FOR SALE

2420 VISTA WAY

OCEANSIDE, CA 92054

OCEANVIEW PLAZA

COMMERCIAL INVESTMENT

MEDICAL / PROFESSIONAL BUILDING

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PACIFIC COAST COMMERCIAL
SALES - MANAGEMENT - LEASING

TCN WORLDWIDE REAL ESTATE SERVICES

Oceanview Plaza

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2420
VISTA WAY
TRADER JOE'S
ROSS
DRESS FOR LESS
OUTBACK
STEAKHOUSE
The Shoppes at Carlsbad
LA|FITNESS
Krispy Kreme
DOUGHNUTS
CALIFORNIA
78
Scripps
Chevron
McDonald's
JEFFERSON ST
STARBUCKS
COFFEE
LOS TACOS
CALIFORNIA
78
Mimi's
BISTRO + BAKERY
NAVY FEDERAL
Credit Union
STATER BROS.
MARKETS
PACIFIC COAST PLAZA

Executive Summary

OFFERING SUMMARY

Building Name:	Oceanview Plaza
Address:	2420 Vista Way, Oceanside, CA 92054
Building Size:	± 25,386 SF
Land Area:	± 1.13 Acres
Asking Price:	$8,000,000
Price Per SF	$315/SF
Current NOI:	
Cap Rate:	
Occupancy:	90%
APN:	165-240-22 & 165-240-63
Zoning:	City of Ocieanside, CP + RS
Parking:	Parking Lot Recently Expanded to 5/1,000 SF Ratio

PROPERTY HIGHLIGHTS

> Multi-Tenant Office with a Mixture of Professional, Medical & Dental Tenants
> Parking Lot Recently Expanded to 5/1,000 SF Ratio
> In Close Proximity to Tri-City Hospital & Planned Scripps Health Outpatient Surgery Center
> Within Walking Distance to Various Retail Amenities & Restaurants
> Strategic, North County Location with Easy Access to Highway 78 & Interstate 5
> Large Glass Windows for Natural Lights Throughout
> Covered and Gated Downstairs Parking

Investors can increase the NOI by converting the vacant spaces to medical or dental office when possible which command rental rates almost 2 times that of general office space.

MECHANICAL & BUILDING SYSTEMS

STRUCTURE – The structure is a three-story office building. The lateral system consists of steel monument frames at the roof and 3rd floor levels. The monument frame columns terminate mid-height between the 2nd and 3rd floors onto the perimeter CMU walls which represent the lateral system below.

HVAC – Individual Package Split System Units. All units are in working condition. More than half of the units have been replaced within the last 5 years.

ROOF – Replaced in early 2006

ELEVATOR – The elevator system is a Hydraulic Lift with 2,500-pound capacity

FIRE SAFETY – Sprinklered

DEVELOPMENT MAP

> Parking Lot Recently Developed & Expanded to 5/1,000 SF Ratio

PARCEL 3

VISTA WAY

AREA AMENITIES

Minutes to multiple retail centers and

freeway access

1 PACIFIC COAST PLAZA

Applebee's
Bed Bath & Beyond
Best Buy
Brooklyn Boyz Pizza
Chevron
Cost Plus World Market
Einstein Bros. Bagels
Food Mart
Los Tacos
McDonald's
Party City
Sprint Store
Starbucks
Stater Bros. Markets
Walmart

2 EL CAMINO NORTH

Barnes & Noble
Big 5 Sporting Goods
Buffalo Wild Wings
Burger King
Chili's
Chipotle Mexican Grill
Chuck E Cheese
European Wax Center
Famous Footwear
Firehouse Subs
GameStop
Maui Hawaiian BBQ
Menchie's Frozen Yogurt
Michaels
Outback Steakhouse
Pier 1 Imports
Red Lobster
Ross
Sears Outlet
Shell Gas Station
Sleep Train
Subway
Texas Roadhouse
Tilly's
Ulta
Union Bank
Vitamin Shoppe
Wells Fargo
Wicked Poke
Wings N Things

3 THE SHOPPES AT CARLSBAD VILLAGE

24 Hour Fitness
Bath & Body Works
The Cheese Cake Factory
Claire's
Dave & Busters
Express
Foot Locker
Forever 21
GNC
H & M
Great Khan's Mangolian Grill
Haagen-Dazs
Hollister
Hot Topic
Islands
JC Penny
KAY Jewelers
Luna Grill
Macy's
Nekter Juice Bar
Panera
VS Pink
The Pizza Express
Regal Cinemas
Vans
Victoria Secrets
Wetzel's Pretzels
Yard House
Zara
Zumiez

4 FIRE MOUNTAIN CENTER

Jack in the Box
Trader Joe's
BevMo!
Broken Yolk Café
FedEx
AT&T Store
Sushi N Joy
Pure Massage

