

Freestanding Restaurant & Retail Owner-User with Income / Value-Add Investment Opportunity

FOR SALE

\$1,450,000



237 & 243 E. Valley Parkway, Escondido, CA 92025



Exclusively listed by



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OFFERING PRICE

\$1,450,000

OCCUPANCY

75%

APNs

229-431-07 / 229-431-08

TOTAL BUILDING AREA

9,300 SF

CURRENT TENANCY

Space 1: Escondido Crossfit
(7,000 SF)

OWNERSHIP

Fee Simple

PRICE PER SQUARE FOOT

\$156

Space 2: Vacant (2,300 SF)

ZONING

Commercial

TOTAL LAND FOOTAGE

10,583 SF

CURRENT TENANCY NOI

\$53,070

PARKING

Abundant Off-Street Parking

AVG DAILY TRAFFIC COUNTS

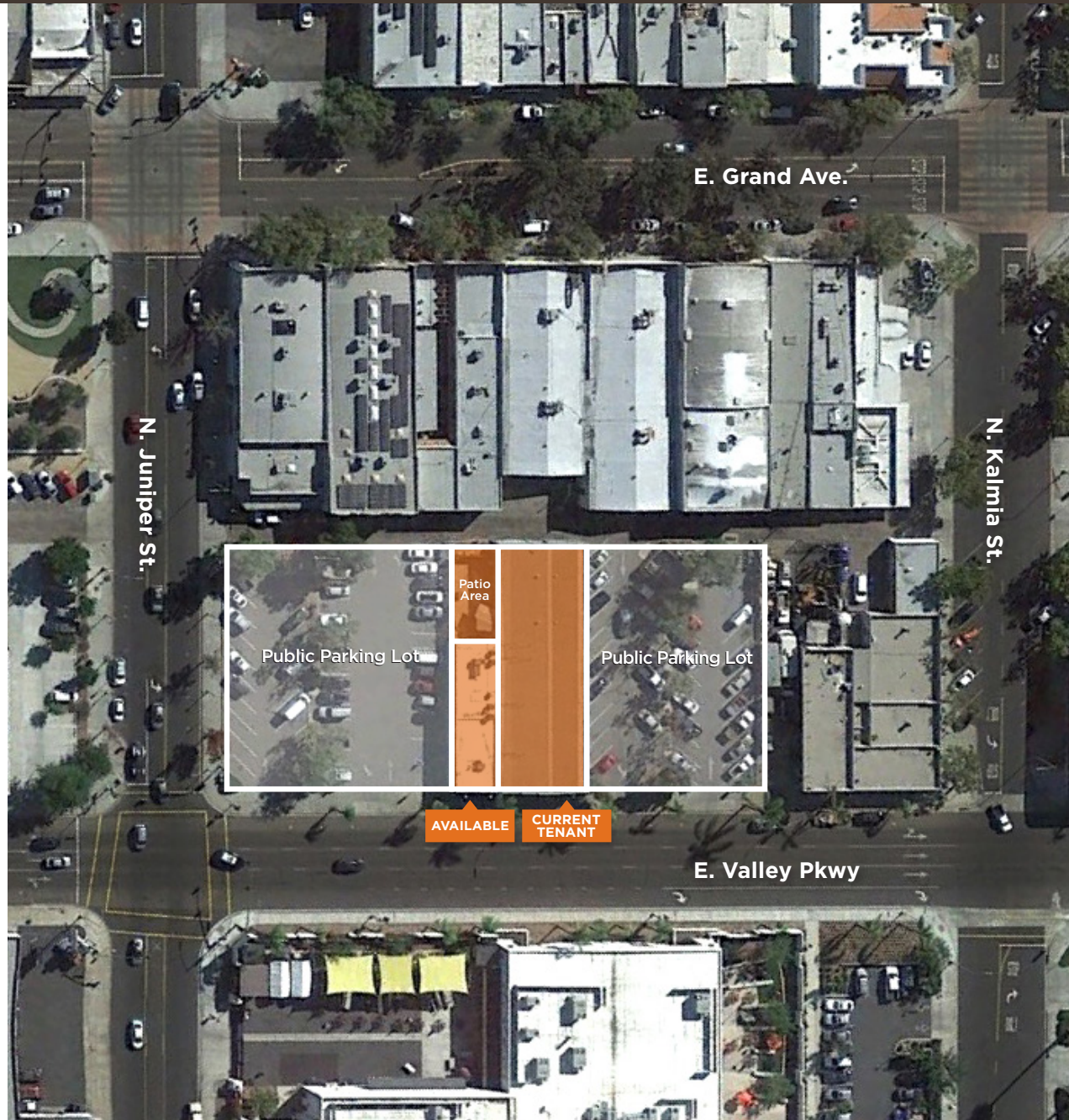
17,645



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.



