

EXECUTIVE SUMMARY



HIGHLIGHTS:

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- **Del Taco - Drive-thru Corporately Guaranteed Absolute NNN Investment**
- **4.5% Cap Rate in Dec 2025, currently a 4.1% Cap**
- **49k Cars/Day Signalized Corner shared with Albertson's Supermarket, Sprouts Market, Starbucks, McDonald's, Dunkin Donuts, Rite Aid Pharmacy, Pizza Hut, AT&T, Dollar Tree and other National Tenants**
- **Approx 3,000 Students at 3 Schools (2 High Schools & 1 Elementary School) within about a 1/2 Mile Radius Guarantees Traffic & Restaurant Clientele**
- **Very Dense Area with over 61k Residents within 1 mile & 208k within 3 miles**
- **Affluent Neighborhood with over \$99k Avg Household Income within 2 miles**

OFFERING SUMMARY: 1037 E Bobier Dr in Vista, CA (Greater San Diego) offers an investor an absolute NNN Investment, with no landlord responsibilities. The corner location is a retail hub with 2 grocery supermarkets, numerous drive-thru fast food businesses, cell phone stores and automotive services. Additionally there are 3 schools located within about a ½ mile. The 3 schools (2 high schools and 1 elementary school) make this a very busy area and ideal for a restaurant. Del Taco has 3 extension options of 5-years each with the current lease termination of Dec 2030. The extension options are at CPI or 10% every 5 years, whichever is less.

DEMOGRAPHICS: San Diego is the 2nd biggest city in CA and continues to grow. The large customer base of over 208k residents within 5 miles and over 603k within 10 miles is ideal for restaurants. Additionally this is an affluent neighborhood with over \$99k Avg Income within 2 miles, which is ideal for restaurant businesses.

PRICE: \$2,100,000 – 4.5% Cap Rate in Dec 2025– Lease Expiration December 2030. Del Taco has 3 x 5 Year Extension Options



Commercial Real Estate Investments

Vista, 1037 E Bobier Dr

FINANCIAL SUMMARY

**1037 E BOBIER DR
VISTA, CA**



Summary

Price:		\$2,100,000		
Down Payment:	100%	\$2,100,000		
Year Built / Age:		1988	Cash on Cash Return:	4.09%
Current CAP:		4.1%		
Dec 2025 CAP Rate:		4.5%		
Approx. Lot SF:		31,363		
Approx. Gross SF:		1,959		
Cost per GSF:		\$1,071.98	Cost per SF of Lot	\$66.96

Scheduled Income

Tenant Name	Lease Type	Expire	CURRENT RENT				DECEMBER 2025 RENT	
			Approx. Sq. Ft.	Mthly Rent Sq. Ft.	Mthly Rent	Options	Mthly Rent Sq. Ft.	Monthly Rent
Del Taco	NNN	12/14/30	1,959	\$3.65	7,150	3 x 5 Yrs	\$4.01	7,865
Base Rental Income:			1,959	Avg. R/SF \$3.65	\$7,150		Avg. R/SF \$4.01	\$7,865
Annualized Scheduled Gross Income:					\$85,800			\$94,380
Utilities Paid by Tenant:								

Rent Increases:
10% Increase Every 5 Years or CPI, whichever is lower

Property Tax Prop 13 Limitation:
No property tax increase due to sale is paid by Del Taco until December 2025. After December 2025 all property taxes and increases in property taxes are paid by Del Taco

Annualized Operating Data

	CURRENT RENT		DECEMBER 2025 RENT	
Annualized Scheduled Gross Income	85,800	\$3.65 sf/mo	\$94,380	\$4.01 sf/mo
Vacant Space @ Market Rent	0		0	
Gross Rental Income	85,800		94,380	
Percentage Rent	0	0%	0	0%
Other Income	0		0	
Gross Income	85,800		94,380	
Less Vacancy/Collection Res.	0	0.0%	0	0.0%
Effective Gross Income	85,800		94,380	
Net Operating Income	85,800		94,380	
Loan Payments	0		0	
Pre Tax Cash Flows	85,800	4.1%	94,380	4.5%
Principal Reduction	0		0	
Total Return Before Taxes	\$85,800	4.1%	\$94,380	4.5%

