

Coastal Oceanside Retail Owner-User Opportunity

FOR SALE

\$1,275,000



1220 S. Coast Highway, Oceanside, CA 92054



Exclusively listed by



Marc Karren CA LIC #01912607
760-803-5363
marc@locationmatters.com

Confidentiality Agreement

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the prospective purchaser receiving it from Location Matters for the purpose of conducting a preliminary evaluation of the subject and should not be used for any other purpose nor made available to any other person or entity without the express written consent of Location Matters. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject. The information contained herein is not a substitute for a thorough due diligence investigation and prospective purchasers should consult

with their own engineering and environmental experts, business advisors, legal counsel and tax professionals prior to submitting an offer to purchase the subject. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, neither Location Matters nor the seller of the subject makes any warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All prospective purchasers must take appropriate measures to verify all of the information set forth herein. This Offering Memorandum may not be copied, distributed or revised without the express written consent of Location Matters.



Table of Contents



- 4 The Offering**
 - Investment Summary
 - Investment Highlights
- 6 The Property**
 - Surrounding Retail & Restaurants
- 8 Competitive Property Set**
- 9 The Market**
 - Demographics
 - The Transformation
- 11 The Economics**
 - SBA Financing Proposal





OFFERING PRICE

\$1,275,000

PRICE PER SF

\$271

TOTAL BUILDING AREA

4,700 SF

ON SITE PARKING

16 SPACES

PRICE PER SF LAND

\$104 SF

ZONING

C-2 Commercial

TRAFFIC COUNTS

29,158 Vehicles per Day

TOTAL LAND FOOTAGE

12,197 SF

YEAR BUILT

1976

RECENT UPGRADES

ADA bathrooms, roof,
plumbing, flooring, electrical

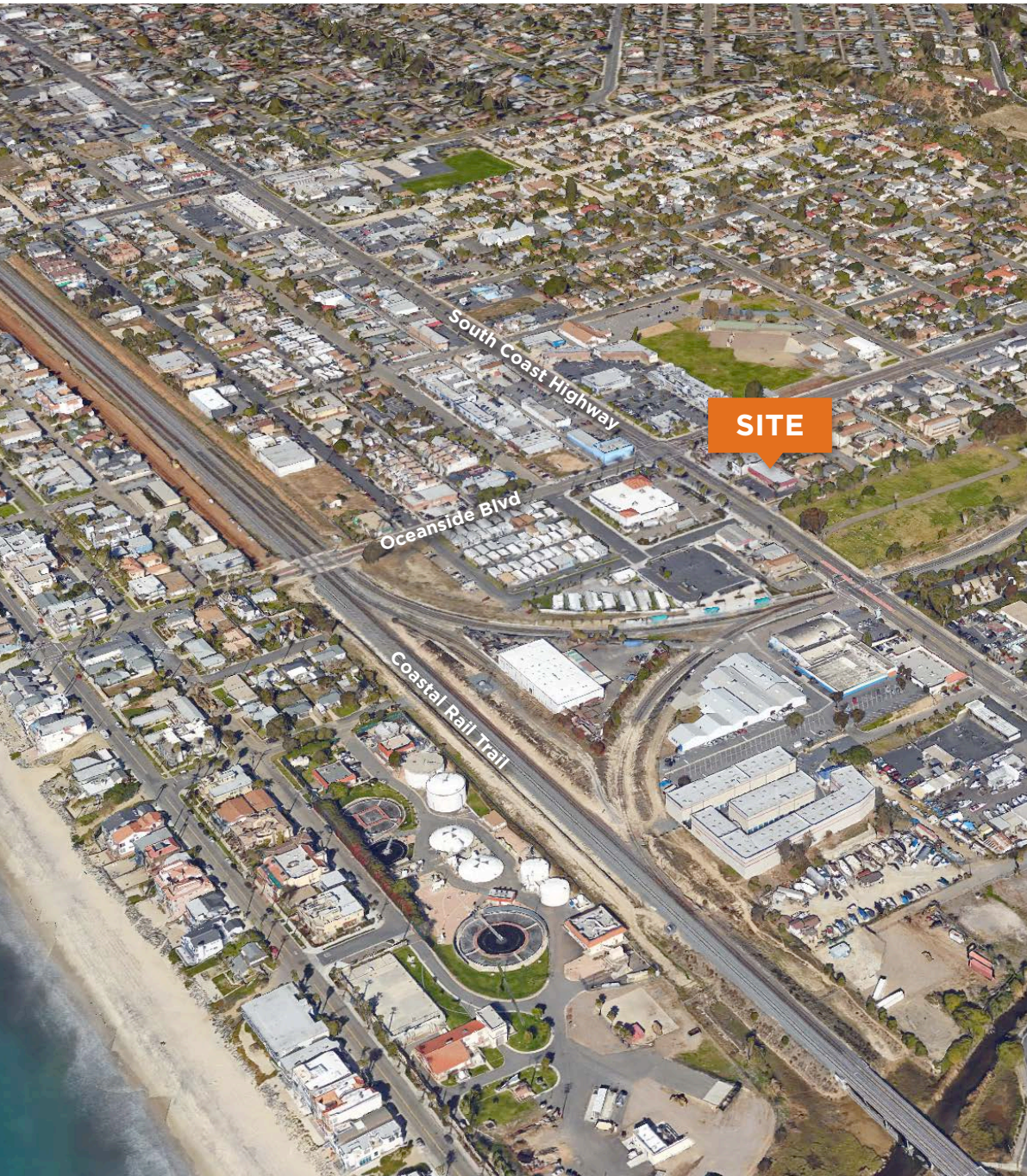
OWNERSHIP

Fee Simple

PARCEL

APN #152-193-06





- Freestanding Retail Offering on Pacific Coast Hwy
- Adequate Off Street Parking
- Divisible to 2-3 spaces
- Immaculate space with many recent upgrades
- 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





SITE







203-205 Wisconsin Ave, Oceanside, CA 92054

Close of Escrow: May 2016	Land Area: 7,351 SF
Sale Price: \$800,000	Price/Land Area: \$109
Gross Leasable Area (GLA): 2,262 SF	Year Built: 1960
Price/SF: \$353	Parking: 8 Spaces



624 S. Coast Highway, Oceanside, CA 92054

Close of Escrow: April 2016	Land Area: 5,000 SF
Sale Price: \$622,000	Price/Land Area: \$124
Gross Leasable Area (GLA): 1,223 SF	Year Built: 1940
Price/SF: \$509	Parking: 4 Spaces



1617 S. Coast Highway, Oceanside, CA 92054

Close of Escrow: November 2015	Land Area: 5,479 SF
Sale Price: \$815,000	Price/Land Area: \$149
Gross Leasable Area (GLA): 2,825 SF	Year Built: N/A
Price/SF: \$288	Parking: 2 Spaces



1639 S. Coast Hwy, Oceanside, CA 92054

Close of Escrow: November 2015	Land Area: 11,141 SF
Sale Price: \$1,320,000	Price/Land Area: \$118
Gross Leasable Area (GLA): 4,978 SF	Year Built: N/A
Price/SF: \$265	Parking: 12 Spaces



