



Appraisal technology has evolved

Foothill Center

Comparable 1

Sale Information

Buyer	J.D Investments	
Seller	Not Disclosed	
Sale Date	7/13/2020	
Transaction Status	Listing	
Sale Price	\$25,000,000	\$208 /SF GBA \$217 /SF NRA
Analysis Price	\$25,000,000	\$208 /SF GBA \$217 /SF NRA
Recording Number	325-3465	
Rights Transferred	Leased Fee	
Financing	Conventional	
Conditions of Sale	Arm's Length	
Marketing Time	150 days	

Income Analysis

Occupancy	98.4%	
Rent Income	\$1,402,710	\$12.20 /SF NRA
Other Income	\$581,734	\$5.06 /SF NRA
Gross Income	\$1,984,444	\$17.26 /SF NRA
Effective Gross Income	\$1,984,444	\$17.26 /SF NRA
Expenses	(\$566,212)	(\$4.93) /SF NRA
Net Operating Income	\$1,418,232	\$12.34 /SF NRA
Cap Rate	5.67%	

Property

Type	Retail, Grocery-Anchored Center
Gross Building Area (GBA)	120,000 SF
Net Rentable Area (NRA)	114,943 SF
Buildings	5 Buildings, 1 Floor
Construction	Wood
Parking	400 Spaces (3.5/1,000 SF NRA)
Year Built	1986 (Renovated 2010)
Land Area	10.25 Acres (446,490 SF)
Site Coverage Ratio	25.74%
FAR	0.27
Zoning	Commercial Shopping Center
Shape	Generally Rectangular
Topography	Level
Corner	Yes
Flood Zone	Zone AE
Average Bay Depth	150 Feet
Anchor Tenants	7
Anchor Ratio	10.00%

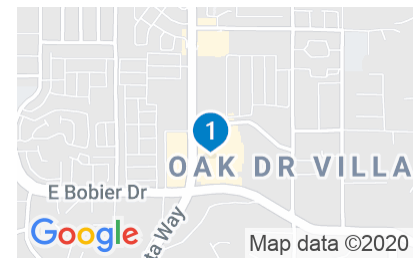


1385 E Vista Way
Vista, CA 92084

County
San Diego

Submarket
Vista

APN
173-300-16



Confirmation

Name	Nigel Harris
Company	National Bank
Phone Number	657-432-097
Date	7/27/2020

Remarks

This property is situated along the major east/west retail corridor. It is considered to be of excellent quality.

This is a transaction that represents the sale of a premier grocery anchored shopping center located in Vista, California. It was sold on the 07/13/2020 for a total price of \$25,000,000 after being on the market for a total of 150 days. The buyer in this case was 'J.D. Investments', however the Seller information was not disclosed at this time.