PROPERTY PICTURES



PROPERTY PICTURES

CREI

Commercial Real Estate Investments



PROPERTY PICTURES



DEMOGRAPHICS

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$107,820



POPULATION

207,942



HOUSEHOLDS

67,455



OWNER-OCCUPIED HOUSING

40,142



RENTER-OCCUPIED HOUSING

26,139



BUSSINESSES

8,170

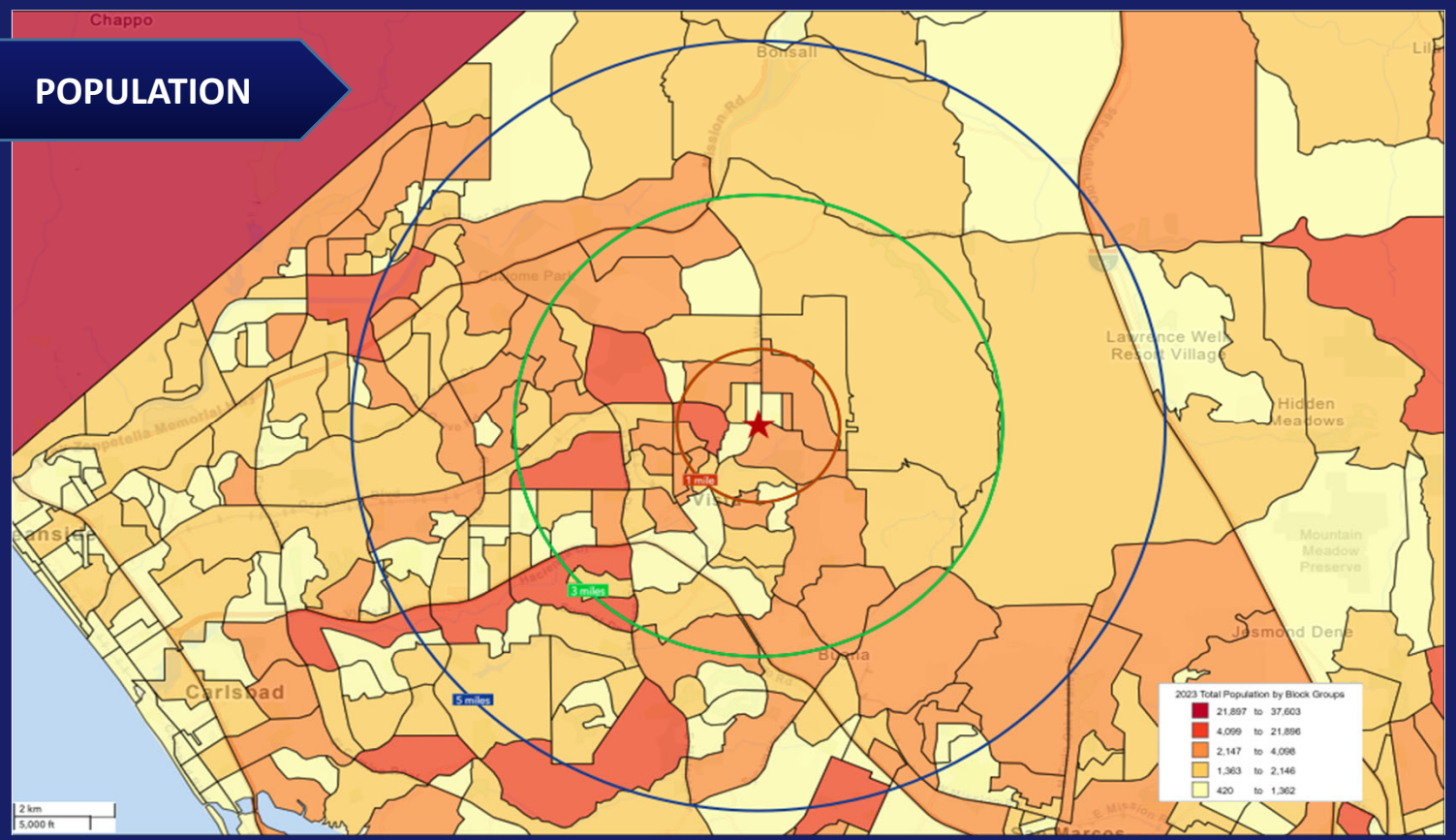
POPULATION	2-MILE	5-MILE	10-MILE
2010 POPULATION	57,811	202,135	561,963
2023 POPULATION	60,590	207,942	602,956
2028 POPULATION PROJECTION	59,756	204,398	597,072
ANNUAL GROWTH 2010-2023	0.4%	0.2%	0.6%
ANNUAL GROWTH 2023-2028	-0.3%	-0.3%	-0.2%
MEDIAN AGE	34.5	36.7	37.6