232 S Coast Highway, Oceanside, CA 92054

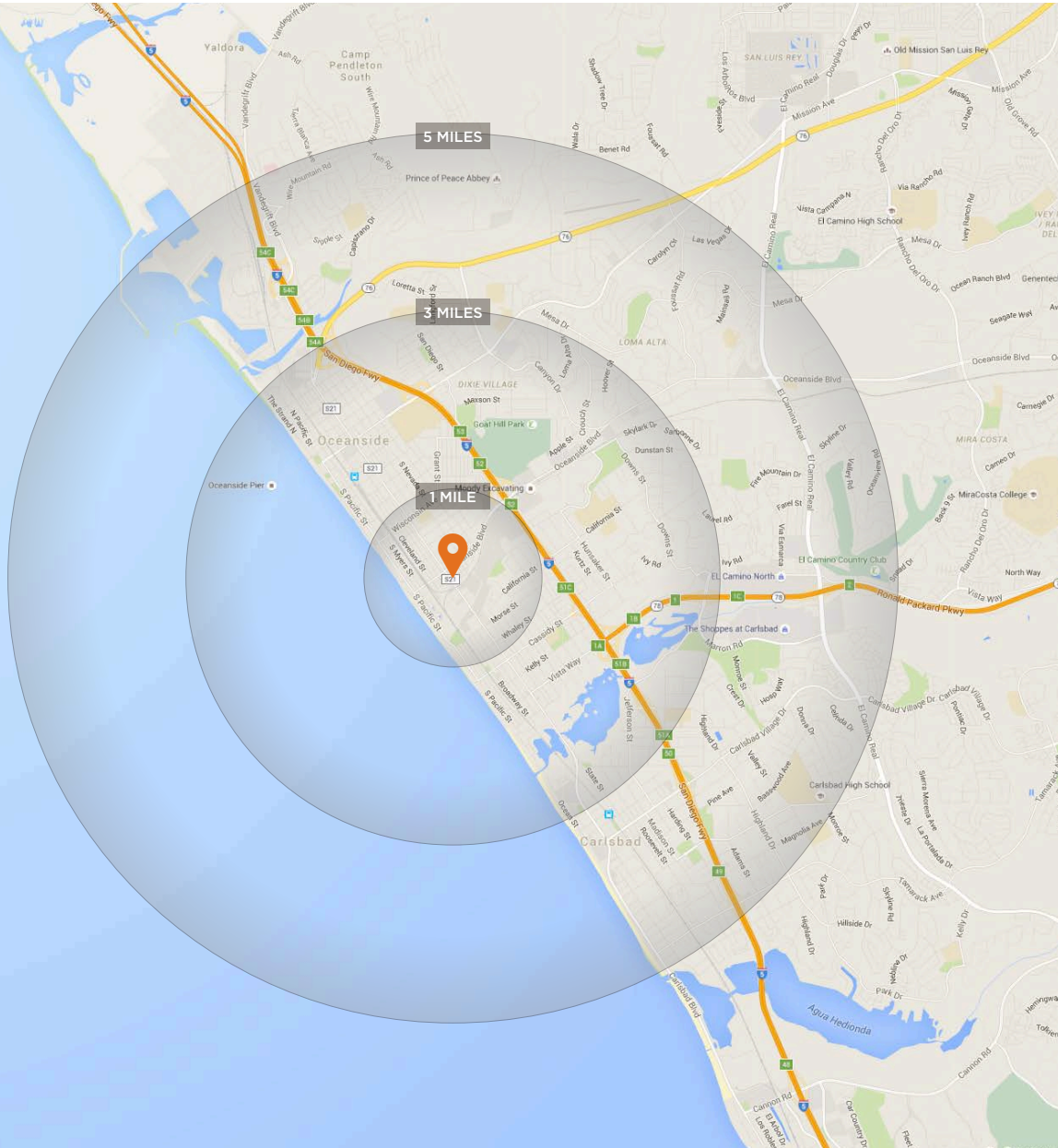
Close of Escrow: April 2015	Land Area: 2,614 SF
Sale Price: \$815,000	Price/Land Area: \$311
Gross Leasable Area (GLA): 2,425 SF	Year Built: 1907
Price/SF: \$336	Parking: 2 Spaces



921-923 S Coast Highway, Oceanside, CA 92054

Close of Escrow: March 2015	Land Area: 4,792 SF
Sale Price: \$620,000	Price/Land Area: \$129
Gross Leasable Area (GLA): 1,691 SF	Year Built: N/A
Price/SF: \$366	Parking: 4 Spaces