- Exceptional opportunity to acquire a 75% leased, two-tenant, freestanding retail/restaurant property with 80 feet of frontage on E. Valley Parkway
- Existing NOI of \$53,070 (based on new tax basis) provides income flexibility for owner-users and investors
- Vacancy consists of 2,300 SF with restaurant mechanicals in place and a large 1,300 SF enclosed patio
- Offered at an incredibly low basis of \$156/SF relative to recent comparables
- High visibility in the heart of downtown in close proximity to Escondido Arts Center, Civic Center, Kaiser Hospital and a variety of other restaurants, including Plan 9 Alehouse, Swami's Cafe
- Located in Escondido, home to Stone Brewery (largest brewery in San Diego County) and more than 70 other breweries along the 78 Freeway (Hops Highway)
- Situated directly across from new Summer Hill High School
- Average household income of \$78,714 within a 5 mile radius



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Rent Roll

Tenant	Square Feet	Expiration	IN-PLACE			PROFORMA (NNN)	
			Monthly Rent	Rent PSF	CAMs	Monthly Rent	PSF
Escondido Crossfit ¹	7,000	12/31/17 ¹	\$4,586	\$0.66	\$1,610 ²	\$4,586	\$0.66
Restaurant - Vacant	2,300	Vacant	N/A	N/A	N/A	\$3,220	\$1.40
Total	9,300					\$7,806	\$0.84

¹ Lease renewal for a term of 3-years at current rent is currently in process.

² Fixed monthly CAM charge per the lease.

	OPERATING STATEMENT	
	In-Place	Proforma
Base Rent	\$55,032	\$93,672
CAM Charges	\$19,320	\$24,583
Total Gross Income	\$74,352	\$118,255
Expenses		
Property Taxes ³	\$16,682	\$16,682
Insurance ⁴	\$2,600	\$2,600
Utilities & Maintenance ⁴	\$2,000	\$2,000
Total Expenses	\$21,282	\$21,282
Net Operating Income	\$53,070	\$96,973
Asking Price	\$1,450,000	
Cap Rate	3.66%	6.69%

³ Based on a reassessed value upon sale

⁴ Estimate



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- 01. Intertwined Bistro & Bar
- 02. Filippi's Pizza Grotto
- 03. Plan 9 Alehouse
- 04. Cuscatlan
- 05. Vincent's
- 06. A Delight of France
- 07. EscoGelato
- 08. O'Sullivan's Irish Pub
- 09. Swami's Cafe
- 10. California Avocado Grill
- 11. Cassie's Crepes
- 12. La Tapatia
- 13. Paradiso Mediterranean
- 14. Bellamy's Restaurant
- 15. Joe's Italian Dinners
- 16. Palomar Health Hospital
- 17. Escondido City Hall
- 18. Civic Center Plaza Shopping Center
- 19. Regal Cinema
- 20. Summerhill High School
- 21. California Center for the Arts



SUBJECT PROPERTY



237-242 E. Valley Parkway, Escondido, CA 92025

Sale Date: Sale Price: \$1,450,000
 Size: 9,300 SF PSF: \$156
 Land Size: 3,787 SF



132 E. Grand Ave., Escondido, CA 92025

Sale Date: December 2016 Sale Price: \$300,000
 Size: 1,250 SF PSF: \$240
 Land Size: 3,787 SF



426 W. 2nd Ave., #A-E, Escondido, CA 92025

Sale Date: October 2016 Sale Price: \$1,910,000
 Size: 8,694 SF PSF: \$219
 Land Size: 20,717 SF



505-35 N. Broadway, Escondido, CA 92025

Sale Date: June 2016 Sale Price: \$4,100,000
 Size: 11,416 SF PSF: \$359
 Land Size: 31,798 SF



