



THE WESTBREW BUILDING

1061 LA MIRADA COURT, VISTA, CA 92081

FOR SALE







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The WestBrew Building is an attractive, modern, $\pm 4,653$ SF R&D/Flex condominium situated in the heart of Hops Highway (SR-78) and immersed in the craft brewery scene in Vista, CA. With WestBrew brewery as a long-term tenant, The WestBrew Building creates an exceptional opportunity for investors to purchase and become a part of the craft brewing industry. The Property includes WestBrew's production facility accompanied by a 2,000 SF tasting room created for comfort and showcases the beautiful scenery and iconic locations of the West Coast. WestBrew takes pride in delivering delicious, clean brews to their customers and is committed to brewing high-quality craft beer that encompasses the local San Diego craft beer spirit.



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WEST COAST CRAFT BEER SCENE

INVESTMENT HIGHLIGHTS



PRIME LOCATION

- Situated on Hops Highway—San Diego County's craft brewing epicenter
- Perfect pub-crawl position: abundant craft brewery neighbors
- Access to over 56,000 professionals employed within 3-mile radius
- Close proximity to Cal State San Marcos and their **Engibeering** program
- Minutes to amenities, SR-78, the I-5, and the coast



BREW-CENTRIC UPGRADES

- \$1 Million in interior renovations and improvements
- Heavy Power:
 - (1) Panel A 400A 208/120V 3 Phase
 - (1) Panel B 200A 208/120 3 Phase
- 100% climate controlled
- Walk-in coolers for keg refrigeration
- Natural gas stubbed to building
- One (1) grade-level roll up door in production area



HIGH IMAGE BUILDING

- Newer construction
- End cap unit
- Extensive window line featuring floor to ceiling glass
- Polished & stained concrete floors
- Light and bright with on-trend decor
- One (1) glass segmented roll-up door leading to outdoor seating area



