

# Coastal Oceanside Retail Investment Property

FOR SALE



1220 S. Coast Highway, Oceanside, CA 92054



Exclusively listed by



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**OFFERING PRICE**

\$1,275,000

**PRICE PER SF**

\$271

**TERM REMAINING**

4 years

**CAP RATE (YR 1)**

5.65%

**TOTAL LAND AREA**

0.28 Acres

**BASE RENT**

3.5% Increases Annually

**NET OPERATING INCOME**

(Yr 1) \$72,000

**TOTAL LAND FOOTAGE**

12,197 SF

**YEAR BUILT**

1976

**TOTAL BUILDING AREA**

4,700 SF

**OWNERSHIP**

Fee Simple





- Freestanding Retail Offering on Pacific Coast Hwy
- Single Tenant, Absolute NNN Lease with No Landlord Responsibility
- Adequate Off Street Parking
- 1.1 Miles from Downtown Oceanside & blocks to the beach
- Easily accessible for Oceanside, as well as, Carlsbad residents
- Easily accessible from Interstate 5 & 78 freeway
- Conditional Use Permit is in Place with the Property
- 4 years remaining on the lease
- Unique tenant offering





Location Matters is pleased to present this single tenant, triple net leased investment opportunity located at 1220 S. Coast Highway in Oceanside, California. The subject property is a 4,700 square-foot, freestanding, single-tenant retail building on an approximately 12,197 square foot lot. This opportunity is an absolute triple net lease with no Landlord responsibility. The subject property is centrally located just 1.1 miles from downtown Oceanside on South Coast Highway.

Coastal Oceanside is the home to multiple new mixed-use and residential developments. One significant project under development is the 9 Block Master Plan for the development of nine full blocks West of Coast Highway. This project will provide approximately 270 new residential units and 55,000 sf of retail space, all just over 1 mile from the subject property. Also, the 9 Block Plan will include two new four star hotels with 360 rooms. Within 1/3 mile from the subject property, 38 new luxury condominiums are to break ground in Q1 2016.

Oceanside, California, is the northernmost city in San Diego County, 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 year-round perfect weather and easy access to all of Southern California's attractions.





**ADDRESS**

1220 S. Coast Highway,  
Oceanside, CA 92054

**PARCEL**

APN: 152-193-06

**ZONING**

Commercial

**LAND AREA**

0.28 Acre/12,197 SF

**SQUARE FEET**

4,700 Rentable Square Feet

**PARKING**

16 On-Site Parking Spaces

**TRAFFIC COUNTS**

29,158 + Vehicles per day

**CONDITIONAL USE PERMIT**

In place & remains w/ the  
property

**ZONING**

C-2 Commercial









**PURCHASE PRICE**

\$1,275,000

**TOTAL BUILDING AREA**

4,700 SF

**CAP RATE**

5.65%

**PRICE/SF**

\$271

**NET OPERATING INCOME**

\$6,000 per Month/\$72,000  
Per Year

**TOTAL LAND AREA**

0.28 Acres/12,197 SF

**OPTIONS TO RENEW**

No

**OWNERSHIP**

Fee Simple





**1639 S. Coast Hwy, Oceanside, CA 92054**

Close of Escrow: 9/21/2015      Price/SF: \$265  
 Sale Price: \$1,320,000      Land Area: 28 acres /  
 Cap Rate: N/A      12,197 SF  
 Gross Leasable Area      Price/Land Area: \$108 SF  
 (GLA): 4,978 SF      Year Built: N/A



**202-204 N Coast Highway, Oceanside, CA 92054**

Close of Escrow:      Price/SF: \$372  
 12/31/2014      Land Area:  
 Sale Price: \$1,350,000      .08 AC/3,624 SF  
 Cap Rate: N/A      Price/Land Area: \$372 SF  
 Gross Leasable Area      Year Built: N/A  
 (GLA): 3,623 SF



**232 S Coast Highway, Oceanside, CA 92054**

Close of Escrow:      Price/SF: \$336  
 4/30/2015      Land Area:  
 Sale Price: \$815,000      0.6 AC/2,614 SF  
 Cap Rate: N/A      Price/Land Area: \$311 SF  
 Gross Leasable Area      Year Built: 1907  
 (GLA): 2,425 SF



**921-923 S Coast Highway, Oceanside, CA 92054**

Close of Escrow:      Price/SF: \$366  
 3/23/2015      Land Area:  
 Sale Price: \$620,000      0.11 AC/4,792 SF  
 Cap Rate: N/A      Price/Land Area: \$129 SF  
 Gross Leasable Area      Year Built: N/A  
 (GLA): 1,691 SF



**618 S Coast Highway, Oceanside, CA 92054**

Close of Escrow:      Price/SF: \$410  
 6/10/2014      Land Area:  
 Sale Price: \$432,000      0.11 AC/5,001 SF  
 Cap Rate: N/A      Price/Land Area: \$86 SF  
 Gross Leasable Area      Year Built: 1919  
 (GLA): 1,053 SF



**1922 S Coast Highway, Oceanside, CA 92054**

Close of Escrow: 3/5/2015      Price/SF: \$333  
 Sale Price: \$300,000      Land Area:  
 Cap Rate: N/A      0.08 AC/3,485 SF  
 Gross Leasable Area      Price/Land Area: \$86 SF  
 (GLA): 900 SF      Year Built: 1950



