

606 Cassidy St. – A Rare Coastal Gem Owner-User or Investment Opportunity

FOR SALE

\$825,000



606 Cassidy Street, Oceanside, CA 92054



Exclusively listed by



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OFFERING PRICE

\$825,000

TOTAL BUILDING AREA

2,315 SF

PRICE PER SQUARE FOOT

\$356

TOTAL LAND FOOTAGE

6,034 SF

CURRENT USE

Office / Retail

TENANCY

100% Leased to 4 Tenants

LEASE TERMS

Highly flexible; 3 of 4 are month-to-month

AVERAGE TENANT TENURE

8.5+ Years

APN

153-212-11

OWNERSHIP

Fee Simple

ZONING

CP - Commercial Professional

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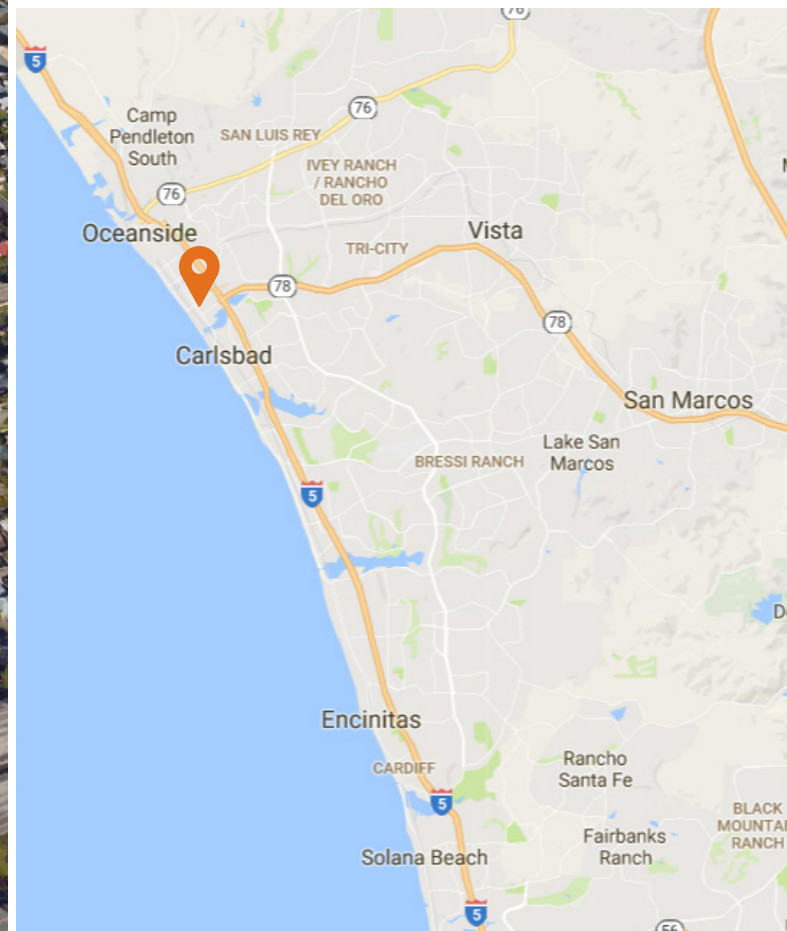
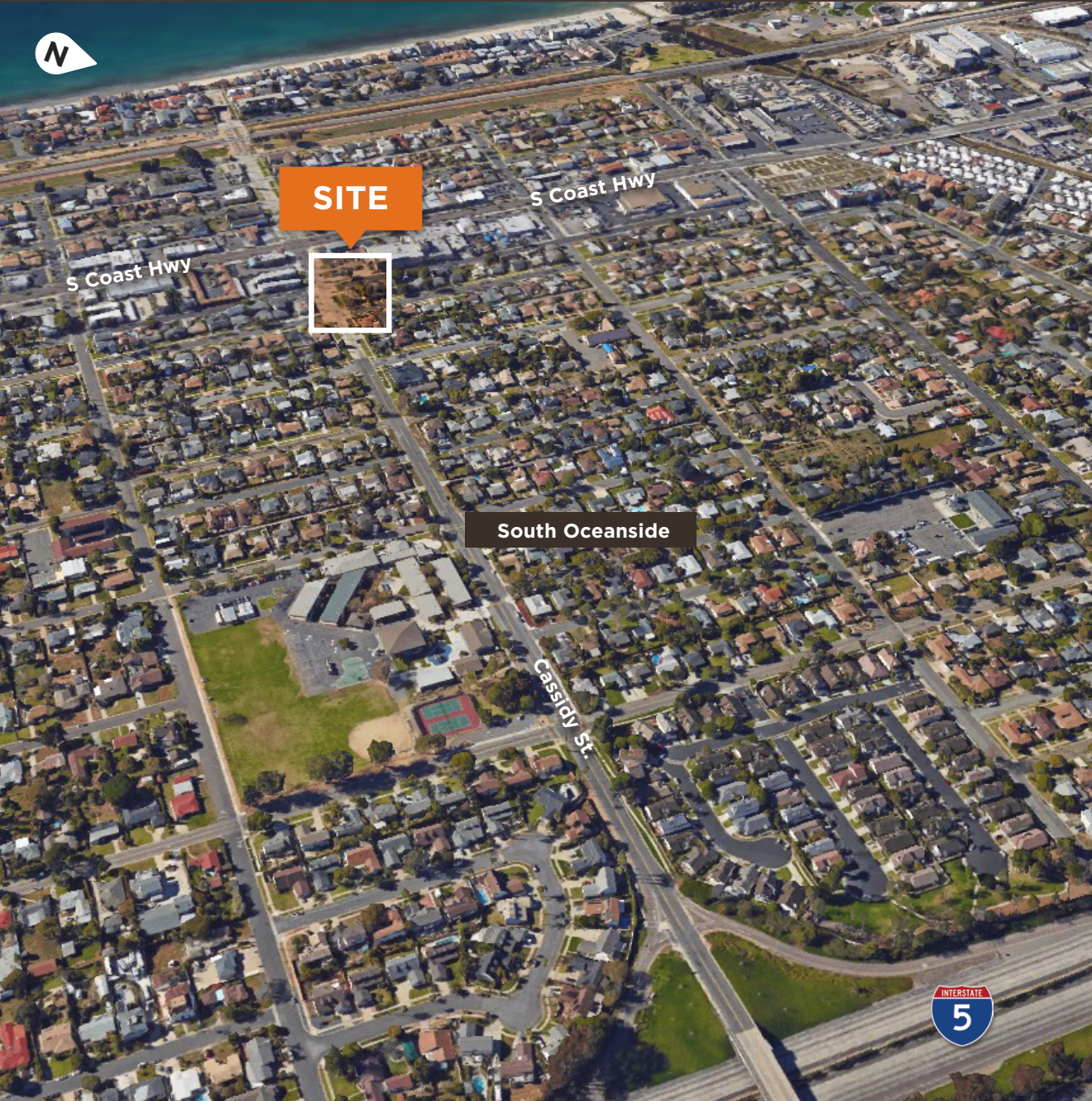