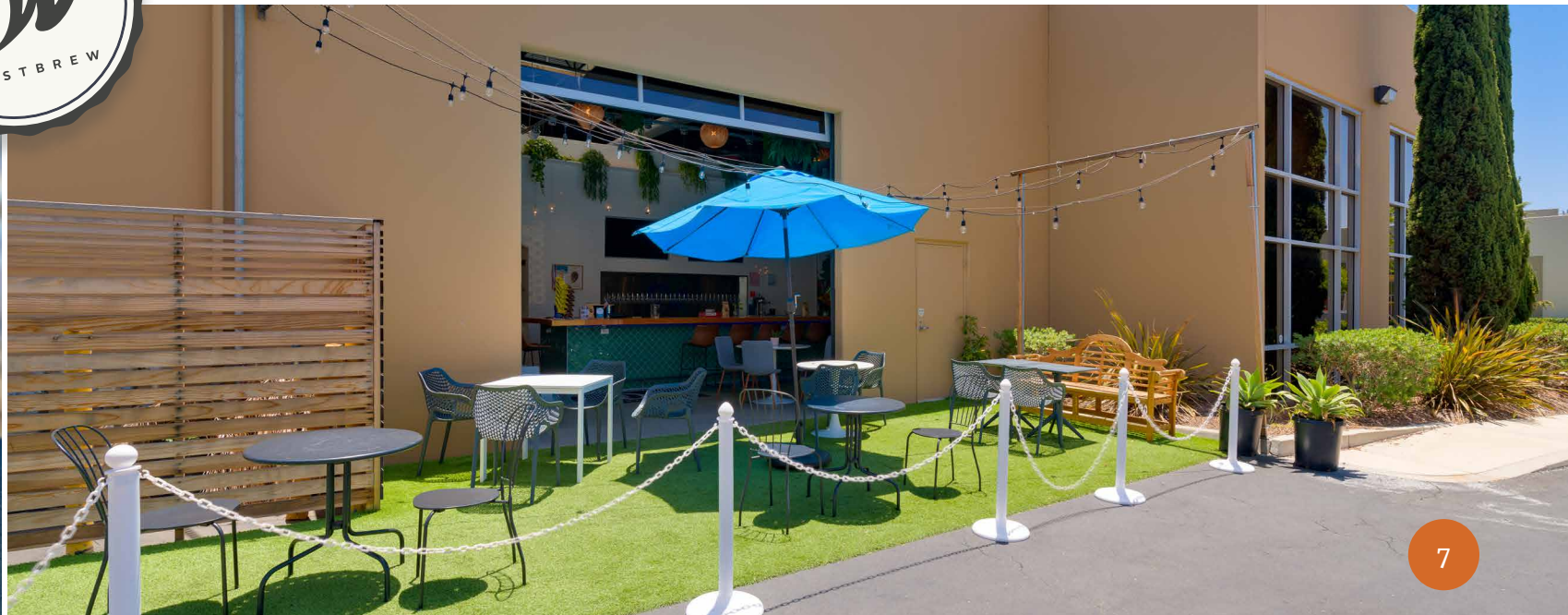
LOW OWNERSHIP COSTS

- No CFDs/Mello Roos
- Low association dues



VISTA BREWERY DISTRICT





CALIFORNIA-STYLE ENVIRONMENT



THAT FEELS LIKE HOME





Josh Schreer

WestBrew Owner/Founder

Joshua Schreer has been brewing beer for over a decade, with both of his great grandfathers being brewers. Starting WestBrew furthers that brewer tradition. He is a graduate of UC San Diego's Master Brewer's Program, where he met Cody Gagnon, as well as San Diego State University's Business of Craft Beer program. The team received a Bronze Medal in the Tropical Lager category for their Haole Island Lager at the Great American Beer Festival during their first year of operations in 2021. Born and raised in Brooklyn, NY, Josh served seven years in the Army and received his BS in Construction Management of Architecture at Pratt Institute in NYC.

Cody Gagnon

WestBrew Head Brewer

Born and raised in California, Cody attended California State University, San Marcos and achieved his Bachelor's degree in Communications. Cody also furthered his years of home-brewing knowledge by attending UC San Diego's Master Brewer's program where he met Josh Schreer. Before becoming the Head Brewer at WestBrew, he was a part of the RnD team at Pizza Port, fine-tuning their new recipes on the 1-barrel pilot system. Regarding brewing, Cody takes the creative approach, using all the resources he can get his hands on to create new beers and techniques to improve beer quality at Westbrew.

