

FOR SALE | 3,710 SF

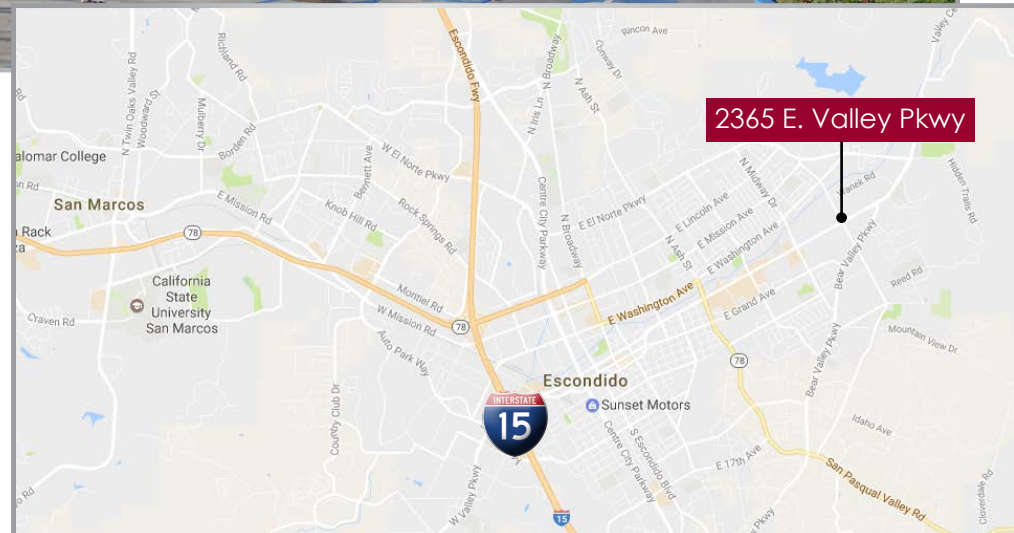
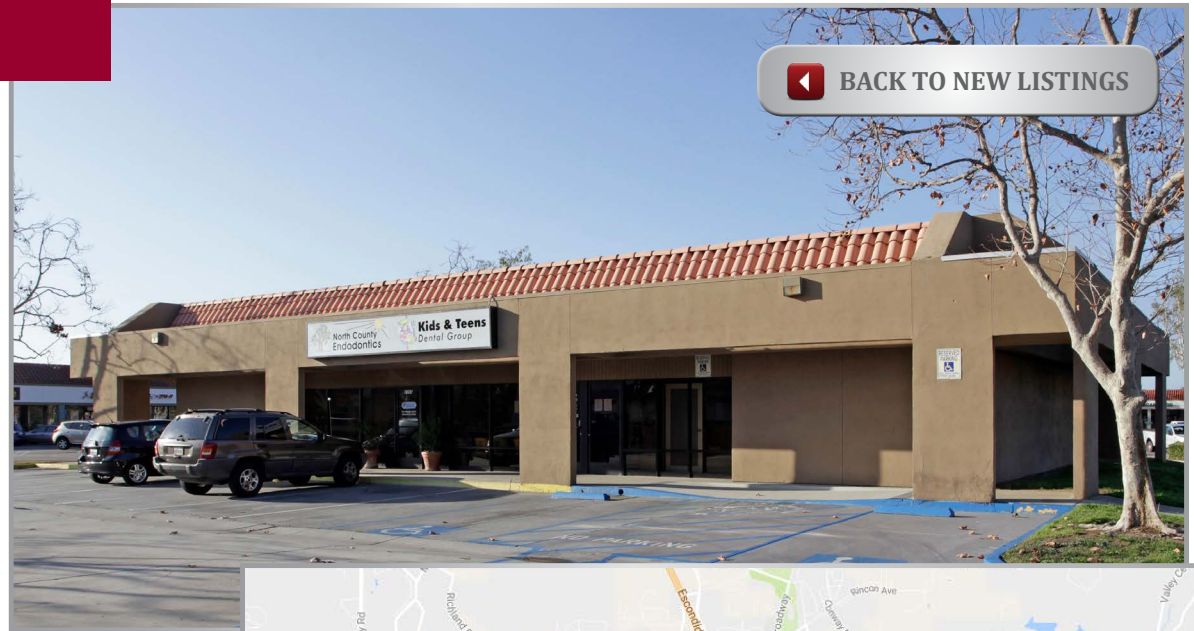
FREE STANDING RETAIL/OFFICE BUILDING