- Pride of ownership asset with Cape Cod charm, situated in a prime South Oceanside location
- Beautifully maintained, corner location on Cassidy Street, just 1-block off of S. Coast Hwy
- Fully leased investment opportunity, perfect for a first time buyer, or a local investor seeking to diversify with a high quality coastal gem
- Suitable for an owner-user looking to occupy a portion of the space, while maintaining a steady stream of income from the remaining units
- Immediate value-add potential through stabilization of the existing month-to-month tenancy to current market rents
- Smaller-sized units are in high demand in the Coastal Oceanside trade area and command higher rents on a per square foot basis



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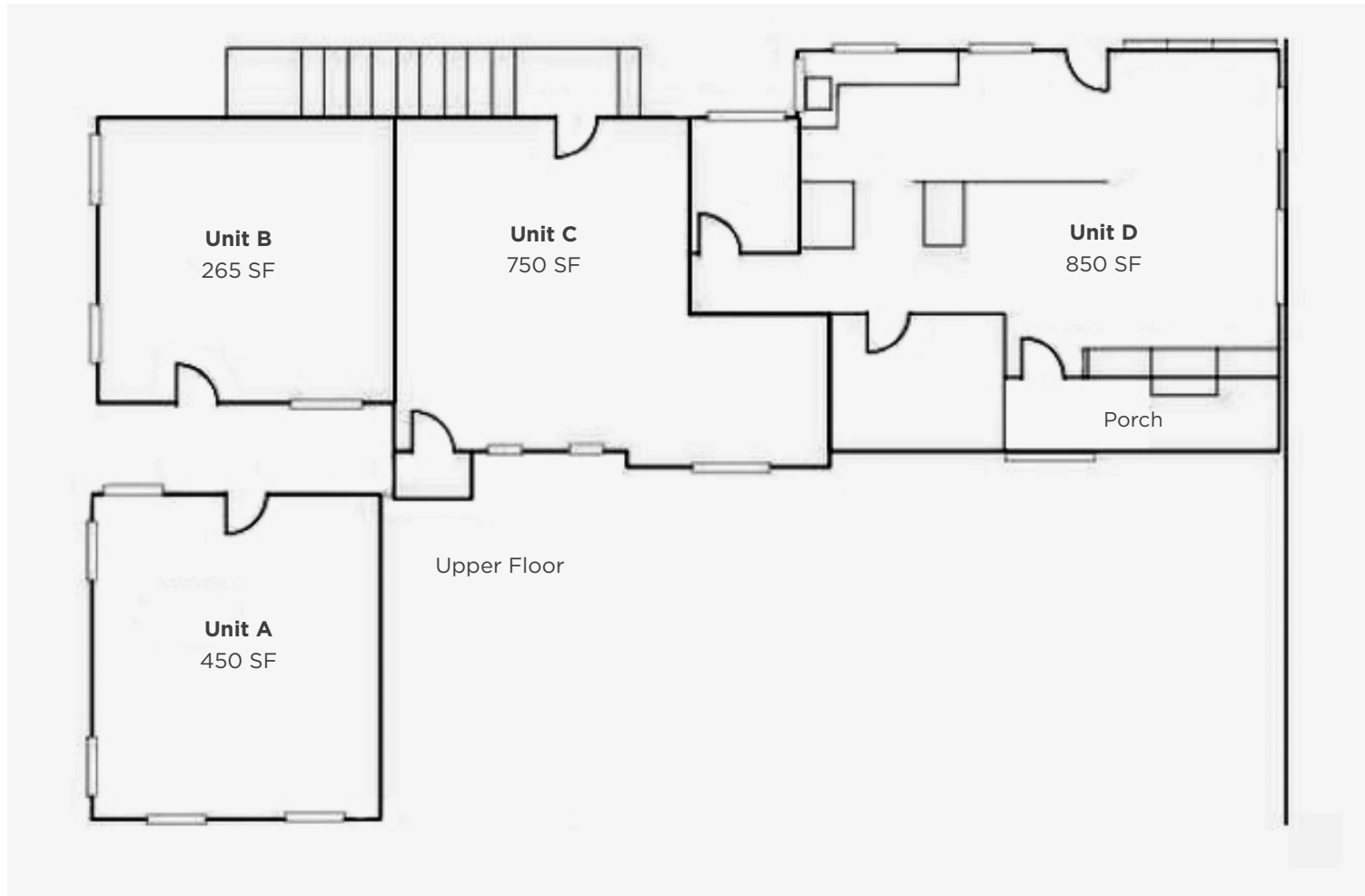




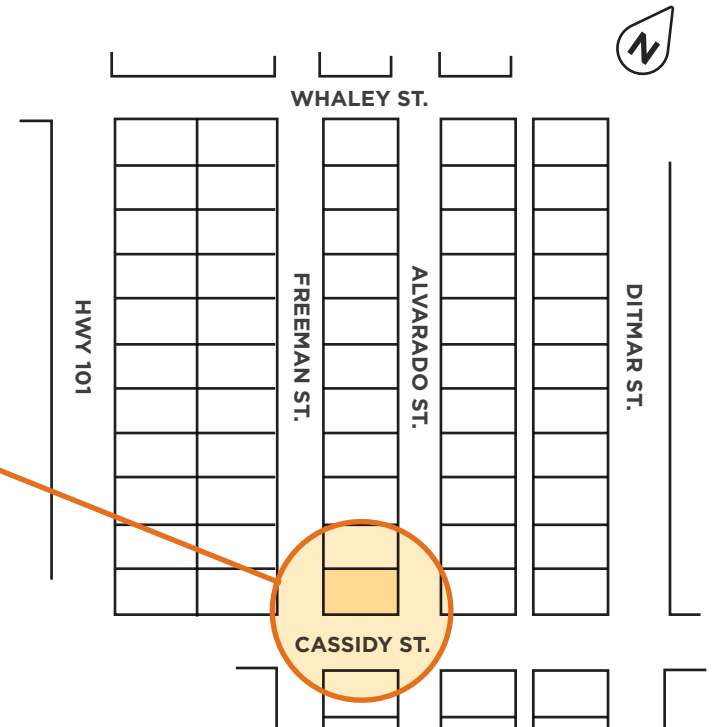
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Floor Plan