5 CAMINO TOWN & COUNTRY

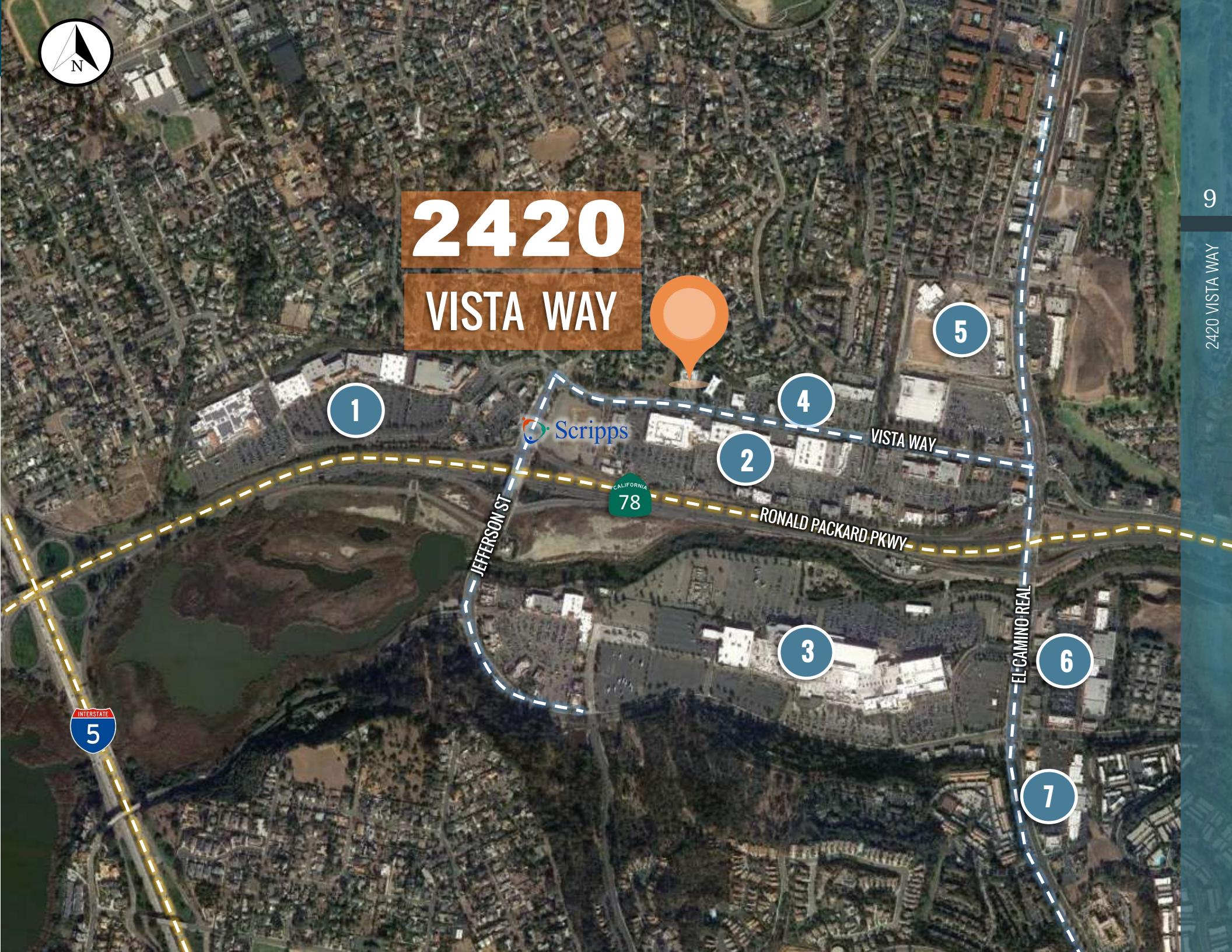
Target
The Habit Burder & Grill
Del Taco
Dennu's
Starbucks
7-Eleven
Redbox
Autozone
Sleep Number
WinCo Foods
Valerie's Taco Stand
Jazzercise

6 CARLSBAD PLAZA

Vons
CVS
Hooked on Sushi
Bank of America
Chase Bank
US Bank
Subway
Baskin Robbins
The Coffee Bean & Tea Lead
Panda Express
Chevron

7 CARLSBAD PLAZA

Vons
CVS
Hooked on Sushi
Bank of America
Chase Bank
US Bank
Subway
Baskin Robbins
The Coffee Bean & Tea Lead
Panda Express
Chevron


2420
VISTA WAY
N
1
2
3
4
5
6
7
Scripps
VISTA WAY
RONALD PACKARD PKWY
JEFFERSON ST
EL CAMINO REAL
CALIFORNIA
78
INTERSTATE
5

U.S. Immigrations and Customs Enforcement

Size	6,449 Sq. Ft.
Lease Commencement Date	December 17, 2017
Lease Term	10 Years
Current Base Rent	$23,637.73 ($3.66 per sq ft./mo)
Increases	Lease extension will bring rent to $23,519 for a five year period where it will increase to $26,886 in year 6 (this reduction is due to the fully amortized TI cost from the initial term)
Lease Type	Full Service Gross
Free Rent	None
Options	None

In March 2003, the Homeland Security Act set into motion what would be the single-largest government reorganization since the creation of the Department of Defense. One of the agencies in the new Department of Homeland Security was the Bureau of Immigration and Customs Enforcement, now known as U.S. Immigration and Customs Enforcement or ICE. ICE was granted a unique combination of civil and criminal authorities to better protect national security and public safety in answer to the tragic events on 9/11. Leveraging those authorities, ICE has become a powerful and sophisticated federal law enforcement agency. Throughout 2013, ICE looked back at its achievements and history through a series of stories, images and milestones. Each month focused on the events and accomplishments in one year starting with 2003.