FLOORPLAN & IMPROVEMENTS

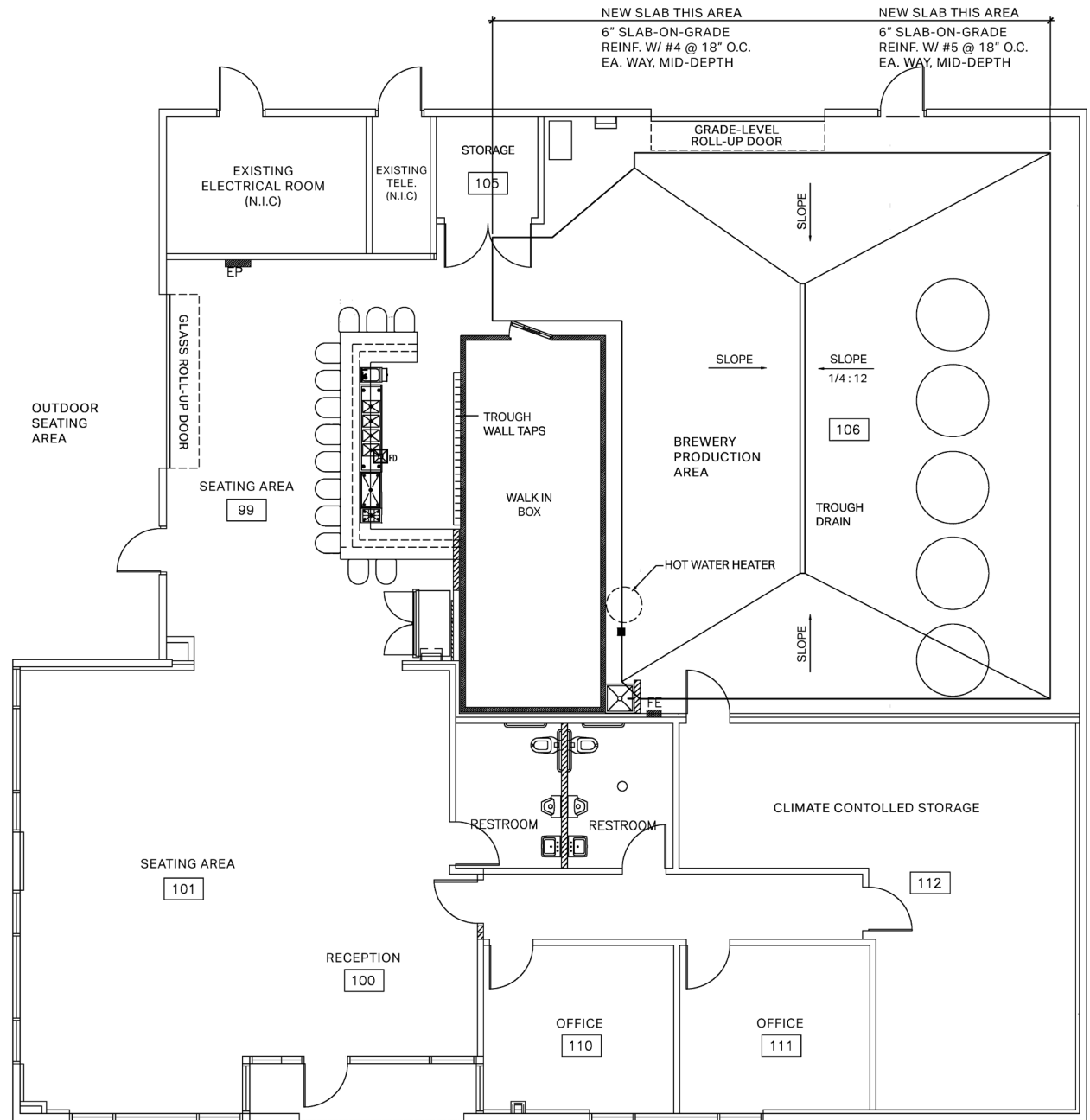
PHYSICAL IMPROVEMENTS

- Enhanced 18"-thick, sloped, warehouse slab
- New waste plumbing for floor drains in warehouse and restrooms totaling six (6) floor drains and one (1) trough drain
- Structurally modified roof accommodates glycol chiller for use with cellar controls on fermentation tanks

EQUIPMENT

** Not part of sale, but building has capacity for these items*

- One (1) 10BBL brewhouse
- Two (2) 20BBL and four (4) 10BBL state-of-the-art fermentation tanks manufactured by Alpha Brewing Operations with computer and actuator-controlled digital system
- Computerized cellar controls for fermentation tanks
- Two (2) walk-in coolers totalling 800 SF of cold storage space
- 24-cans-per-minute automated canning line



LOCAL BREWERIES & AMENITIES



VISTA BREWERIES

Co-Lab
Mother Earth Brew Co.
WestBrew
Twisted Horn
Ebullition Brew
Piston Pete's
Booze Brothers
Five Suits Brewing
Belching Beaver
Pure Project
BattleMage Brewing
Helia Brewing Co.
Dogleg Brewing Co.
Eppig Brewing
The Boochyard
Culver Beer Co.
Rouleur Brewing Co.
Guadalupe Brewery
Arcana Brewing Co.
And More!



