



RETAIL/ RESTAURANT INVESTMENT DOWNTOWN OCEANSIDE

509-511 MISSION AVE.
OCEANSIDE, CA 92054



FOR SALE
\$1,825,000



INVESTMENT SUMMARY

\$1,825,000
OFFERING PRICE

3,740 SF
TOTAL BUILDING AREA

\$488
PRICE PER SQUARE FT

4,787 SF
TOTAL LAND FOOTAGE

RETAIL/RESTAURANT
CURRENT USE

50%
OCCUPIED

FEE SIMPLE
OWNERSHIP

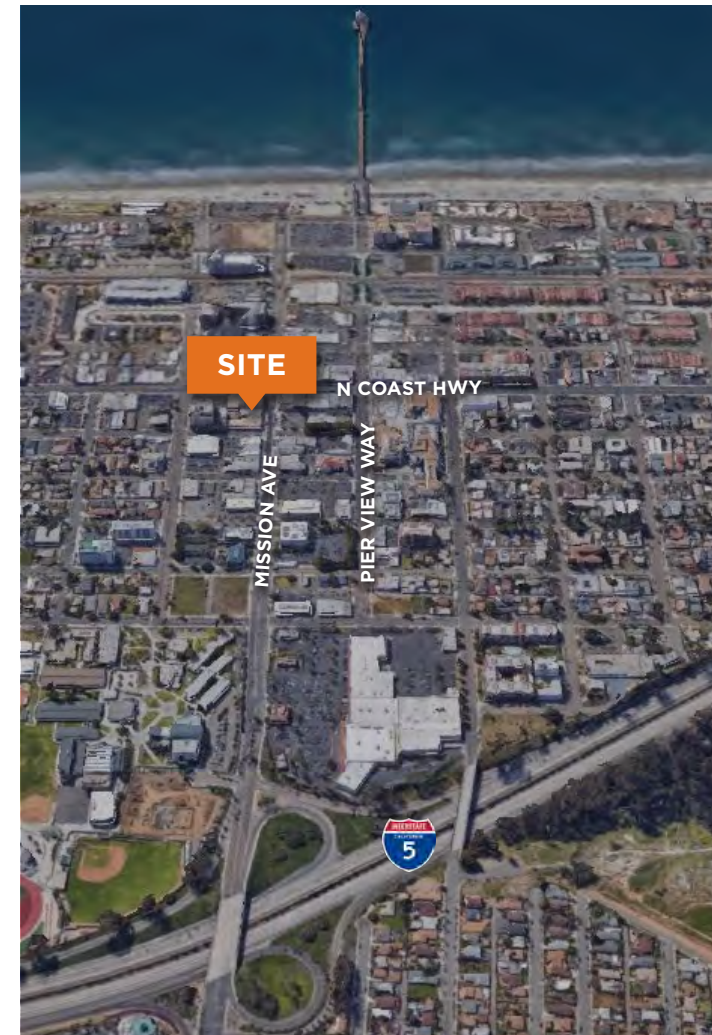
147-284-10-00
APN

D1
ZONING



INVESTMENT HIGHLIGHTS

THE OFFERING



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.

- Incredible opportunity for an investor or owner/user to acquire a fully fixtured restaurant and retail property in Downtown Oceanside.
- Highly visible street retail/restaurant location on Mission Ave., with over 23,000 cars driving by daily.
- Turnkey restaurant in the heart of the new hot restaurant destination - Downtown Oceanside.
- Potential upside upon retail tenant's lease renewal or new lease execution.
- Tenants cater to tourists, locals, professionals and residents in the nearby area.
- Excellent opportunity to take advantage of the tremendous multi-family density from Oceanside's 9 Block Master Plan.
- Walking distance to the beach & pier as well as renowned restaurant & retail such as Carte Blanche, Hello Betty, Coomber Craft Wines, Regal Cinema & more.



Mission Ave.

RENT ROLL

MARKET PROFORMA (NNN)						
TENANT	SQ FT.	MONTHLY RENT	NNNs ¹	BASE RENT PSF	EXPIRATION	OPTIONS
Restaurant*	1,870	\$5,140	\$851	\$2.75	-	-
Sandy Toes	1,870	\$3,850	\$824	\$2.06	12/31/23	None
TOTAL	3,740	\$8,990	\$1,675	\$4.81	-	-

* Based on proforma lease rate

OPERATING STATEMENT

MARKET PROFORMA	
Base Rent	\$107,880
Total Gross Income	\$107,880
Expenses	
Property Taxes ¹	NNN
Insurance	NNN
Utilities & Maintenance	NNN
Total Expenses ²	NNN
Net Operating Income	\$107,880
Asking Price	\$1,825,000
Cap Rate	5.9%