Site Plan



Rent Roll

Tenant	Square Feet	Expiration	IN-PLACE (Modified Gross)			MARKET (Gross)	
			Monthly Rent	CAMs	Gross Rent PSF	Monthly Rent	Rent PSF
A-Jess Taxes ¹	450	MTM	\$900	\$45	\$2.10	\$1,125	\$2.50
B-Home Start	265	MTM	\$474	\$0	\$1.79	\$663	\$2.50
C-Starting Time ¹	750	MTM	\$900	\$74	\$1.30	\$1,688	\$2.25
D-Touch of Elegance ¹²	850	6/30/18	\$1,836	\$204	\$2.40	\$2,125	\$2.50
Total	2,250		\$4,110	\$324	\$1.92	\$5,600	\$2.42

¹ Tenants pay a portion of the monthly electricity

² Tenant pays a portion of the water bill (\$120/monthly)

	OPERATING STATEMENT	
	In Place	Market Proforma
Base Rent	\$49,320	\$67,200
CAM Charges	\$3,883	\$0
Total Gross Income	\$53,203	\$67,200
Expenses³		
Property Taxes ⁴	\$9,089	\$9,089
Insurance ²	\$1,115	\$1,115
Utilities & Maintenance	\$8,677	\$8,677
Total Expenses	\$18,881	\$18,881
Net Operating Income	\$34,322	\$48,319
Asking Price	\$825,000	
Cap Rate	4.2%	5.9%

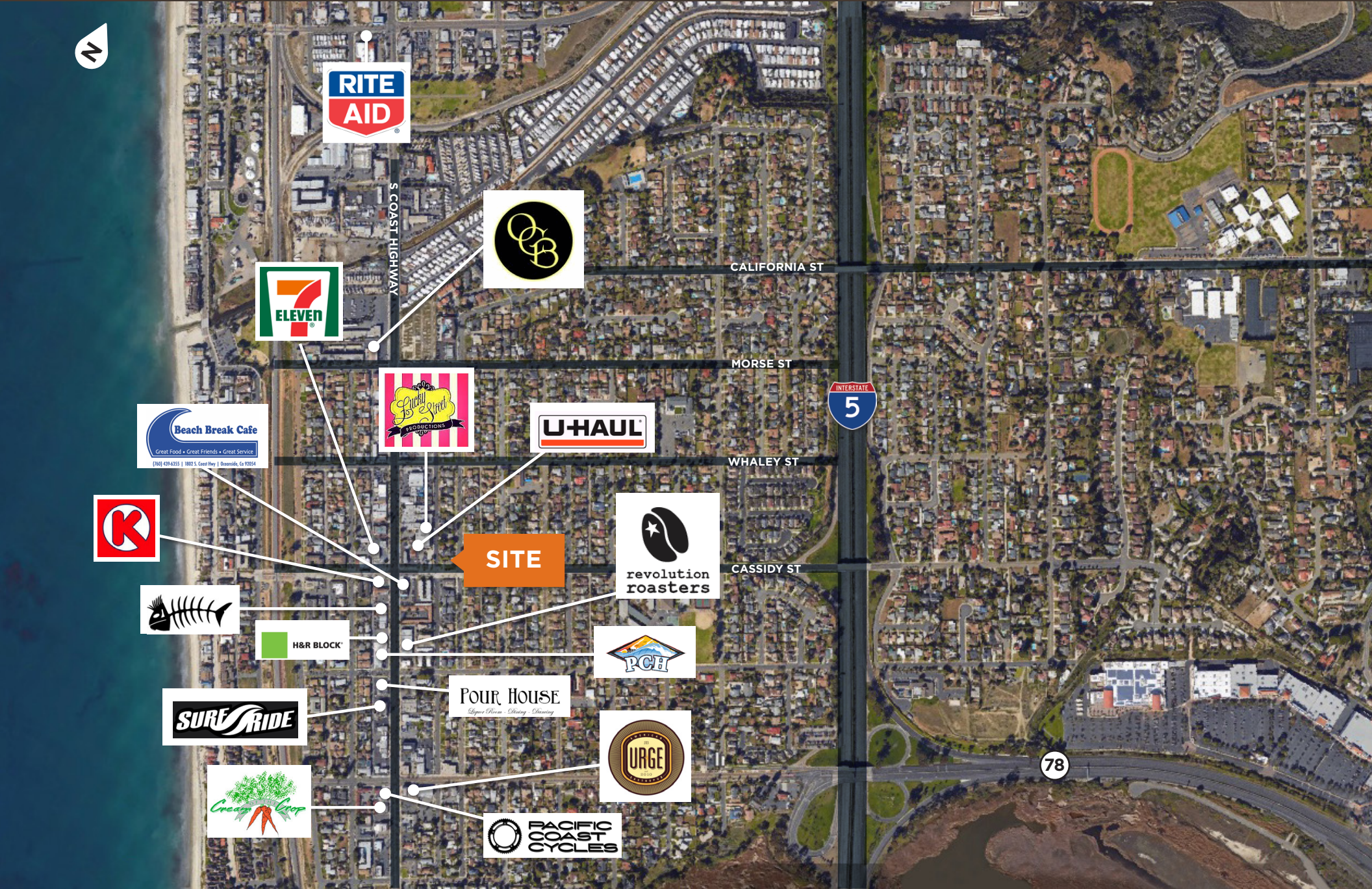
³ Actual expenses based on a 12-month period ending 7/2016