[www.ice.gov]

TRI-CITY CHILDREN'S DENTISTRY

Size	2,923 Sq. Ft.
Lease Commencement Date	October 1, 2018
Lease Expiration	September 30, 2018
Current Base Rent	$8,038.25 ($2.75 per sq. ft./mo)
Increases	
Lease Type	Gross + Electric
Free Rent	None
Options	One (1) One Hundred and Twenty (120) Month Period

Children's teeth differ greatly from adult's teeth, and parents who are looking for an Oceanside, CA, dentist who understands this may want to consider Tri-City Children's Dentistry. We are dedicated to providing excellent dental health care for infants, children and adolescents in a caring and gentle environment to give them a lifetime of beautiful smiles. We hope that you will learn more about our practice, our services, and pediatric dentistry.

[www.tricitydentistry.com]

NUPHASE HEALTH SOLUTIONS

Size	1,538 Sq. Ft.
Lease Commencement	May 1, 2019
Lease Term	3 Years 2 Months
Current Base Rent	$3,073.00 ($1.75/sq. ft/mo)
Increases	
Lease Type	Gross + Electric
Free Rent	None
Options	One (1) Twenty Four (4) Month Period

Specializing in state of the art treatments for musculoskeletal pain relief and erectile dysfunction. Choosing NuPhase Health Solutions is the first step in regaining your youthful vitality. We are a conveniently located and trusted clinic with the most personalized therapy treatments available in San Diego County. Our goal is to help our patients find relief from symptoms of ED and sports or overuse injuries. We want to help our patients achieve a renewed youthfulness and energy without pain or discomfort.

[www.nuphasehealth.com]

SURFSIDE FAMILY DENTISTRY

Size	1,622 Sq. Ft.
Lease Commencement	February 1, 2013
Lease Term	10 Years
Current Base Rent	$3,290.60 ($2.03/Sq.Ft/Mo
Increases	3% Annual Increase
Lease Type	Gross + Electric
Free Rent	None
Options	Option to extend at 100% of FMV

Dr. Charles Jones is a family dentist in Surfside Beach, South Carolina, where he specializes in comprehensive dentistry that includes general services, as well as cosmetic and restorative dentistry. He also has extensive experience in providing specialty services, including oral appliance therapy for sleep apnea and short-term orthodontics.

[www.surfsidefamilydentistry.com]

Crystal Bejarano, PSY. D

Psychological services

Size	1,667 Sq. Ft.
Commencement	May 11, 2020
Lease Term	1 Year
Current Base Rent	$1,667 ($1.00/Sq.Ft/Mo
Increases	
Lease Type	Gross + Electric
Free Rent	None
Options	One (1) Twelve (12) Month Period

South Coast diagnostic and psychological services offering diagnostic evaluation and treatments services for children and adults. Dr. Bejarano has extensive training and experience in the evaluation of clients with developmental, learning, and emotional disabilities.

North County Acupuncture Inc.

Size	1,397 Sq. Ft.
Lease Commencement Date	July 1, 2017
Lease Term	5 Years 5 Months
Current Base Rent	$2,593.64 ($1.86/sq ft./mo)
Increases	3% Annual Increase
Lease Type	Gross + Electric
Free Rent	Five (5) Months of total rent abatement(100% in months 2,3,25) (50% in months 4,5,6,7)
Options	One (1) Five (5) Year Option at FMV

True and lasting health is achieved when our mind, body and spirit are in balance. This includes being balanced within ourselves as well as in relation to our external environment. As we improve the circulation and flow of blood and Qi (energy) through acupuncture, the internal aspects of our being become balanced and healthy. We feel better and function at a higher level. This in turn improves our relationship with our external environment. Our bodies become more resistant to disease and our ability to handle stress improves. This leads to a greater enjoyment of life and all it has to offer. I invite you to try acupuncture and see how it can change your life.

[www.northcountyacu.com]

Size	1,618 Sq. Ft.
Lease Commencement Date	June 17, 2015
Lease Term	3 Years 13 days
Current Base Rent	$3,333.08 ($2.06/Sq. Ft/mo.)
Increases	2% Annual Increase
Lease Type	Gross + Electric
Free Rent	None
Options	None

For over 20 years, Advanced Sleep Medicine Services, Inc. has helped patients and physicians across California diagnose and treat sleep disorders like sleep apnea. Now, with our virtual consultation services, patients from across the country are able to meet with our sleep experts for diagnoses and treatment from the comfort of their own home. All you need is an internet connection! Once diagnosed, our convenient online store makes it easier than ever to receive the services and support needed to get a great night's sleep.

[www.sleepdr.com]

Manuel J. Rodriguez, Jr.
Attorney at Law

Size	1,589 Sq. Ft.
Commencement	May 1, 2017
Lease Term	5 Years
Current Base Rent	$2,865.00 ($1.80 per sq ft./mo)
Increases	3% Annual Increases
Lease Type	Gross + Electric
Free Rent	Rent abatement in months 2 and 3 of the lease term
Options	One (1) Five (5) Year Option at a FMV with continuation of 3% Annual Increases of the base rent

Manuel J. Rodriquez has represented more than 2,800 injured workers since 1993. His clients have been primarily from the north San Diego County area, including the cities of Oceanside, Vista, San Marcos, Carlsbad, Encinitas, Escondido, Fallbrook, Valley Center, and Poway. The grand majority of his clients are referrals from past clients. They continually send him their family and friends. He also receive clients referrals from local attorneys who do not take workers' compensation matters.