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$98,657	\$107,820	\$115,915
MEDIAN HH INCOME	\$76,760	\$87,468	\$91,062

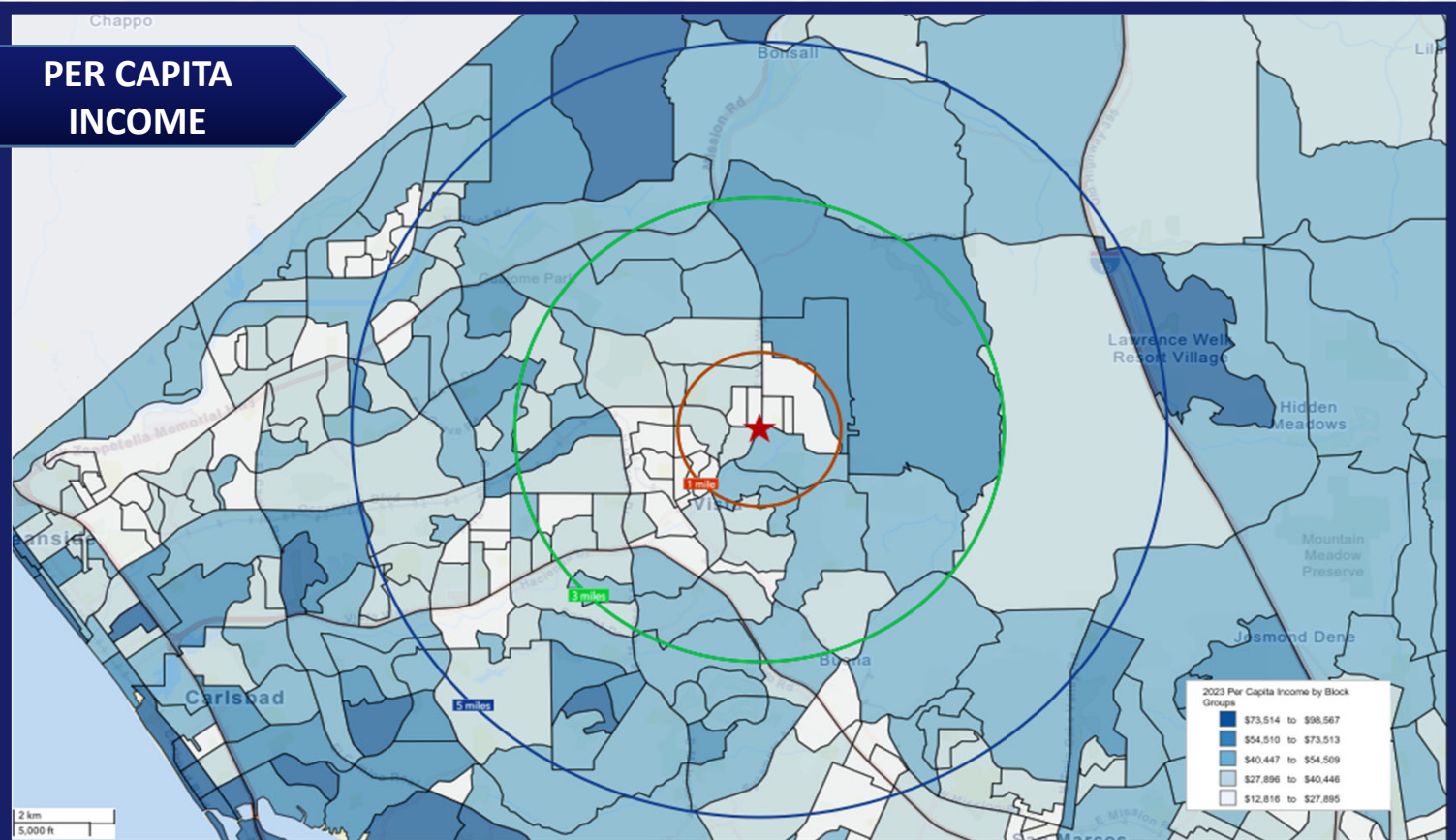
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2010 HOUSEHOLDS	16,488	65,560	193,552
2023 HOUSEHOLDS	17,333	67,455	208,472
2028 HOUSEHOLDS	17,094	66,281	206,505

