Retail Property For Sale

(562) 697-5000

1 Southern California Restaurant Portfolio, Vista, Oceanside & Whittier, CA



Property Details

Available	7,300 SF
Sale Price	$4,995,000
Price PSF	$
Lot Size	
Year Built	

Broker Information

Tyler Portman
562-762-3152

Perla Pinedo
562-762-3107

Adam Wiegand, Ripple Effect CRE

Property Description

This three-property Southern California restaurant portfolio offers investors and owner-users the opportunity to acquire assets in three distinct operating environments: Uptown Whittier, Vista's primary commercial corridor, and South Oceanside's coastal restaurant district. The portfolio includes one income-producing asset and two vacant restaurant properties, allowing buyers to pursue immediate occupancy, leasing, or repositioning strategies while maintaining geographic diversification across Los Angeles and San Diego Counties. The Whittier property is located within the highly walkable Uptown district and benefits from the City's planned Greenleaf Promenade improvements. Existing improvements include a commercial kitchen, full bar, basement cold storage, and a finished second-floor event venue. The Vista location offers a freestanding restaurant with dedicated on-site parking along E Vista Way, a major commercial corridor connecting downtown Vista to SR-78. The Oceanside asset occupies a visible corner location along South Coast Highway and includes a turnkey restaurant and bar configuration with a permitted patio and extensive frontage exposure. Collectively, the portfolio provides a combination of operational flexibility, existing restaurant infrastructure, and locations positioned near established dining, retail, employment, and residential demand generators. Buyers may acquire the assets individually or as a complete portfolio, creating opportunities for regional operators, expanding restaurant groups, hospitality investors, or owner-users seeking strategically located Southern California real estate.



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