[www.wclawattorney.com]

Dr. Frederick W. Knapp, Jr.
Ophthalmologist

Size	1,744 Sq. Ft.
Commencement	October 1, 2016
Lease Term	4 years 2 Mo
Current Base Rent	$3,926.00 ($2.25 per sq ft./mo)
Increases	3% Annual Increases (Next to Occur Aug 2018)
Lease Type	Gross + Electric
Free Rent	None
Options	None

Dr. Frederick W Knapp Jr., DO, is an Ophthalmology specialist in Oceanside, California. He attended and graduated from Oklahoma College Of Osteopathic Medicine And Surgery, having years of diverse experience, especially in Ophthalmology. Dr. Frederick W Knapp may accept Medicare Assignment.

Call (760) 722-5900 to request Dr. Frederick W Knapp the information or simply to book an appointment.

Oceanview Family Dentistry

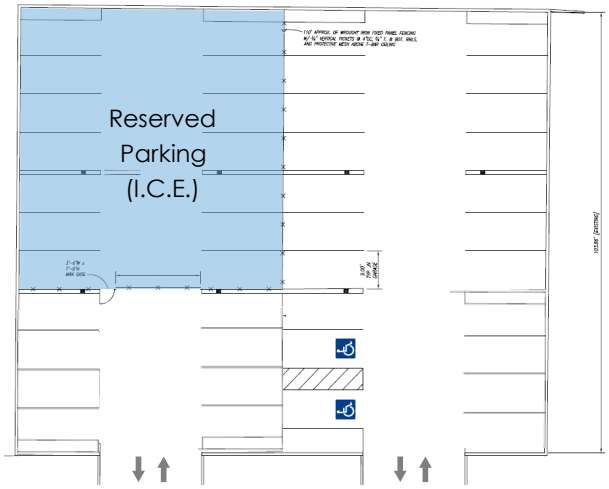
Size	1,390 Sq. Ft.
Commencement	December 1, 2015
Lease Term	5 Years
Current Base Rent	$3,464.49 ($2.49/Sq.Ft/Mo
Increases	3% Annual Increase
Lease Type	Gross
Free Rent	None
Options	One (1) Five (5) Year Option to Extend

Oceanview Family Dentistry has been serving Oceanside and it's surrounding areas with complete dental care including cleanings and restorative care, since 1990.

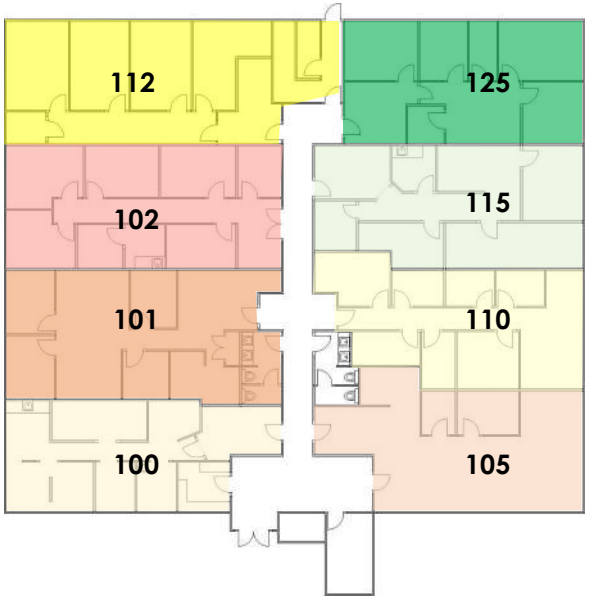
[www.oceanviewfamilydentistry.com]

Stacking / Floor Plan

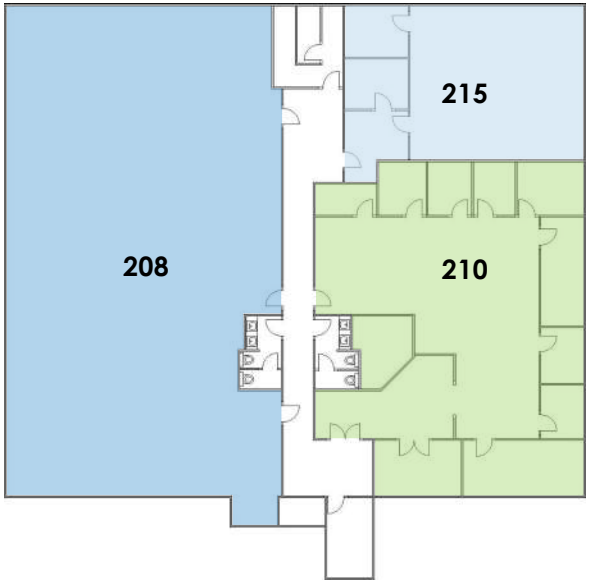
LOWER LEVEL - PARKING GARAGE



FIRST FLOOR - OFFICE



SECOND FLOOR - OFFICE



STACKING PLAN

Suite Number	Tenant	Square Footage	Lease Expiration
100	Oceanview Family Dentistry	1,390	11/30/2020
101	Dr. Frederick W. Knapp Jr.	1,744	12/31/2020
102	NuPhase Health Solutions	1,538	6/30/2022
105	Surfside Dentistry	1,622	4/30/2022
110	Manuel J. Rodriguez Jr.	1,589	4/30/2022
112	Dr. Crystal F. Bejarano	1,667	5/30/2021
115	Advanced Sleep Medicine	1,618	06/30/2023
125	North County Acupuncture Inc.	1,397	11/30/2022
208	U.S. Customs (I.C.E)	6,449	12/16/2027
210	Tri-City Children's Dentistry	2,923	9/30/2028
215	Vacant	3,425	-