DEMOGRAPHICS

POPULATION

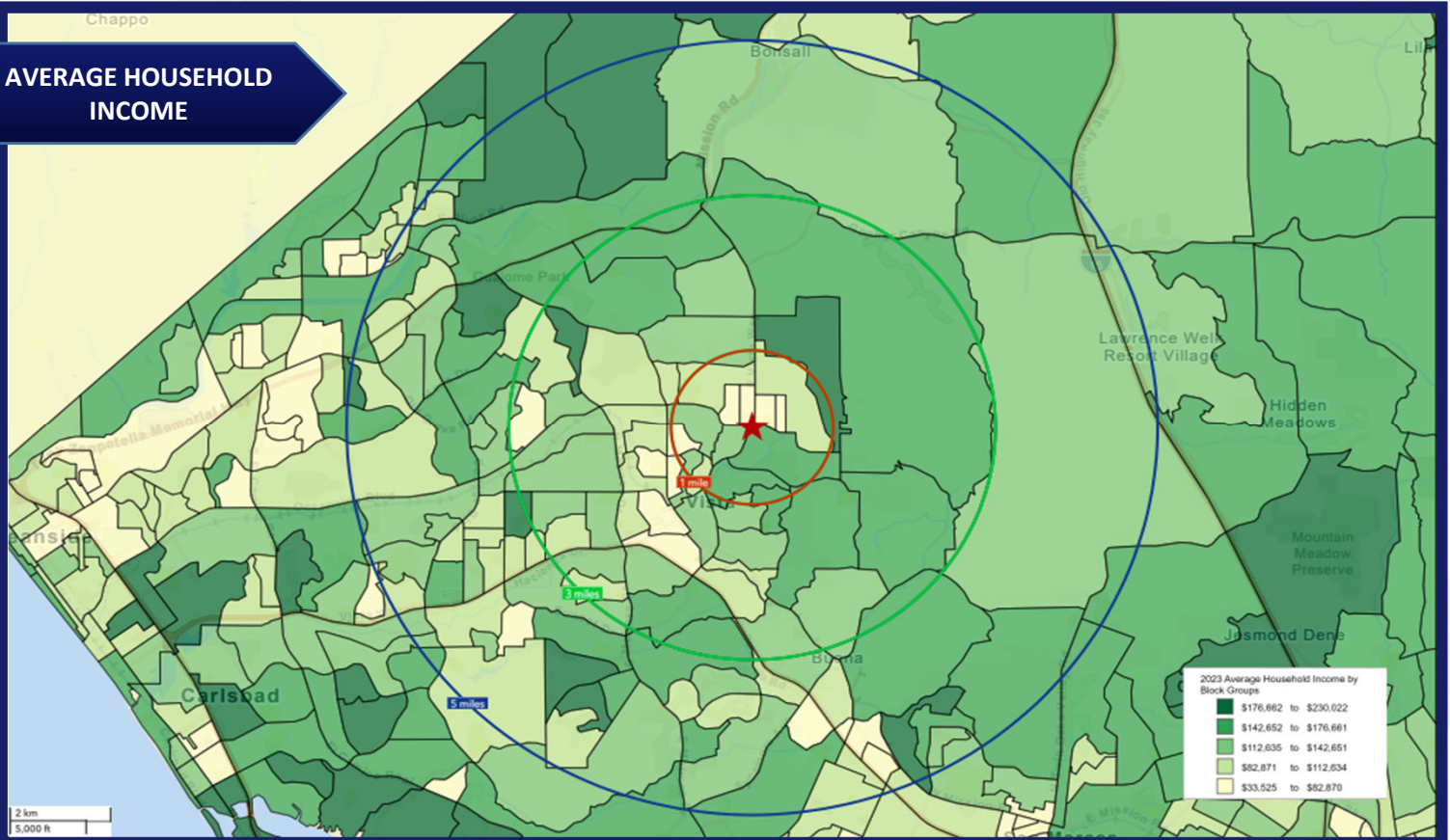


PER CAPITA INCOME

