

815 Civic Center Dr.

**OFFICE/RETAIL INVESTMENT OPPORTUNITY
IN DOWNTOWN OCEANSIDE**

FOR SALE

\$995,000



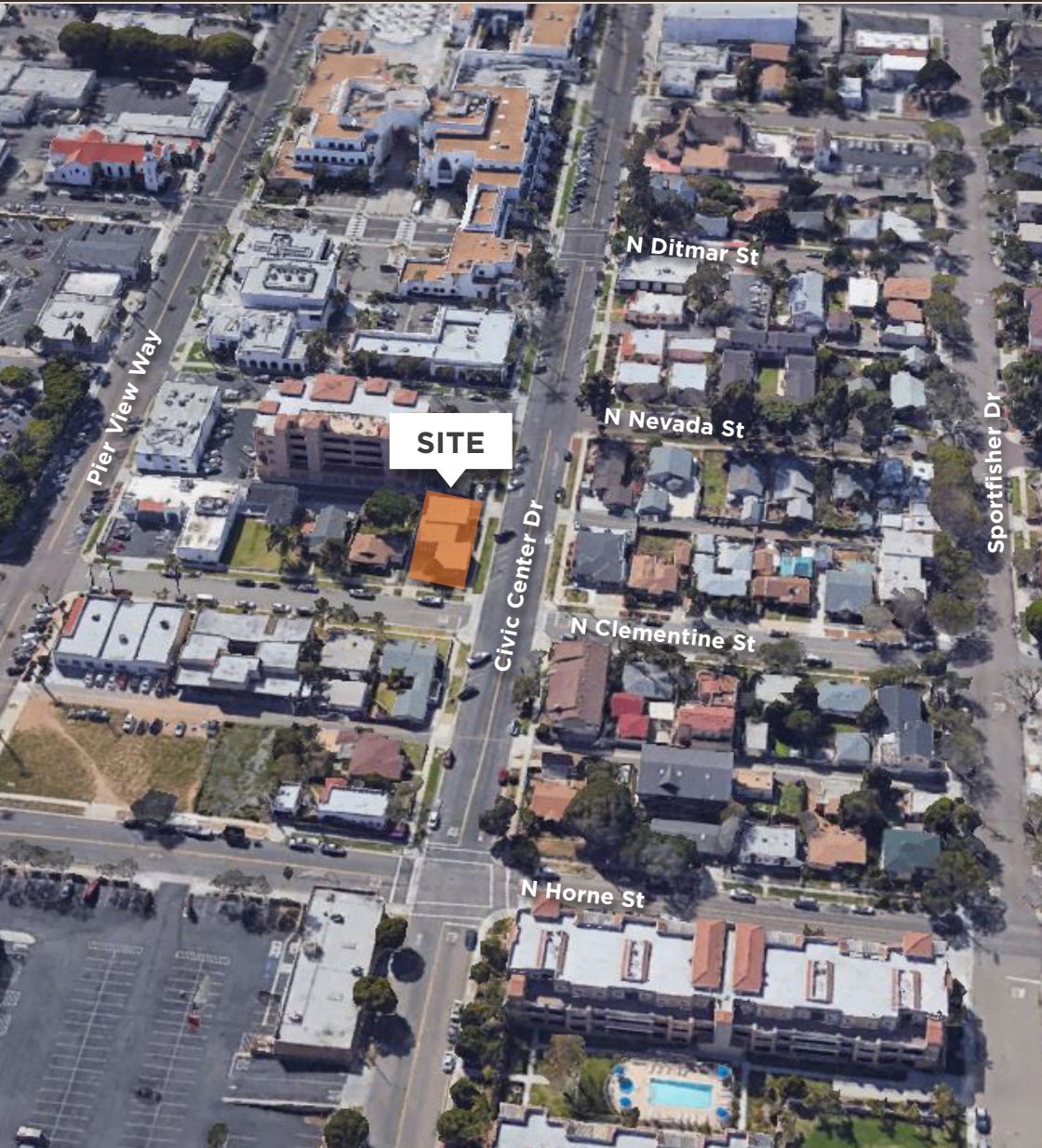
Please DO NOT disturb tenant



Exclusively listed by



Marc Karren, CA LIC #01912607
858-779-3196
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OFFERING PRICE
\$995,000