(Floor plans are not to scale; for reference purposes only)

Interior Photo

Income & Expenses

Oceanview Plaza - 2019 Master Budget		
INCOME	2018 Budget	2017 Actual
Rental	$ 592,591	$ 644 ,407
Total Rental Income	$ 592,591	$ 644,407

Oceanview Plaza - 2017 Master Budget		
EXPENSES	2018 Budget	2017 Actual
Recoverable Expense		
Building Insurance	$ 9,732	$ 9,246
Property Taxes	$ 69,375	$ 67,025
Management Fees	$ 24,902	$ 25,600
Fire Sprinklers	$ 1,951	$ 1,464
Common Area Utilities	$ 11,100	$ 10,800
Security	-	$ -
Fire Alarm Monitor	$ 2,140	$ 1,716
Water	$ 3,600	$ 3,000
Sewer	$ 3,540	$ 3,120
Trash Removal	$ 6,063	$ 5,940
Common Area Elevator	$ 9,684	$ 7,280
Common Area Restroom	-	$ -
Janitorial	$ 34,800	$ 31,800
CAM Repairs	$ 1,200	$ 1,800
Landscape Maintenance	$ 6,720	$ 6,720
Landscape Supplemental	$ 1,200	$ 1,200
Pest Service	$ 1,964	$ 952
Lot Cleanup	$ 3,660	$ 3,660
Common Area Signage	$ 300	$ 300
Exterior Lights	$ 600	$ 1,200
Common Area Roof Repairs	$ 3,400	$ 3,400
Common Area Asphalt Repairs	$ -	$ -
Common Area HVAC	$ 5,400	$ 5,240
Common Area Electrical	$ 600	$ 1,200
Common Area Plumbing	$ 1,200	$ 1,600
Total Expense	$ 203,130	$ 194,263
	$ 203,130	$ 194,263
Non Recoverable Expense		
Tenant Utilities (GSA/ICE)	$ 13,200	$ 13,200
Total Non Recoverable Expenses	$ 13,200	$ 13,200
Total Operating Expense	$ 243,330	$ 207,463
NET OPERATING INCOME (NOI)	$ 349,261	$ 436,944
CAPITALIZATION RATE		

Rent Roll

Suite Number	Tenant	Square Footage	Rent Per Square Foot	Monthly Rent	Lease Expiration	Deposit
100	Oceanview Family Dentistry	1,390	$2.49/month	$3,464.49	11/30/2020	$2,293.50
101	Dr. Frederick W. Knapp Jr.	1,744	$2.25/month	$3,926.00	12/31/2020	$3,435.68
102	NuPhase Health Solutions, Inc.	1,538	$2.00/month	$3,073.00	6/30/2022	$3,400.00
105	Surfside Dentistry	1,622	$2.03/month	$3,290.60	01/31/2023	$1,605.78
110	Manuel J Rodriguez Jr.	1,589	$1.80/month	$2,865.00	04/30/2022	$3,040.00
112	Crystal Bejarano, Psy. D	1,667	$1.00/month	$1,667.00	5/31/2021	$2,300.00
115	Advanced Sleep Medicine	1,618	$2.06/month	$3,333.08	06/30/2023	$2,831.50
125	North County Acupuncture Inc.	1,397	$1.86/month	$2,593.64	11/30/2022	$2,834.14
208	U.S. Customs (I.C.E)	6,449	$3.67/month	$23,637.73	12/16/2027	$0.00
210	Tri-City Children's Dentistry	3,907	$2.75/month	$8,038.25	09/30/2028	$15,000.00
215	Vacant	3,425	$2.29/month	$2,231.00	TBD	-

Property Totals	
Total Occupied Rents	$52,888.19
Total Vacant Rents	$2,231.00
Total Gross Rents	55,119.19
Total Square Footage	25,362
Avg. Rent/Sq. Ft./Year	$26.28
Avg. Rent/Sq. Ft./Month	$2.19
Total Security Deposits	$36,740.60