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

Avg Household Income	N/A	\$63,992	\$73,917
-----------------------------	-----	----------	----------

3 MILES	2010	2015	2020
Population	68,673	70,683	72,981
Households	26,573	27,236	28,186

Avg Household Income	N/A	\$70,582	\$80,440
-----------------------------	-----	----------	----------

5 MILES	2010	2015	2020
Population	146,596	151,804	158,064
Households	54,527	56,279	58,763

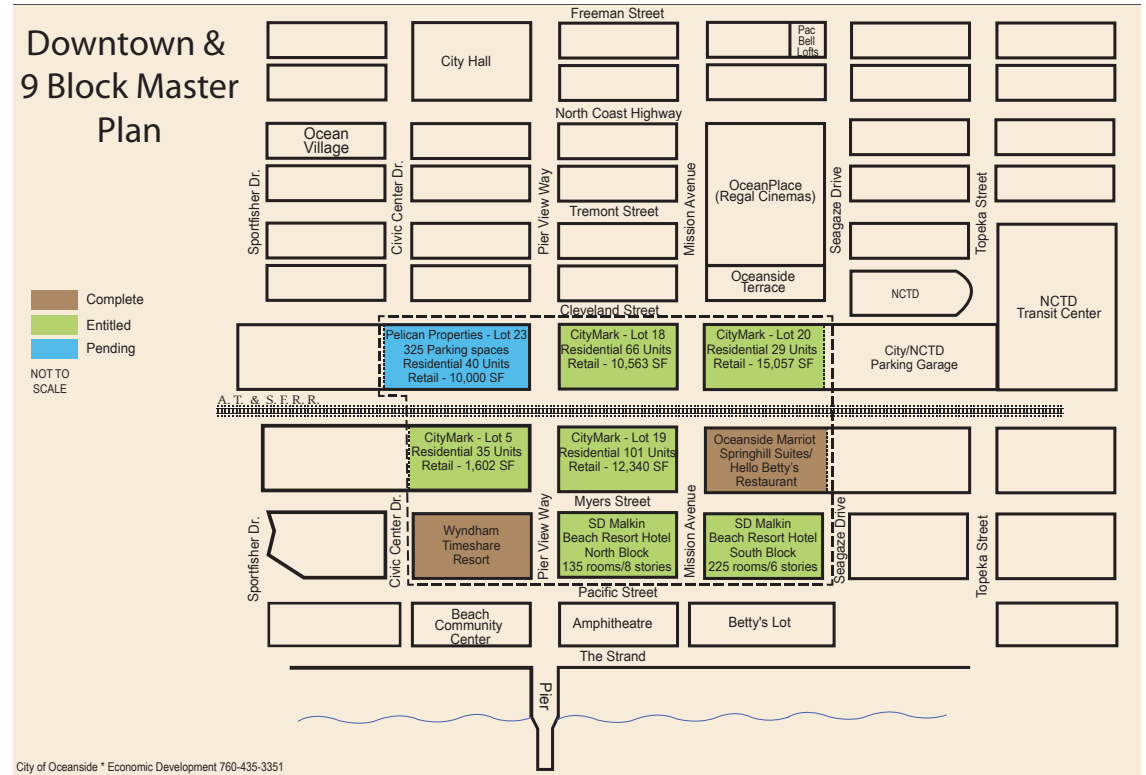
Avg Household Income	N/A	\$75,524	\$85,739
-----------------------------	-----	----------	----------