¹ Based on a reassessed value upon sale. ² Based on landlord's expenses after tenant's reimbursement



— FINANCIAL OVERVIEW —

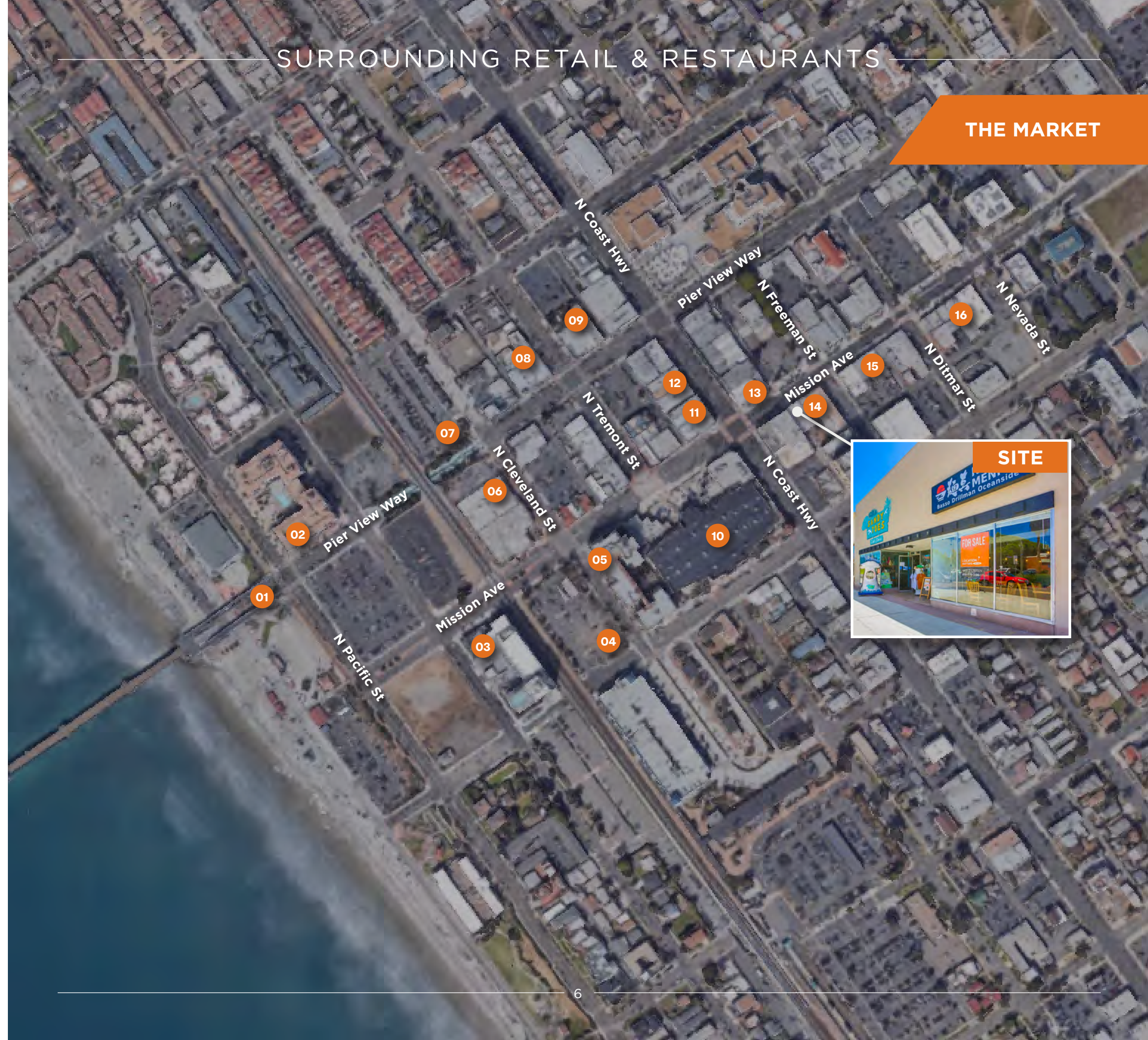
THE PROPERTY



SURROUNDING RETAIL & RESTAURANTS

THE MARKET

- | | | | |
|----|---|----|---|
| 01 |  | 02 |  |
| 03 |  | 04 |  |
| 05 |  | 06 |  |
| 07 |  | 08 |  |
| 09 |  | 10 |  |
| 11 |  | 12 |  |
| 13 |  | 14 |  |
| 15 |  | 16 |  |





HISTORY

Dating back to the 1800's, Oceanside was nearly just a small coastal town near Mission San Luis Rey. Slowly but surely people started laying down roots and growing small businesses. Today visitors still see the original buildings from the 1880's alongside the newer developments, where modern & unique meets traditional Downtown Oceanside.