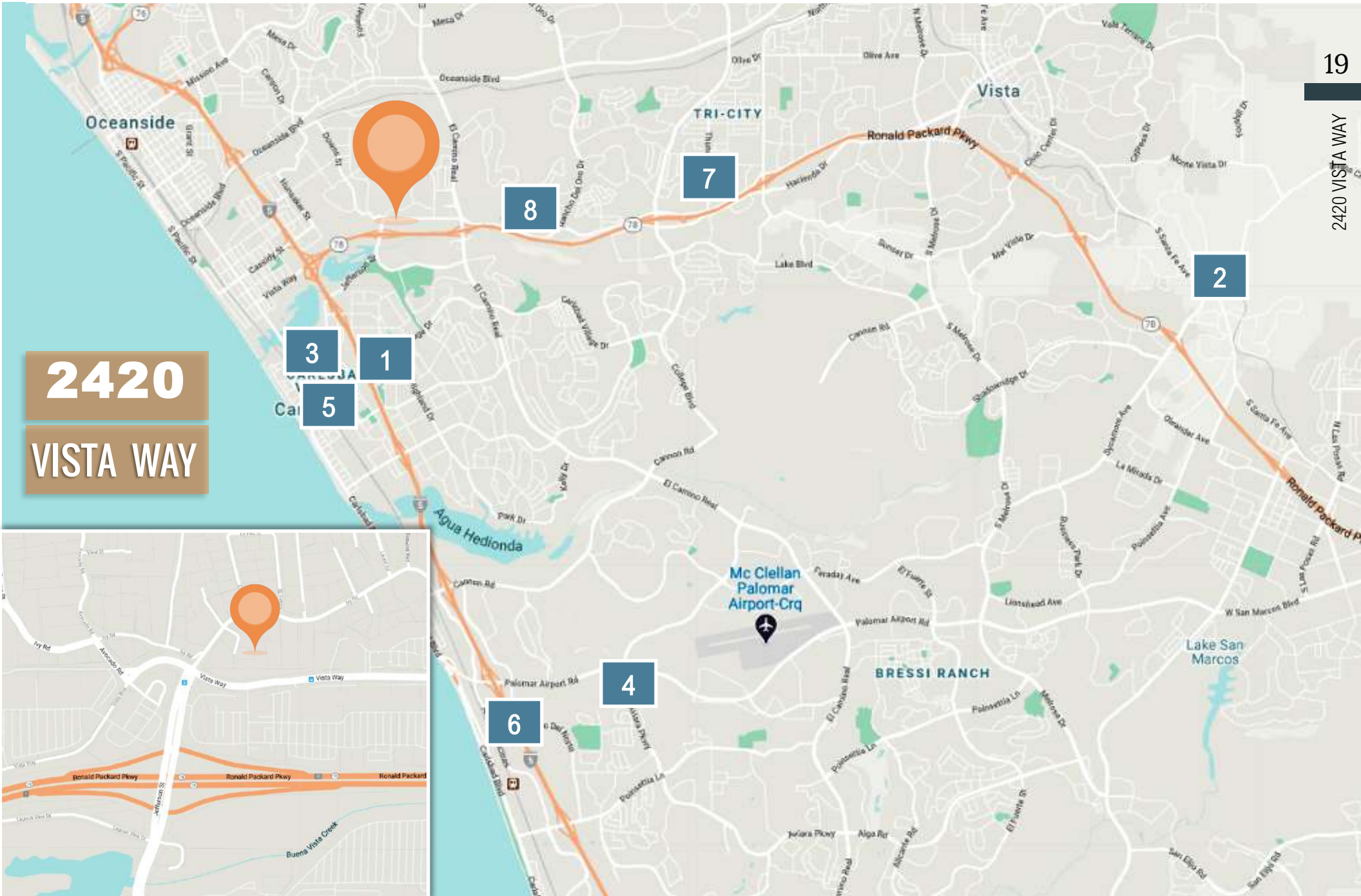
Percentage of Occupied Units	
Total Occupied Units	10
Total Vacant Units	1
Total Units	11
Percentage Occupied	90%

Percentage of Occupied Units	
Total Occupied Sq. Ft.	21,937
Total Vacant Sq. Feet	3,425
Total Square Footage	25,386
Percentage Occupied	86%

	1	2	3	4
Address	1265 Carlsbad Village Dr Carlsbad, CA 92008	1863 Devon Place Vista, CA 92084	785 Grand Avenue Carlsbad, CA 92008	6010 Hidden Valley Rd Carlsbad, CA 92011
Building Area	± 10,507 Sq. Ft.	± 43,996 Sq. Ft.	± 19,363 Sq. Ft.	± 49,580 Sq. Ft.
Sale Price	$3,500,000	$22,800,000	$6,540,000	$29,5000,000
Price/SF	$333.11	$518.23	$337.76	$595.00
Sale Date	3/01/2019	4/05/2019	7/12/2018	10/15/2018

	5	6	7	8
Address	2910 Jefferson St Carlsbad, CA 92008	6183 Paseo Del Norte Carlsbad, CA 92011	145 Thunder Dr Vista, CA 92083	3300 Vista Way Oceanside, CA 92056
Building Area	± 10,904 Sq. Ft.	± 32,810 Sq. Ft.	± 16,486 Sq. Ft.	± 12,958 Sq. Ft.
Sale Price	$3,340,000	$12,035,347	$7,570,000	$6,100,000
Price/SF	$306.31	$366.82	$459.18	$470.75
Sale Date	4/02/2018	10/23/2018	3/09/2018	5/13/2019

Comparables Map



Staking / Floor Plan

Within a three-mile radius the Property is supported by 5,814 businesses & 47,222 employees with an average household income of $87,085.

OCEANSIDE PIER

Oceanside, California, the northern most city in San Diego County, was incorporated in 1888 and is centrally located between Los Angeles and San Diego. With 3.5 miles of beach, a 1,000 boat slip harbor, the largest of the California missions and several regional museums, Oceanside offers perfect year-round weather and easy access to all of Southern California attractions.