Pending Projects, Downtown Oceanside

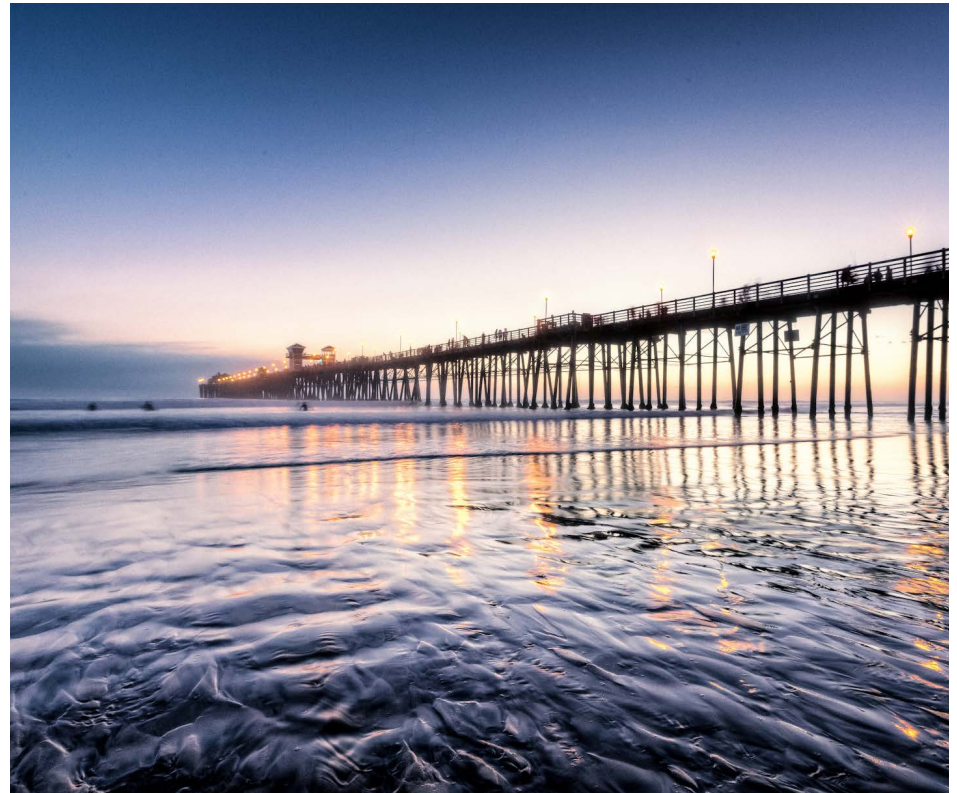


Downtown & 9 Block Master Plan



Owner-User Estimated Financing

	SBA 504	SBA 7a	
Real Estate Purchase Price	\$1,275,000	\$1,275,000	
Down Payment	\$127,500 (10%)	\$191,250 (15%)	
Bank Loan Amount	\$637,500 (50%)	\$1,083,750 (85%)	
CDC/SBA Loan Amount	\$510,000 (40%)	N/A	
	Bank	Debenture	Bank
Loan Amount	\$637,500	\$510,000	\$1,083,750
Interest Rate	4.39%	4.08%	4.11%
Terms	Fixed	Fixed	
Amortization (Yrs)	25	10	25
Estimated Fees*	\$0	\$12,965	\$28,448
*504 and 7a loan fees can be tied into the loan.			
Cash Required	\$127,500	\$191,250	
Monthly Payment	\$8,840	\$5,938	
Monthly Payment Per Square Foot	\$1.88	\$1.26	



¹This information is for discussion purposes only and is subject to change. This is not an offer or commitment to lend; any loan offer would be subject to underwriting, additional terms and conditions, and for the SBA programs, a determination of SBA eligibility. Variable rates are comprised of an Index plus a margin. Additional fees may apply, and fee amounts may vary by product. Additional collateral requirements may apply for SBA 7(a) loans with an LTV greater than 85%. Under the SBA 504 program, Chase would make the 2nd loan on an interim basis until the loan is taken out by the CDC. The terms shown above for this loan reflect the terms of the long term CDC loan, and the terms of Chase's 2nd are not shown as it is only an interim loan.

For full proposal, contact:

John Matanguihan

john.t.matanguihan@chase.com
(619) 876-9381



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