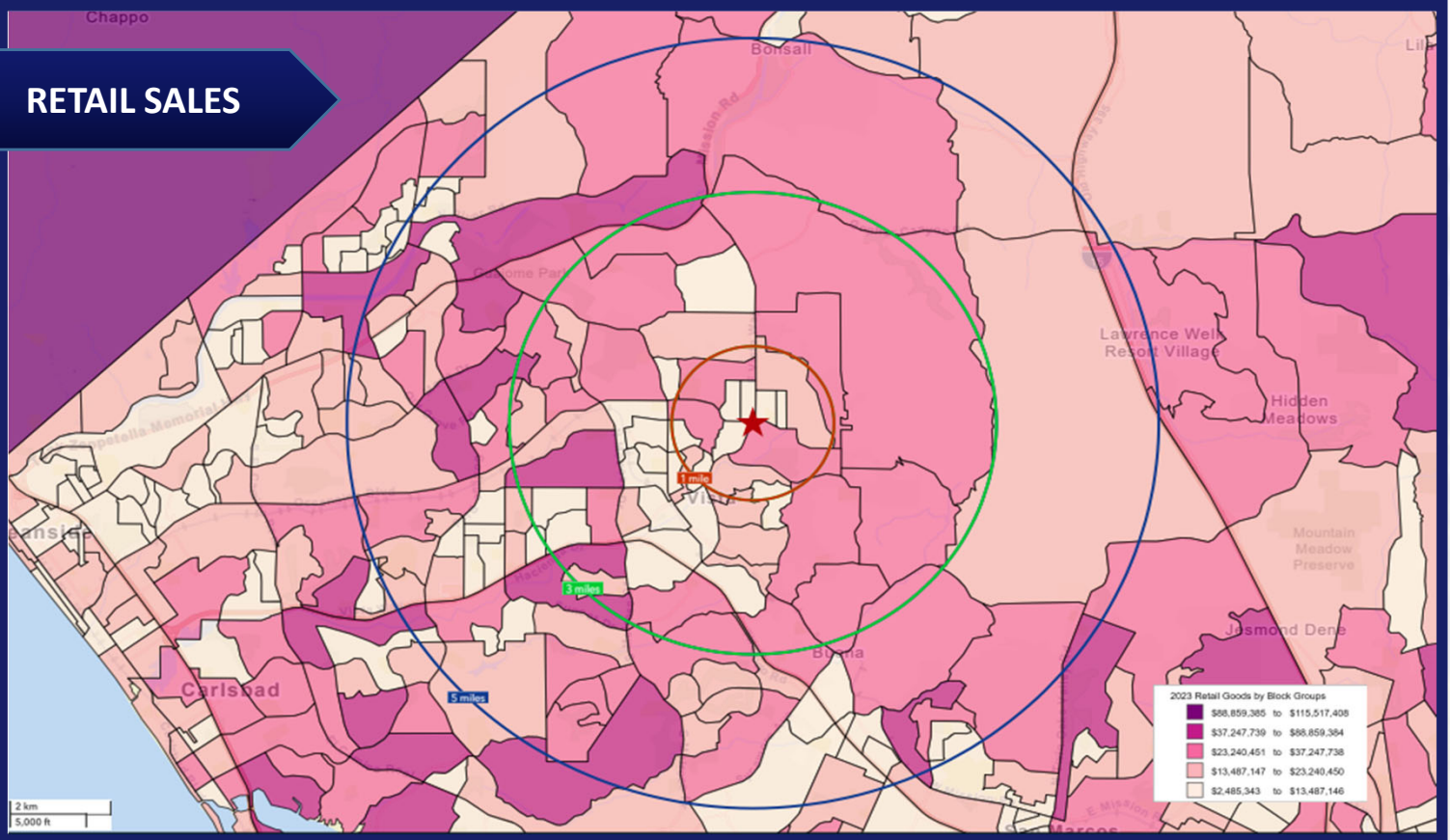


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

