign frame and monument sign opportunity



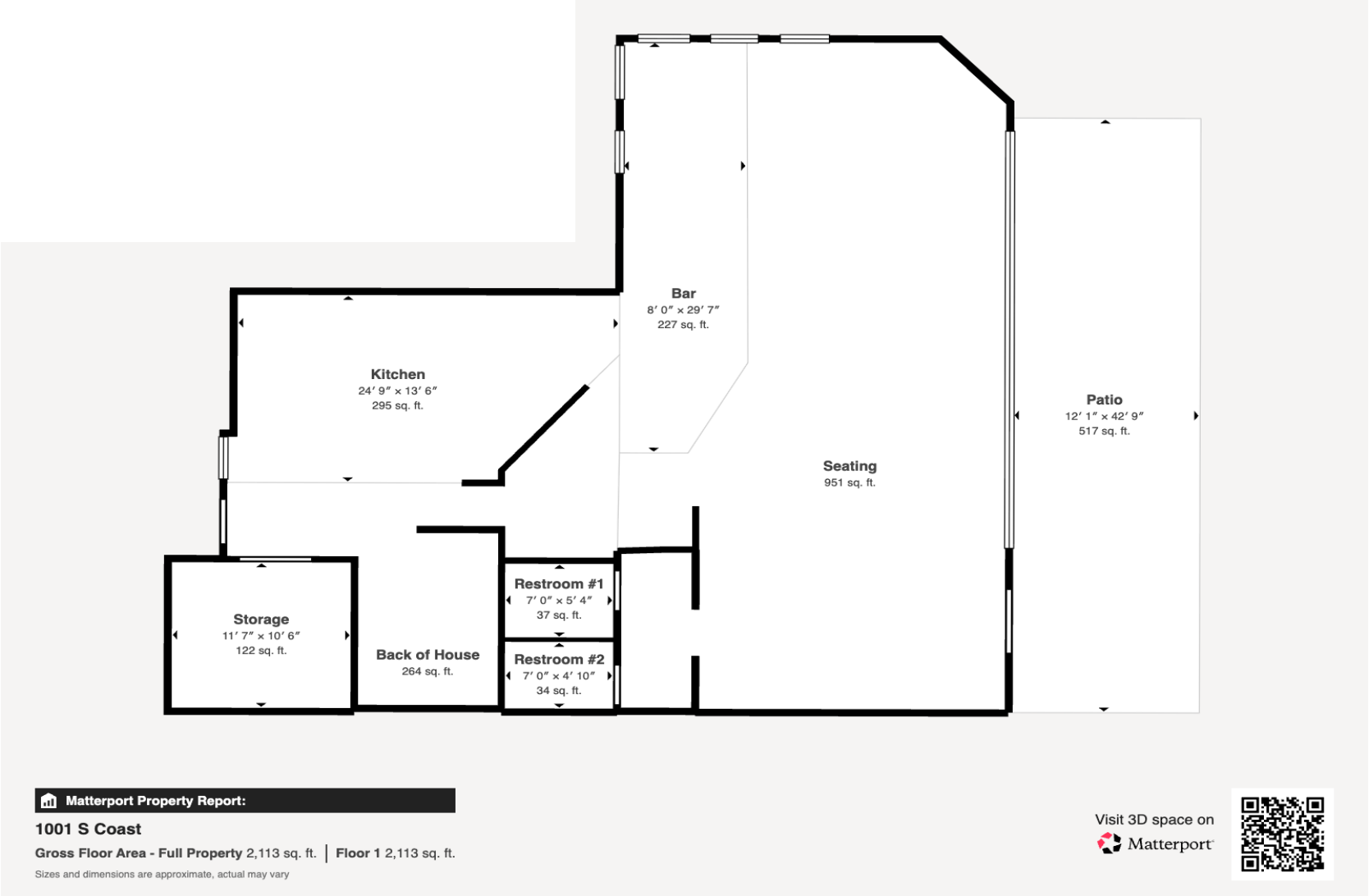
## SPACE BREAKDOWN (MATTERPORT)

| SPACE                                                     | AREA      |
|-----------------------------------------------------------|-----------|
| Interior (seating, bar, kitchen, BOH, storage, restrooms) | 2,113 SF  |
| Permitted patio                                           | 517 SF    |
| TOTAL USABLE                                              | ~2,630 SF |

\* Measured by Matterport. Buyer to verify. Sizes approximate.