BRESSI RANCH VILLAGE CENTER THE SQUARE AT BRESSI RANCH

Tommy V's Urban Kitchen
Board & Brew
Staybridge Suites
Trader Joe's
Peet's Coffee
Pizza Port
Casero Taqueria
Sprouts Farmers Market

THE HOME DEPOT CENTER

The Home Depot
Flippin' Pizza
Nikos Greek
Discount Tire

MELROSE SQUARE

Starbucks
Hungry Bear Deli
Mr. Taco
Tabu Sushi
Chevron
Jersey Mike's

MELROSE SQUARE

Albertsons
Sushi On The Edge
CVS
Skybound Coffee
7-Eleven
Chase Bank
The UPS Store

SHADOWRIDGE PLAZA

Stater Bros.
Subway
Mobil
Big 5
Armando's Mexican
Jack in the Box

SAN MARCOS PLAZA

Albertsons
Fex Ex
Pizza Hut
Chase Bank
Shell
Señor Panchos Mexican
Tekipoke Japanese

PALOMAR PLAZA

CVS
Everbowl
Pho San Marcos
Panda Garden
Del Taco
Citibank
Starbucks



Boasting more breweries per capita (20+ and counting) than any U.S. City and located in the center of Hops Highway (Highway 78), Vista attracts craft beer aficionados from all over. The craft brewing industry has made a significant economic impact on the Vista economy, to the point where nearby California State University, San Marcos, offers an **EngiBeer** program—training students to brew craft beer at scale and to create and run a brewery. As a result, Vista is now home to one of the most successful and concentrated brewery districts in the United States.





Vista Civic Center

VISTA, CA

Over the past couple of years, Vista has enjoyed a revitalization with new craft breweries and popular restaurants, drawing customers to the district. Residential units and commercial space developed through the Paseo Santa Fe and 100 Main Street projects will perpetuate this growth trend by bringing more foot traffic to restaurants, businesses, and shops. As a result, the previously blighted stretch of downtown South Santa Fe Avenue will continue to transform into an attractive, vibrant, and pedestrian-friendly destination. Summer weekends and weeknights in Downtown Vista have become popular hangouts for residents and visitors heading downtown who want to try and experience the new food establishments and local breweries populating the area.



POPULATION

247,317 | 5 Mile Radius



MEDIAN AGE

36.3 | 5 Mile Radius



BACHELOR'S DEGREE

39%+ of residents (25+) hold a bachelor's degree or higher



AVERAGE HOUSEHOLD INCOME

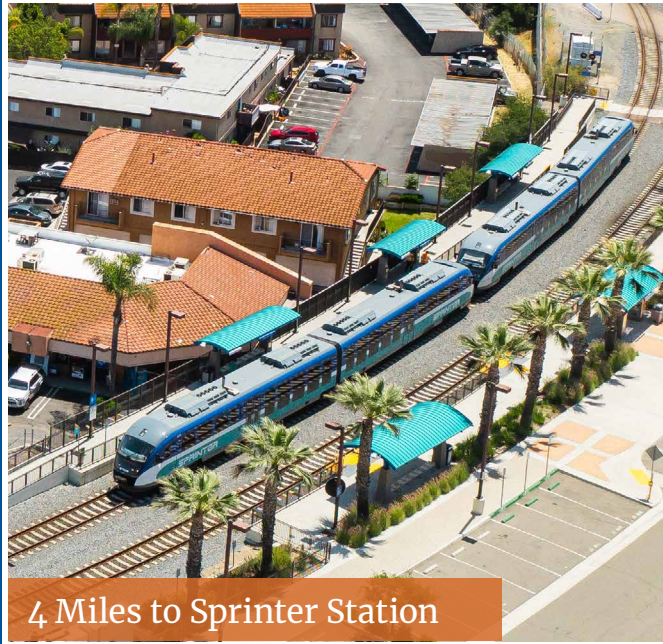
\$117,426 | 5 Mile Radius



7 Miles to I-5



1.4 Miles to Highway 78



4 Miles to Sprinter Station



6 Miles to Cal State San Marcos



4 Miles to Paseo Santa Fe District



7 Miles to Beach



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