OCEANSIDE FARMER'S MARKET

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 PIER

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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 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.

5 MINUTES



Population 19,509



Daytime Population 6,641



Average Household Income \$78,767

10 MINUTES



Population 74,375



Daytime Population 24,701



Average Household Income \$83,045

15 MINUTES



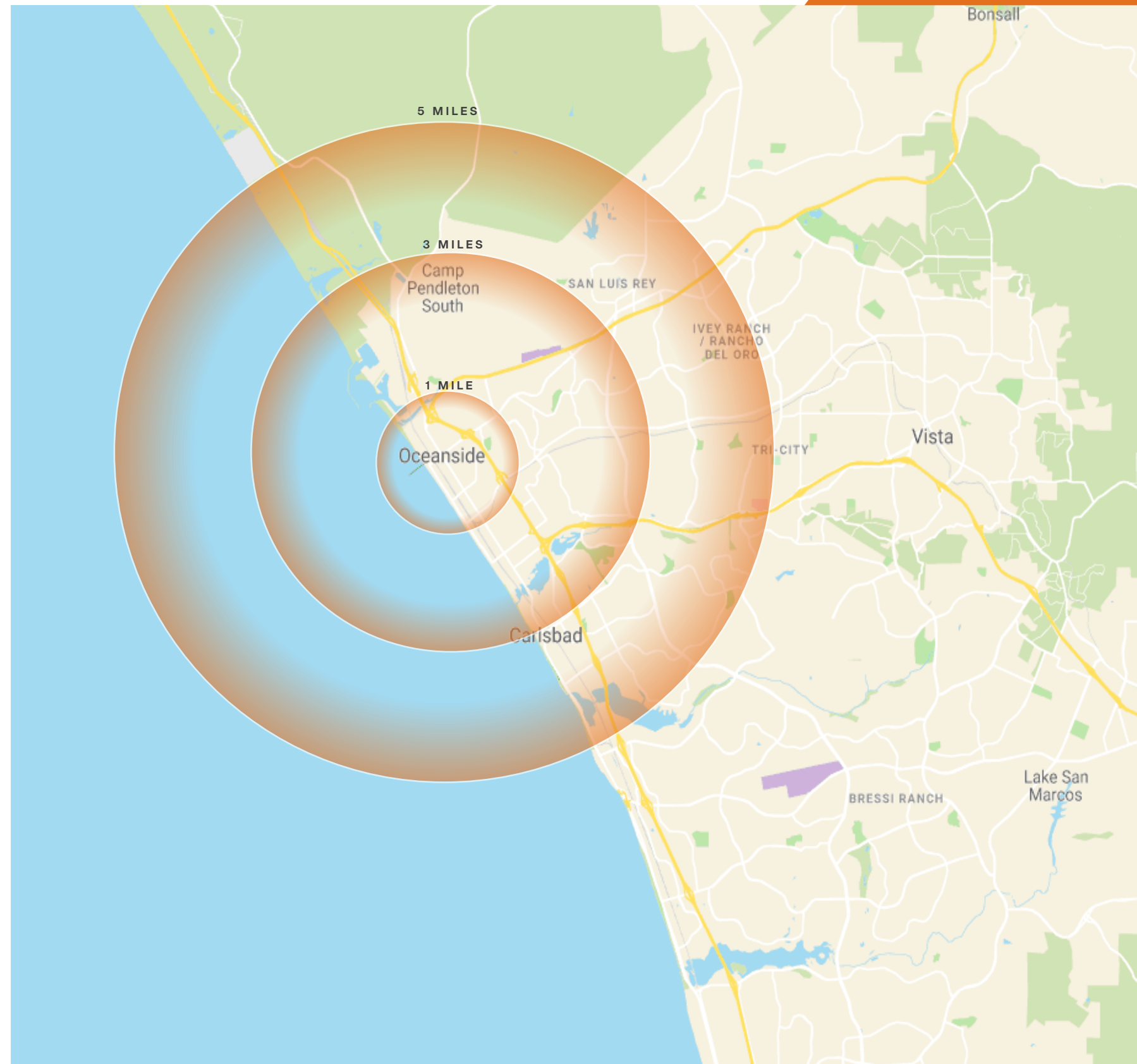
Population 158,670



Daytime Population 45,167



Average Household Income \$90,841



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SALES INQUIRIES



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