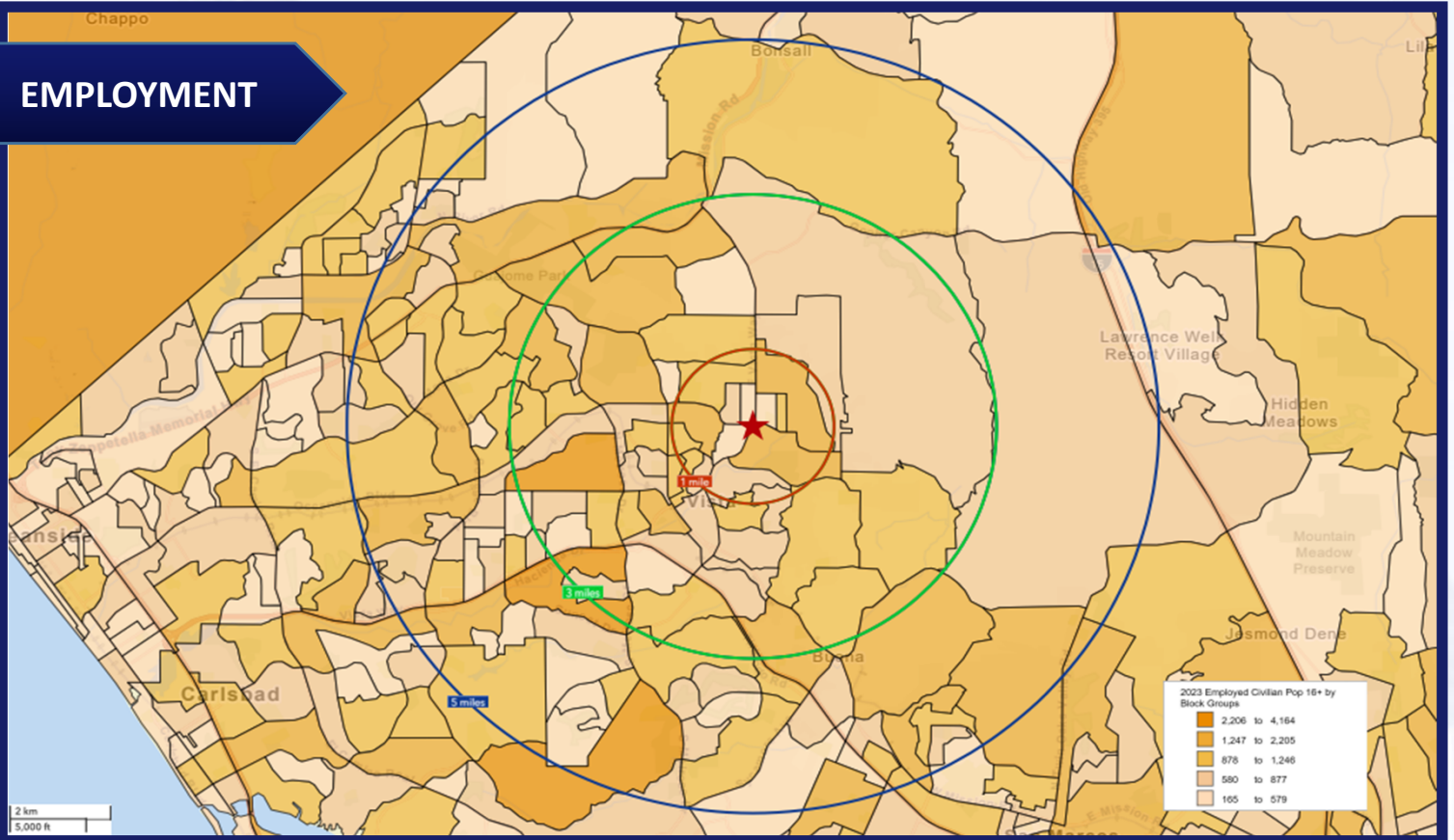


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