CURRENT USE
Office/Retail

TOTAL BUILDING AREA
2,553 Square Feet

TENANCY
1 Tenant Occupying 910 Square Feet

LOT AREA
5,464 Square Feet

ASSESSOR PARCEL #
143-108-13

ZONING
CP - Commercial Professional

OWNERSHIP
Fee Simple

VALUATION ANALYSIS - MARKET PROFORMA

Annual Gross Income		
Wagner Archtecture	910 SF	\$20,100
Vacant*	1,643 SF	\$45,347
Total Revenue		\$65,447

*Assumed \$2.30/SF Gross

Less Operating Expenses		
Property Taxes*		\$9,856
Insurance + CAM		\$3,000
Operating Expenses		\$12,856

*Based on a reassessed value upon sale.

Net Operating Income		\$52,591
Cap Rate		5.28%

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- Pride of ownership asset with Mid-Century Modern charm, situated in a prime Downtown Oceanside location
- Suitable for an owner-user looking to occupy a portion of the space, while maintaining a steady stream of income from the current tenant
- Partially leased investment opportunity, perfect for a first time buyer, or a local investor seeking to diversify with a high quality coastal gem
- Beautifully maintained, corner location on Civic Center Drive, just 3-blocks off of N. Coast Hwy
- Rare onsite parking available for tenants
- Ideal coastal location, just a 10 minute walk from the beach & pier
- Excellent opportunity to take advantage of the tremendous development occurring in Downtown Oceanside
- Steps away from renowned restaurant & retail tenants such as Hello Betty, Regal Cinemas, Barrel Republic, Swami's Cafe & more



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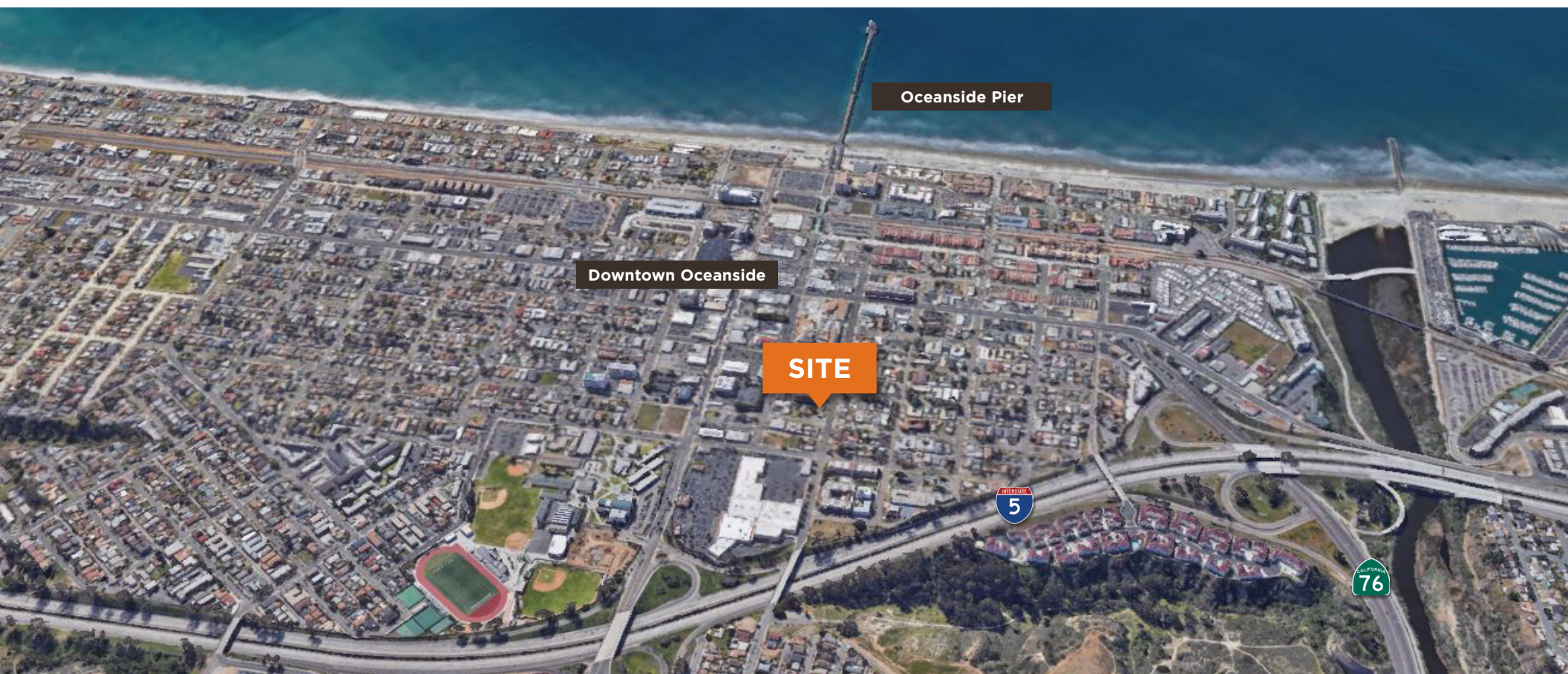
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Since the beginning of the economic recovery, Oceanside has been going through gentrification and an urban renewal process. The traditional downtown Oceanside has been attracting local and regional operators that have been opening unique and trendy