136 W. Grand Ave., Escondido, CA 92025

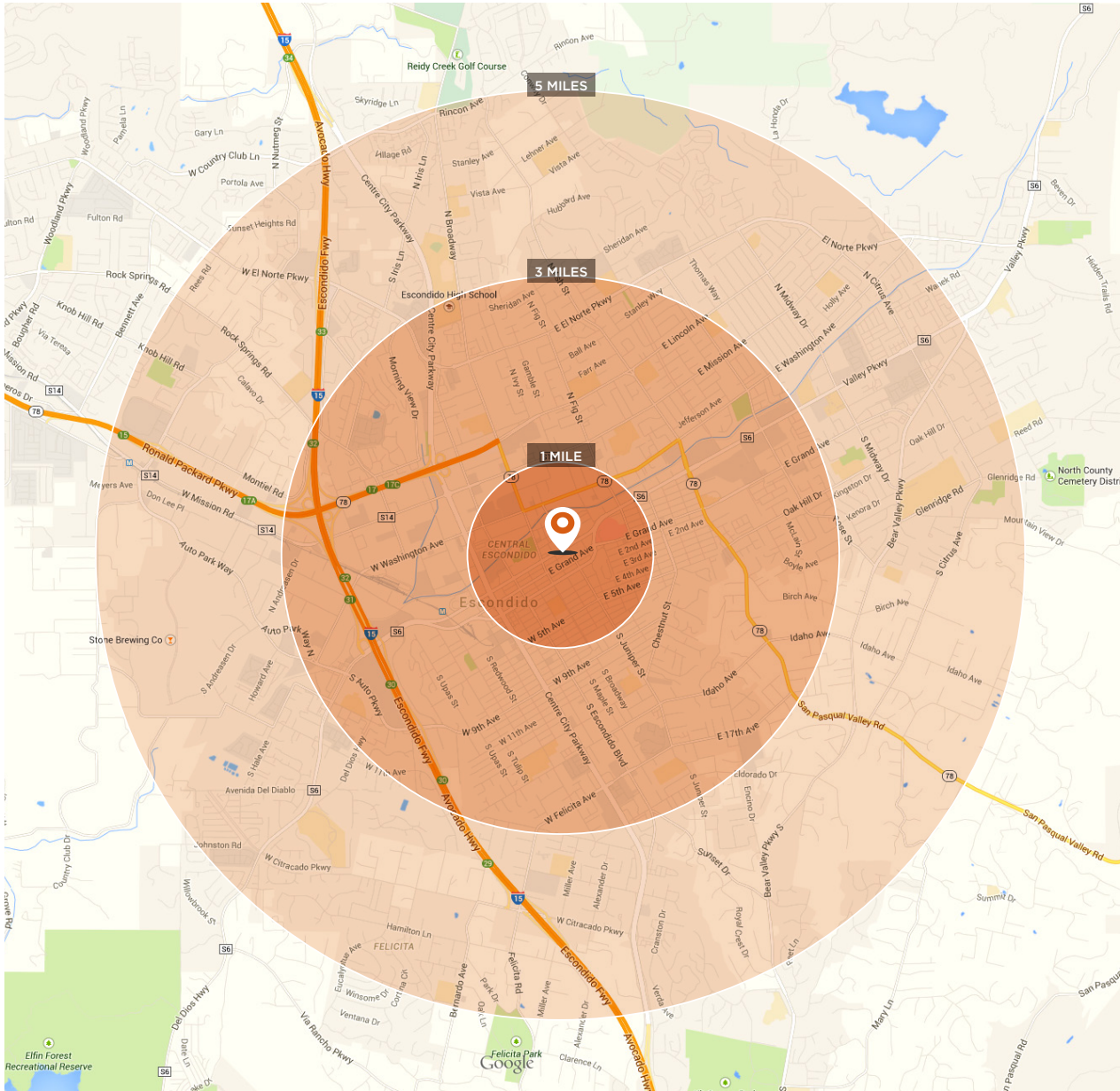
Sale Date: June 2016 Sale Price: \$612,500
 Size: 1,250 SF PSF: \$490
 Land Size: 3,489 SF



129 E. Grand Ave., Escondido, CA 92025

Sale Date: March 2016 Sale Price: \$387,500
 Size: 2,250 SF PSF: \$172
 Land Size: 3,643 SF





1 MILE

	2010	2013	2018
Population	31,055	32,535	34,290
Households	8,479	8,876	9,375
Household Income	N/A	\$51,369	\$58,175

3 MILES

	2010	2013	2018
Population	141,542	146,326	152,869
Households	44,212	45,408	47,403
Household Income	N/A	\$69,913	\$78,670

5 MILES

	2010	2013	2018
Population	190,539	197,372	206,564
Households	61,364	63,192	66,095
Household Income	N/A	\$79,045	\$89,415