⁴ Based on a reassessed value upon sale



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OCEANSIDE PIER

Oceanside represents the only City in the county to have a Pier, Harbor, and Ampitheatre. Stretching out at about 1954 feet, Oceanside's pier is the longest wooden over-water pier on the west coast of the United States. Walk the length of the pier for some truly awe-inspiring views of the downtown coastline.

OCEANSIDE HARBOR

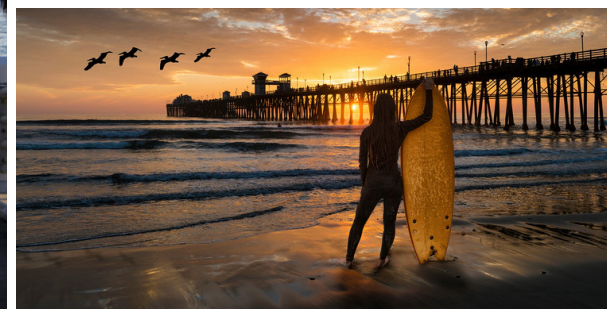
A little bit of paradise. 950 pleasure boat slips, quaint village shopping at resort-style boutiques, top-name restaurants, cafes al fresco, congenial people, picnicking in mini-parks overlooking the harbor, and strolling or jogging around this idyllic setting.