restaurants, wineries, breweries, gastro pubs and bakeries making Oceanside a culinary destination. New retail uses such as climbing gyms, surf stores, and golf apparel shops have been attracting tourists and locals alike. Downtown also offers a diverse blend

of classic and modern art museums, live music, live theater, and cultural venues. The combination of these factors is creating a "cool" vibe in the old downtown and in the new Nine Block Master Plan.



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OCEANSIDE PIER

Oceanside represents the only City in the county to have a Pier, Harbor, and Amphitheatre. 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.

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.

OCEANSIDE FARMER'S 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, 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, photography and many others.



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**212 N. Clementine St.
Oceanside, CA**

Sale Date: June 2018
Size: 2,100 SF
Price: \$1,730,000
PSF: \$824

* Redevelopment Project



**203-5 Wisconsin Ave.
Oceanside, CA**

Sale Date: May 2018
Size: 2,262 SF
Price: \$1,200,000
PSF: \$531



**606 Cassidy St.
Oceanside, CA**

Sale Date: February 2018
Size: 2,313 SF
Price: \$857,000
PSF: \$371



**110 N. Ditmar St.
Oceanside, CA**

Sale Date: November 2017
Size: 1,560 SF
Price: \$695,000
PSF: \$445



**1140 S. Tremont St.
Oceanside, CA**

Sale Date: June 2017
Size: 4,850 SF
Price: \$1,275,000
PSF: \$262



**401 N. Coast Hwy
Oceanside, CA**

Sale Date: June 2017
Size: 10,676 SF
Price: \$3,200,000
PSF: \$299

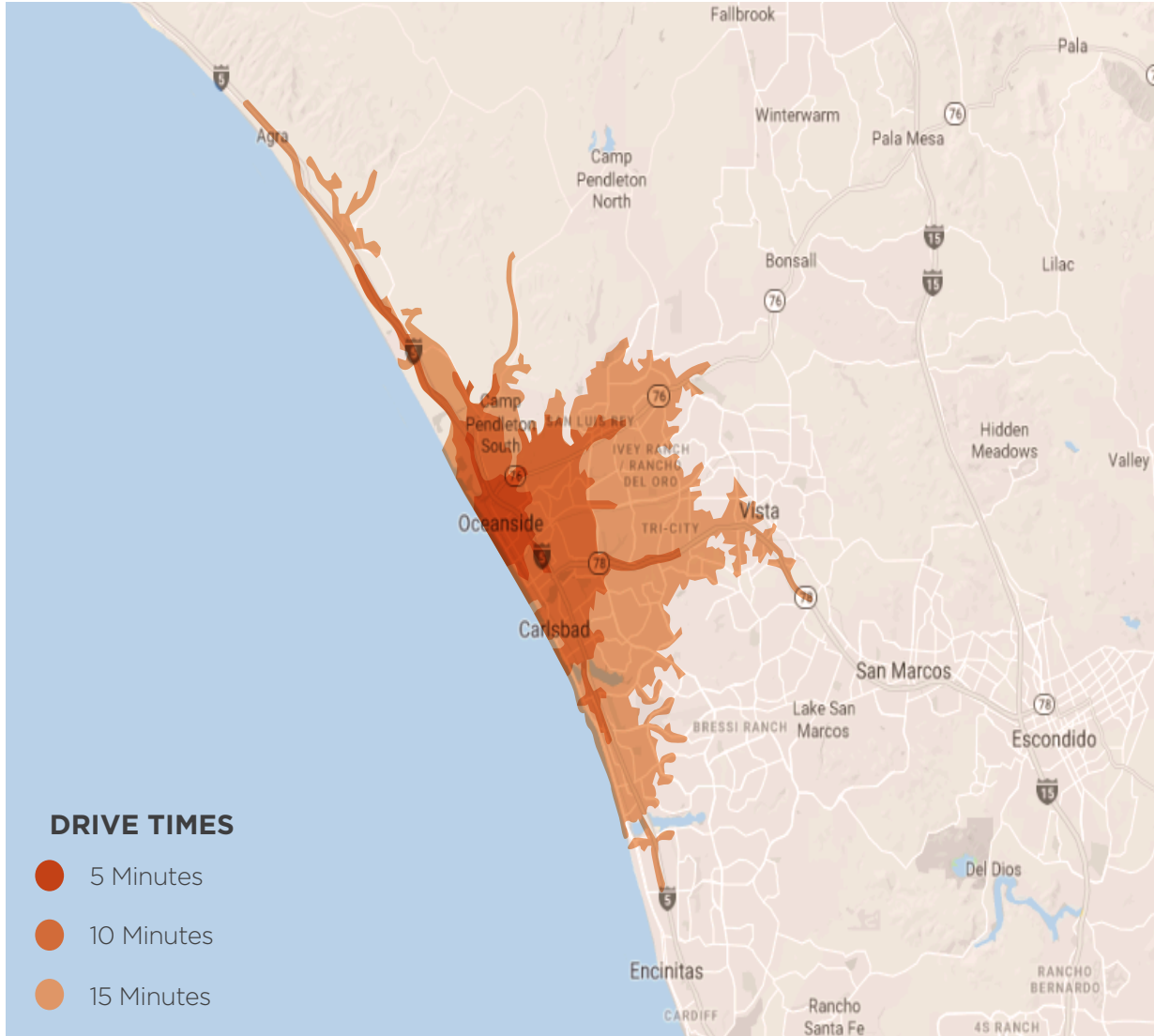
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DRIVE TIMES

- 5 Minutes
- 10 Minutes
- 15 Minutes

5 MINUTES	2010	2018	2023
Population	19,916	21,442	22,416
Households	7,215	7,814	8,176
Avg Household Income	N/A	\$64,003	\$77,765

10 MINUTES	2010	2018	2023
Population	76,284	82,295	85,562
Households	28,581	30,749	31,975
Avg Household Income	N/A	\$81,678	\$98,488

15 MINUTES	2010	2018	2023
Population	223,926	239,378	250,352
Households	79,991	85,322	89,214
Avg Household Income	N/A	\$91,621	\$109,000

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