Oceanview Plaza is conveniently located within close proximity to Highway 78 and Interstate 5 providing superior access to all of Northern San Diego County and Southern Orange County. Immediately across Vista Way within walking distance is El Camino North, a retail power center anchored by Barnes & Noble, Toys R Us, Ross, Michaels and other major retailers and restaurants. Convenient access to a wide variety of lunch options is a major attraction for tenants of Oceanview Plaza.

	1 MILE	3 MILE	5 MILE
Population	9,016	117,891	248,260
Average Age	40.30	38.80	37.40
Total Households	3,586	45,960	87,629
Median Home Value	$732,507	$538,078	$482,880
Average Household Income	$112,162	$87,085	$88,472
Number of Businesses	894	5,814	9,499
Number of Employees	9,090	47,222	93,395
Consumer Spending	$114,632	$1,257,551	$2,492,315

Source: CoStar Demographics

Centrally located in the heart of the beautiful Southern California coastline, Oceanside is among the region's best places to escape the hustle and bustle of the crowded cities. Like many cities on the Southern California coast, it offers a moderate climate that ranks as one of the most desirable in the nation. The historic downtown district was certified by the California Trade & Commerce Agency as an official "Main Street America," ensuring that the downtown area will continue to reflect its cultural ambiance. From the fine antique shops along historic Coast Highway 101, to the quaint treasures in Harbor village, create your own shopping and dining experience.

The city is home to Tri-City Medical Center, one of the 100 Great Hospitals in America as rated by Becker's Hospital Review. As of 2018, the city is home to over 176,080 residents and is forecast to reach over 180,000 by 2019. The city has had strong connections with the military ever since Camp Pendleton was created after World War 2. Located in North Oceanside, it is the largest U.S. Marine Corps Training Base in the United States. It has a large military community of over 36,000 service members and family spread over 125,000 acres. Oceanside boasts three and a half miles of beautiful coastline, a harbor with over 900 boat slips, and one of the longest wooden piers on the West Coast. Offering a quiet escape from the hustle and bustle, residents and visitors still experience the casual spirit that made Southern California's beach culture legendary.

BEACHES & RECREATIONAL ACTIVITIES

Oceanside's recreational opportunities are geared to fit every lifestyle. The city boasts 3 golf courses, numerous tennis courts and over six miles of beachfront roadway, perfect for jogging and biking along the shore. The 260 slip harbor has a convenient boat launch area and offers services for boat, kayak and jet ski rentals. Recreational fishing companies operates daily sport fishing charters out of the Harbor, and also offer seasonal whale watching tours. Oceanside also hosts numerous amateur and professional surfing contests throughout the year.

EDUCATION

The residents of Oceanside are well educated, with over 83% of residents over 25 years old holding at least a high school education or equivalent. 35% of the population has graduated college with an associates or bachelor's degree, and 8% hold a Masters, Professional or Doctorate degree. School age children attend the Oceanside Unified School District, which has 24 schools and three additional charter schools, including the School of Business and Technology. Higher education needs are provided by Mira Costa College, a public college serving the northern San Diego County area. The college offers over 50 associate's degrees and certificate programs to the 17,252 students enrolled.

ECONOMY

Oceanside enjoys close proximity to the major economic centers of Los Angeles, San Diego and Mexico. The nearby major shipping ports assure ready access to Pacific Rim markets. As a well-established coastal community, the city continues to be a destination for retail, office and industrial development, and these projects will help sustain the economic viability in future years.

POPULATION

Oceanside is the 3rd most populated city in San Diego County. The population in the Oceanside was 160,970 in 2000 and has grown to 171,721 in 2013, a growth of over 3.8%. Over the next five years the population is expected to continue to increase by an additional 4.7% to a total of 179,732 residents. The population is growing quicker than the national average and they are also younger, with a median age of 35.8. In addition to being one of the most populous cities in the County, the residents also have a high level of income. The average household income was $56,000 in the year 2000 and has grown to over $73,000 in the year 2013. The county will continue to see income growth in the future, with the average income estimated to be over $75,000 by 2018. In 2013 more than 23% percent of households earned over $100,000 annually and 3% earned $200,000 or more. The majority of housing in Oceanside is owned, with over 58.9% of households owner occupied compared to 41% renter occupied. Most of the housing in the city is expensive, with about 42.3% of owner occupied units valued over $300,000. Almost 24% of homes are valued at $500,000 or more, and 1.4% are valued over one million dollars.

TRANSPORTATION

Oceanside is connected to the rest of the country via the national interstate highway system. Interstate 5 passes through the western part of the city and connects to Los Angeles and San Diego. For mass transit needs the Oceanside Transit Center is a major transportation hub for Northern San Diego. It has rail connections for several rail lines including Amtrak, Coaster, Sprinter and the Los Angeles Metrolink. It also serves as a major bus stop for BREEZE buses, and busses bound for Temecula and Murrieta. The Oceanside Municipal Airport is a paved and lighted facility, providing mostly general aviation services to the city. For international air travel, residents utilize the San Diego International Airport and John Wayne International Airport, located 40 and 50 miles away respectively.

Healthcare in Oceanside is primarily provided by the Tri-City Medical Center, a full-service public hospital, recipient of multiple Gold Seals of Approval. In 2013 the hospital was named one of the 100 Great Hospitals in America by Becker's Hospital Review. It has 397 beds and provides services to 92,000 outpatients and 75,000 emergency room patients each year. The hospital recently expanded its line of services with the construction of several new facilities including: Orthopedic & Spine Institute, Center for Wound Care and Hyperbaric Medicine and the Cardiovascular Health Institute.