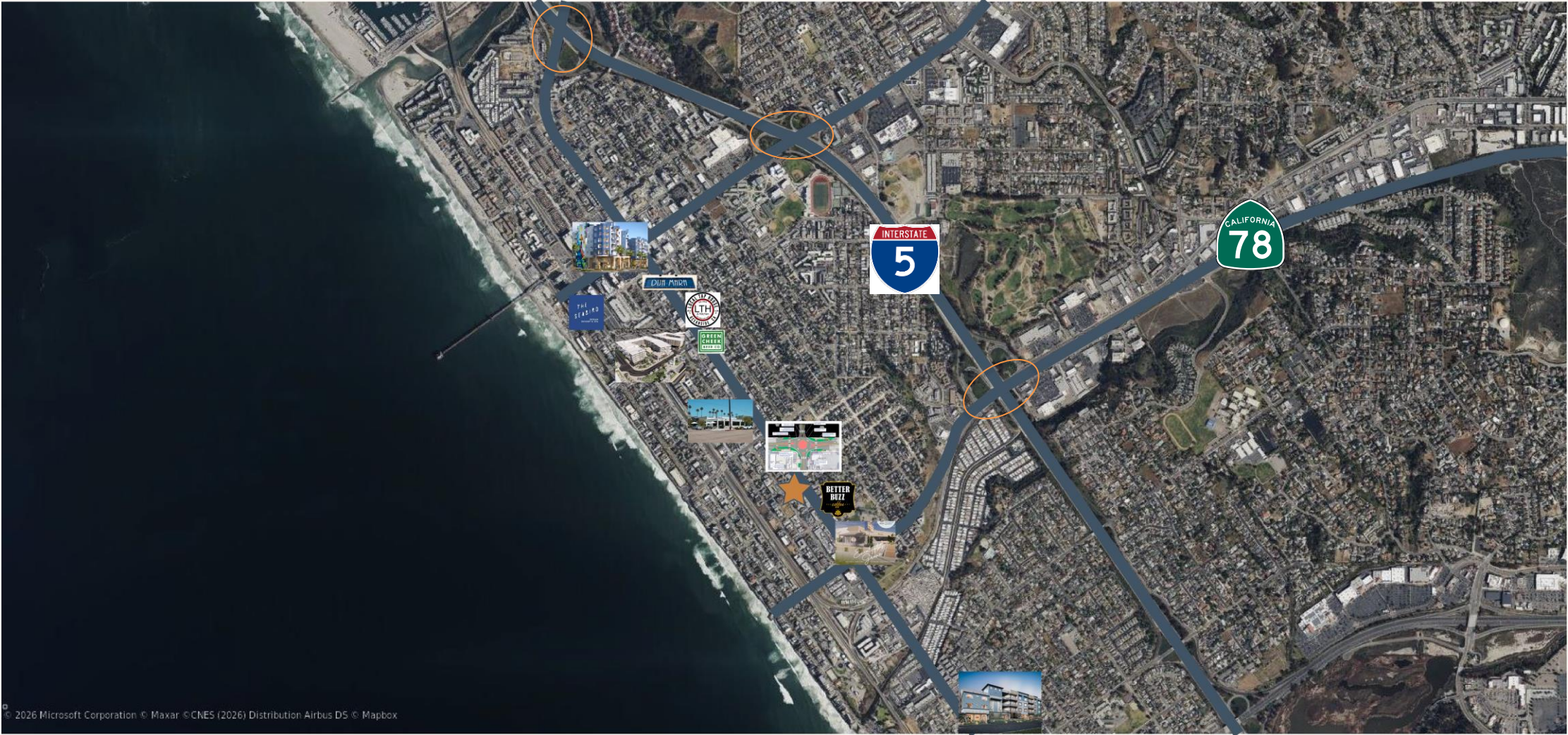


# FLOOR PLAN



Measured by Matterport. Interior 2,113 SF, plus 517 SF permitted patio. Sizes approximate, buyer to verify. 3D walkthrough available on request.

# LOCATION MAP -- CORRIDOR CONTEXT





## DEMOGRAPHICS

| 1 MILE             | 3 MILES            | 5 MILES            |
|--------------------|--------------------|--------------------|
| 14,071             | 68,900             | 148,890            |
| POPULATION         | POPULATION         | POPULATION         |
| 6,373              | 28,546             | 58,739             |
| HOUSEHOLDS         | HOUSEHOLDS         | HOUSEHOLDS         |
| \$93,101           | \$91,832           | \$102,285          |
| MEDIAN HH INCOME   | MEDIAN HH INCOME   | MEDIAN HH INCOME   |
| \$127,182          | \$128,936          | \$140,528          |
| AVG HH INCOME      | AVG HH INCOME      | AVG HH INCOME      |
| 14,100             | 70,100             | 137,000            |
| DAYTIME POPULATION | DAYTIME POPULATION | DAYTIME POPULATION |

Source: ESRI 2026 Demographic and Income Profile. Buyer to verify.