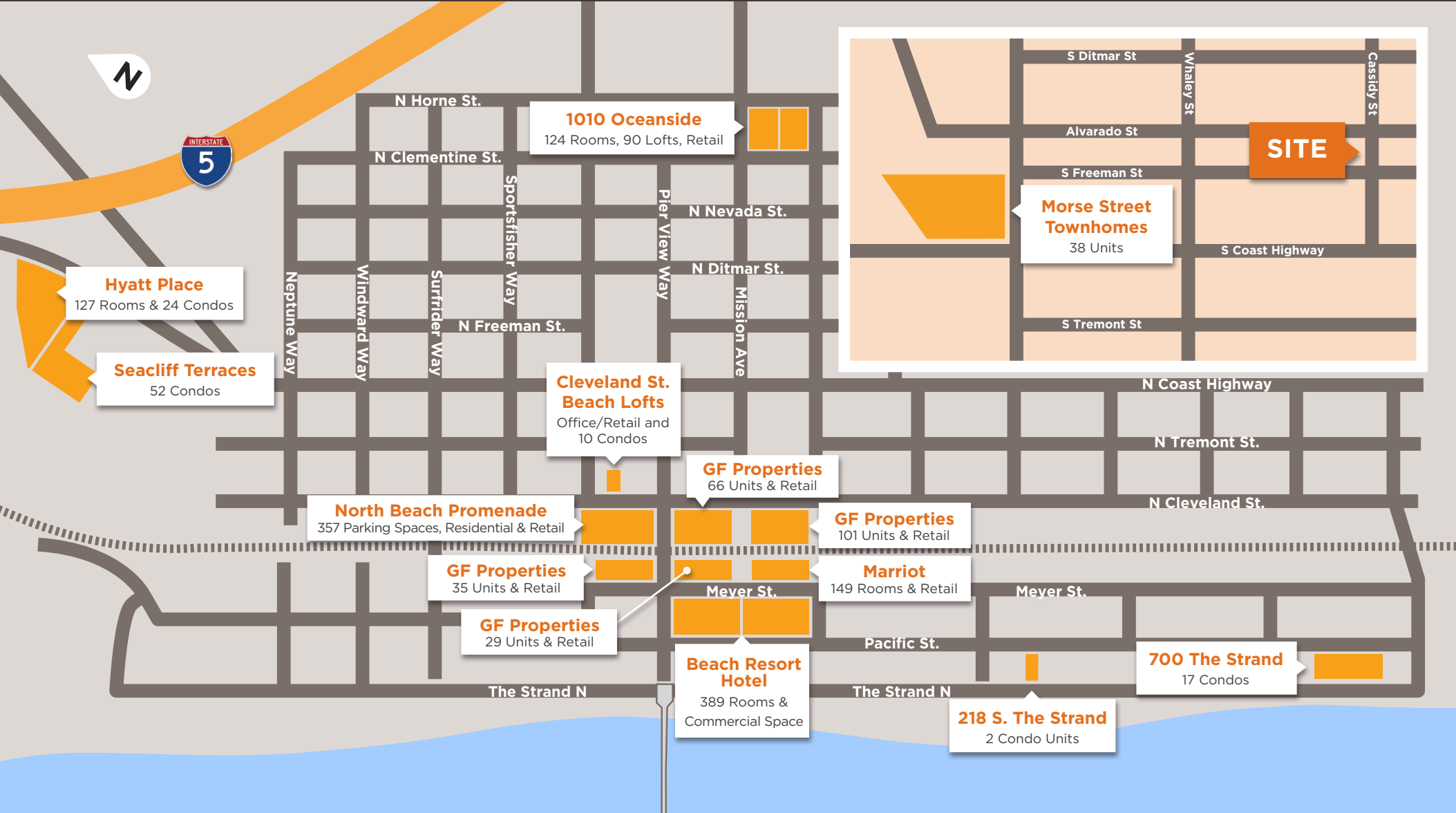
OCEANSIDE FARMERS MARKET

Held every Thursday morning, this vibrant market offers a variety of fresh local produce and flowers, and a huge selection of gourmet goodies including artisan baked goods, organic honey, salsa and chips, dips and sauces, and so much more! Shop from among dozens of crafts booths for a selection of handmade goods including jewelry, wearing apparel, soap and lotions, seashells, photography and many others. Corner of Pier View Way and Coast Hwy.

SUNSET MARKET

This event has been a bright spot in downtown Oceanside since August 2007 and is so much more than a Farmers Market. Thousands of residents and visitors alike gather each week to enjoy the varied hot food offerings, the eclectic merchandise selections, the gourmet packaged food section and the live entertainment.





S.D.MALKIN PROPERTIES



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203-205 Wisconsin Ave, Oceanside, CA 92054

Sale Date: May 2016 Sale Price: \$800,000
 Size: 2,262 SF PSF: \$353
 Land Size: 7,351 SF



212 Clementine Ave, Oceanside, CA 92054

Sale Date: March 2016 Sale Price: \$1,500,000
 Size: 2,100 SF PSF: \$714
 Land Size: 15,493 SF



232 S. Coast Highway, Oceanside, CA 92054

Sale Date: April 2015 Sale Price: \$815,000
 Size: 2,425 SF PSF: \$336
 Land Size: 2,565 SF



709-711 Pier View Way, Oceanside, CA 92054

Sale Date: April 2015 Sale Price: \$650,000
 Size: 2,000 SF PSF: \$325
 Land Size: 2,613 SF