**TENANT TRADE NAME**

Baja Body Athletic Club

**ANNUAL INCREASES**

3.5%

**OWNERSHIP**

Private

**ABSOLUTE NNN LEASE**

**OPTIONS**

None

**LEASE GUARANTOR**

Personal Guaranty

**LEASE TERM REMAINING**

4 years

**HIGHLY REVIEWED**

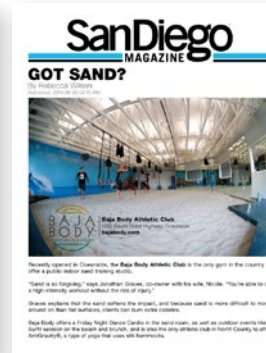
San Diego Union Tribune  
San Diego Magazine  
The Best of North County

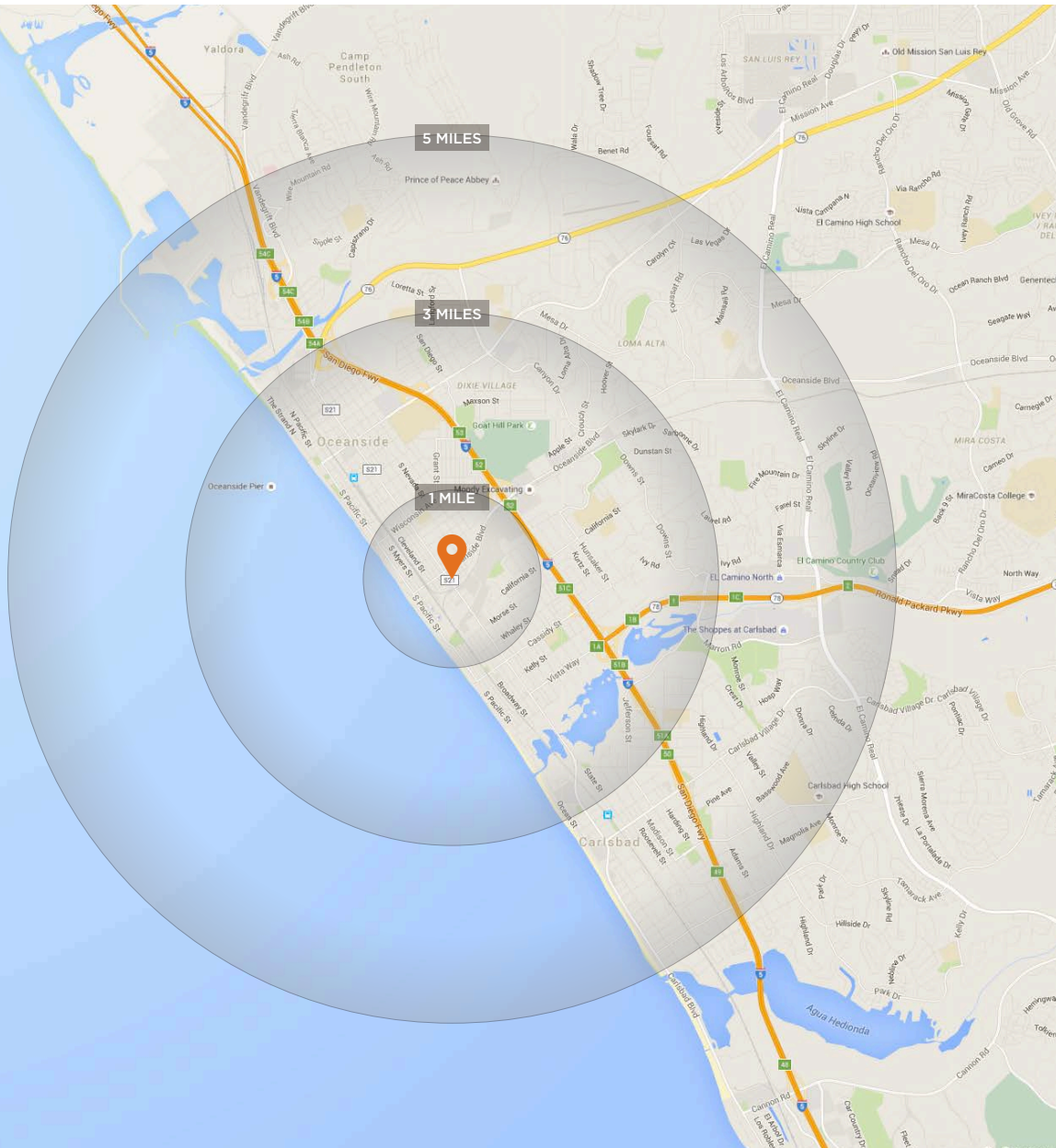
**LEASE EXPIRATION**

2/28/2020



Baja Body is a boutique functional fitness training club catering to Active/Athletic individuals of Oceanside residents, but also those seeking a unique fitness experience found in only a few other fitness clubs in the County. Baja Body is the only fitness center in San Diego County to offer an indoor sand training studio. Besides the sand studio, Baja Body, is a full weight gym with top of the line fitness equipment, unique professional workout terrains, electronic fitness monitoring via Wi-Fi connected heat rate monitors, personal training, diet & lifestyle counseling.





1 MILE	2010	2015	2020
<b>Population</b>	15,633	16,066	16,785
<b>Households</b>	6,315	6,476	6,756

<b>Avg Household Income</b>	N/A	\$63,992	\$73,917
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3 MILES	2010	2015	2020
<b>Population</b>	68,673	70,683	72,981
<b>Households</b>	26,573	27,236	28,186

<b>Avg Household Income</b>	N/A	\$70,582	\$80,440
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5 MILES	2010	2015	2020
<b>Population</b>	146,596	151,804	158,064
<b>Households</b>	54,527	56,279	58,763

<b>Avg Household Income</b>	N/A	\$75,524	\$85,739
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Pending Projects, Downtown Oceanside



Downtown & 9 Block Master Plan