PRICE: \$1,113,000 (\$300.00 SF)

2365 E. VALLEY PARKWAY | ESCONDIDO, CA

PROPERTY FEATURES

- 100% leased investment
- Out Parcel to Vons Power Center
- Parking: 10 per 1,000 SF
- Four (4) ADA compliant restrooms
- Easy access to 1-15 & Hwy 78
- 27,000 cars/day on E. Valley Pkwy and 11,000 cars/day on Citrus Ave.
- Original construction in 1985, completely renovated in 2007
- Currently built out as 2 specialty dental offices
- Lot size 27,887 SF/building size 3,710 SF (13.1% coverage). Building may be expandable
- 37 parking spaces on subject property/pad (10.00 per 1,000 SF pf bldg.) Additional shared parking with the Vons shopping center
- Access from both E. Valley Pkwy and from Citrus Ave
- Approximate CAM charges assessed to this pad/building from the Master Landlord (Vons property owner) are approximately \$0.19 PSF (+/- 700 monthly/varies)



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Demographics	1 Mile	3 Mile	5 Mile
2016 Population	28,871	109,016	172,562
Average HH Income	\$60,786	\$65,245	\$73,815



Investment Summary

Price:	\$1,113,000	
NOI:	<u>ACTUAL</u>	<u>PROFORMA</u>
	\$52,393.05	\$76,607.17
CAP Rate:	4.7%	6.9%

Property Summary

Address:	2365 E. Valley Parkway Escondido, CA 92027
Building Square Feet:	3,710
Price/SF Building:	\$300.00
Year Built:	1985
APN:	231-092-35
Zoning:	Office & Retail

Rent Roll

Unit Number:	Lease Type	Current Gross Rent/Month	Proforma NNN Rent/Month
2365	Endodontist	\$3,500.00	\$3,500.00
2367	Pediatric Dentist	\$3,269.81	\$3,269.81
Total		\$6,769.81	\$6,769.81

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Sale Information

Sale Price	\$1,113,000
Proforma CAP Rate	6.9%
Total Building Size	3,710
Price per square foot Building	\$300.00
Total Land Size (Acres)	0.64
Price per square foot Land	\$39.92

Rent Roll

Unit Number	Lease Type	Lease Expiration	Current Gross Rent/Month	Proforma NNN Rent/Month	
2365	Endodontist	3/31/2021	\$3,500.00	\$3,500.00	(1) 5-year Option
2367	Pediatric Dentist	12/31/2021	\$3,269.81	\$3,269.81	(1) 5-year Option
Total			\$6,769.81	\$6,769.81	

Income & Expense

	Actual 2016		Proforma
Potential Gross Income	\$81,237.72		\$81,237.72
Vacancy/Credit Loss	\$0.00	5.70%	(\$4,630.55)
Effective Gross Income	<u>\$81,237.72</u>		<u>\$76,607.17</u>
Real Estate Taxes	(\$12,243.00)	1.10%	\$0.00
Property Insurance	(\$2,528.00)		\$0.00
Property Management	(\$3,249.51)	4.0%	\$0.00
Maintenance & Repair	(\$8,373.72)		\$0.00
Water, Sewer, Trash	(1,708.44)		\$0.00
Reserve & Replacement	(\$742.00)	\$0.20	\$0.00
Miscellaneous	<u>\$0.00</u>		<u>\$0.00</u>
Total Operating Expenses	(\$28,844.67)		\$0.00
Net Operating Income	\$52,393.05		\$76,607.17
Cap Rate	4.7%		6.9%