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

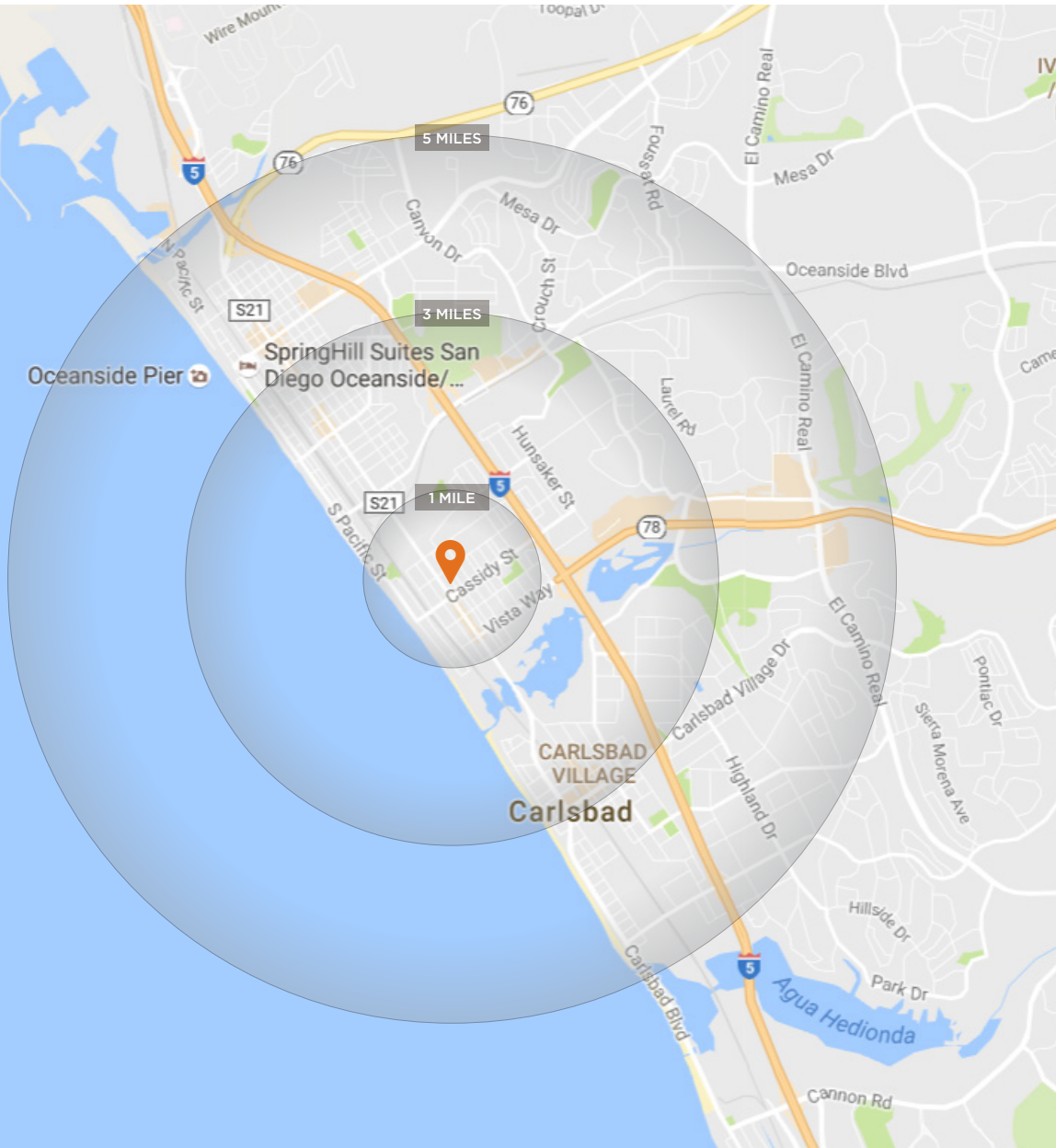
Sale Date: March 2015 Sale Price: \$620,000
 Size: 1,900 SF PSF: \$326
 Land Size: 4,900 SF



1922 S. Coast Highway, Oceanside, CA 92054

Sale Date: March 2015 Sale Price: \$300,000
 Size: 900 SF PSF: \$333
 Land Size: 3,484 SF





1 MILE

	2010	2016	2021
Population	10,056	10,426	10,917
Households	4,528	4,636	4,834

Avg Household Income	N/A	\$82,814	\$91,146
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3 MILES

	2010	2016	2021
Population	74,938	78,070	81,898
Households	29,494	30,309	31,649

Avg Household Income	N/A	\$77,476	\$84,537
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5 MILES

	2010	2016	2021
Population	152,051	159,812	168,073
Households	56,797	58,777	61,558

Avg Household Income	N/A	\$79,169	\$85,988
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