RESTAURANT SPENDING PROFILE -- 1-MILE TRADE AREA (ESRI 2026, US = 100)

175

CPK DINING INDEX

121

FINE DINING MPI (\$101-200/MO)

126

CHEESECAKE FACTORY MPI

# TRAFFIC & ACCESSIBILITY

## ANNUAL AVERAGE DAILY TRAFFIC (AADT)

| STREET / INTERSECTION          | VOLUME | YEAR | DIST.   |
|--------------------------------|--------|------|---------|
| S Coast Hwy @ Leonard Ave      | 22,500 | 2026 | 0.06 mi |
| S Pacific St @ Leonard Ave     | 21,600 | 2026 | 0.08 mi |
| Wisconsin Ave @ S Cleveland St | 5,631  | 2025 | 0.21 mi |

Source: CoStar traffic data.



## ACCESSIBILITY SCORES

100 -- Exceptionally Friendly

TRANSIT SCORE (COSTAR)

50 -- Fairly Friendly

PEDESTRIAN FRIENDLY

78 / 100

COSTAR LOCATION SCORE

## CORRIDOR CONTEXT

- S Coast Hwy count directly proxies subject frontage exposure: 22,500 AADT (2026)
- Corner location at signalized intersection provides maximum visibility from both directions on the corridor
- South Oceanside Coast Hwy is emerging as the region's premier food, beverage, and lifestyle corridor
- Oceanside renewal rate 84.8% (2026 YTD), an all-time high signaling strong operator retention



## COMPARABLE SALES

| PROPERTY                         | BLDG SF   | PRICE       | \$/SF     | DATE     | USE              | NOTES                                   |
|----------------------------------|-----------|-------------|-----------|----------|------------------|-----------------------------------------|
| 101-103 S Coast Hwy, Oceanside   | 1,860 SF  | \$1,800,000 | \$968/SF  | Jan 2026 | Retail / Service | Owner user; 96 DOM                      |
| 302-306 Wisconsin Ave, Oceanside | 2,650 SF  | \$2,400,000 | \$906/SF  | Nov 2025 | Restaurant       | Redevelopment buyer                     |
| 610-612 Mission Ave, Oceanside   | 4,070 SF  | \$2,700,000 | \$663/SF  | Jul 2025 | Restaurant       | 1031 exchange                           |
| 818 Mission Ave, Oceanside       | 2,001 SF  | \$1,250,000 | \$625/SF  | Jul 2025 | Transit Acq.     | NCTD land assembly                      |
| 605-607 Mission Ave, Oceanside   | 3,700 SF  | \$1,850,000 | \$500/SF  | Jul 2024 | Retail / Coffee  | 3.7% cap rate                           |
| 1001 S Coast Hwy (SUBJECT)       | +2,116 SF | \$1,995,000 | \$943/SF* | Current  | Restaurant/Bar   | Offered for sale -- see listing brokers |

At \$1,995,000 (\$943/SF\*), the subject is priced between the two most directly comparable sales: 101-103 S Coast Hwy at \$968/SF (Jan 2026, same street, owner-user) and 302-306 Wisconsin Ave at \$906/SF (Nov 2025, 0.2 miles, restaurant redevelopment). The in-place bar and patio program justify a premium to comparable vintages on Mission Ave. Source: CoStar.

AT \$943/SF, THE SUBJECT IS PRICED COMPETITIVELY BETWEEN THE TWO MOST DIRECTLY COMPARABLE COAST HWY SALES (\$906-\$968/SF). THE IN-PLACE BAR PROGRAM AND PERMITTED PATIO LICENSE SUPPORT A PREMIUM TO INLAND CORRIDOR COMPS AT \$500-\$663/SF.

AREA OVERVIEW -- SOUTH OCEANSIDE



22,500

AADT: S COAST HWY

100/100

TRANSIT SCORE

\$3.49M

COAST HWY CORRIDOR INVESTMENT

COAST HWY TRANSFORMATION



Roundabouts, bike lanes, pedestrian improvements and streetscape upgrades, construction Spring 2027.

F&B DESTINATION



Expanding restaurant, brewery and lifestyle cluster immediately surrounding the subject.

REGIONAL DEMAND



170K residents + coastal tourism + 7,500-seat Frontwave Arena events + Camp Pendleton.



CONTACT THE LISTING BROKERS

## FOR MORE INFORMATION

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### TYLER PORTMAN

Vice President

GM Properties, Inc.

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(562) 708-8994

[tyler@gmpropertiesinc.com](mailto:tyler@gmpropertiesinc.com)

13305 Penn Street, Suite 200

Whittier, CA 90602

CalDRE #01919110

### ADAM WIEGAND

Senior Advisor

Ripple Effect CRE

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(619) 992-7468

[adam.wiegand@ripple-cre.com](mailto:adam.wiegand@ripple-cre.com)

325 Carlsbad Village Dr, Suite E-2

Carlsbad, CA 92008

DRE #02152602

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Each property offered for sale and for lease. Offered individually or as a portfolio.

All information per assessor/title. Buyer to verify all information including square footages.