Medical tenants of Oceanview Plaza benefit from its close proximity to various hospital campuses including:

- **Scripps Health Outpatient Center**
  UNDER CONSTRUCTION
  (3 minute walk, 0.2 miles)
- **North County Oncology**
  (5 minute drive, 1.6 miles east)
- **Rady Children's Development Service**
  (5 minute drive, 1.6 miles east)
- **Tri-City Medical Center**
  (7 minute drive, 2.9 miles east)
- **VA Oceanside Clinic**
  (8 minute drive, 3.4 miles north east)
- **Scripps Encinitas**
  (14 minute drive, 11.8 miles south)
- **Naval Medical Center Oceanside**
  (9 minute drive, 5.3 miles north)
- **Palomar Medical Center**
  (21 minute drive, 16.1 miles east)
- **Valle Vista Convalescent Hospital**
  (37 minute drive, 18 miles east)

Benefits of Scrips Ranch Outpatient Center

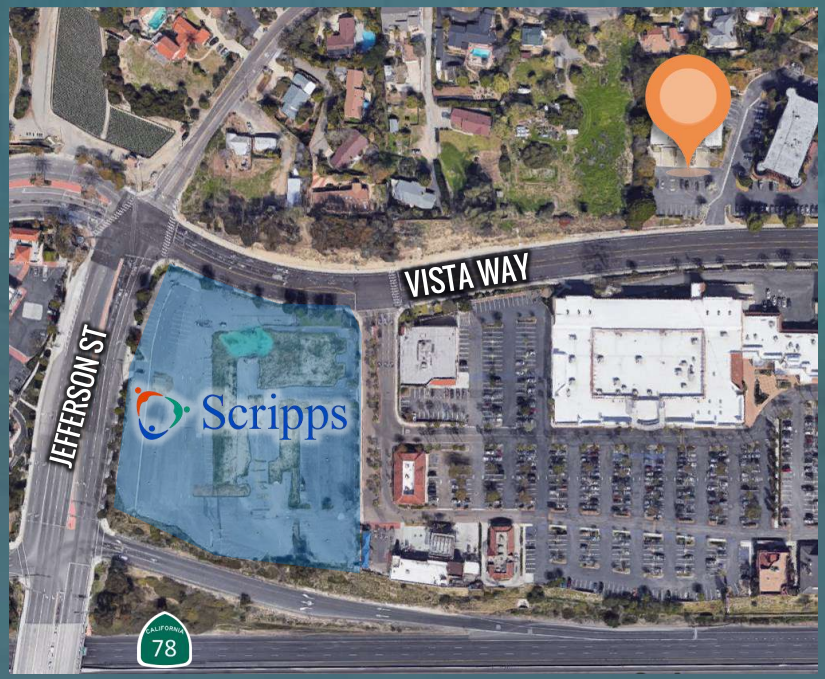
Scripps Health, one of San Diego's top Hospitals and Clinics plans to open a new office building and urgent care with physician offices, examinations and treatment rooms.

Scripps's new outpatient center is on the corner of Vista Way and Jefferson Street, just 0.2 miles and a three minute walk to and from Oceanview Plaza.

The three-story, 85,000 square-foot building will add an immense amount of value to the Medical Tenants at 2420 Vista Way. The ability to have a professional office across the street from state of the art operating rooms and medical equipment makes for an ideal location for any medical business owner.

The proximity to Scripps hospital will also add economical benefits. Large hospitals with easy accessibility to major freeways attracts homebuyers and businesses, resulting in extra income, and a larger population density.

Oceanview plaza will most likely see a positive spike in patients, property value and tenant inquiries. Scripps currently has five successful hospitals, 18 clinics and several other types of facilities scattered around San Diego. Scripps spokeswoman said, "It's important that all health care providers in North County do what they need to do to serve their patients and the growing population in North County."



Pacific Coast Commercial* (hereinafter "PCC") has been retained as exclusive advisor and broker to the Owner regarding the sale of (the "Property") located in the county of San Diego at: **2420 Vista Way, Oceanside, CA 92054.** The Information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of **2420 Vista Way** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Pacific Coast Commercial ("Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Broker or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communications transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering was prepared by Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be completely accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute recommendations, endorsements or advice as to the value of the Property by Broker or the Owner. Each prospective purchaser is to rely upon its own investigation; evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner obligation thereunder have been satisfied or waived. Broker is not authorized to make any representation or agreements on behalf of Owner.

The Information provided has been reviewed as to both form and content by the owner and/or broker, but its accuracy has not been confirmed by "Broker". By your signature below you acknowledge that the information is derived entirely from the owner, and "Broker" does not warrant or guarantee the accuracy and advises you to undertake an independent investigation of the facts and information contained therein.

In consideration for "Broker" to release the information, including address and location of said "Property", you expressly agree that any and all such information, whether written, oral or electronic format, shall be kept strictly confidential and that you, your agents, employees, or assignees, shall not directly or indirectly disclose, release or give access to said information to any person or entity, except as may be necessary to have the Information reviewed as part of the analysis for the purpose of purchasing same. You further agree to return all the information and documents provided if a transaction is not consummated upon request of "Broker".

FOR SALE

2420 VISTA WAY

OCEANSIDE, CA 92054

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