

OFFERING SUMMARY

401 N. COAST HIGHWAY | OCEANSIDE CA 92054



7% IN PLACE CAP | 100% NNN LEASED | 5 BLOCKS FROM THE OCEAN



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OFFERING

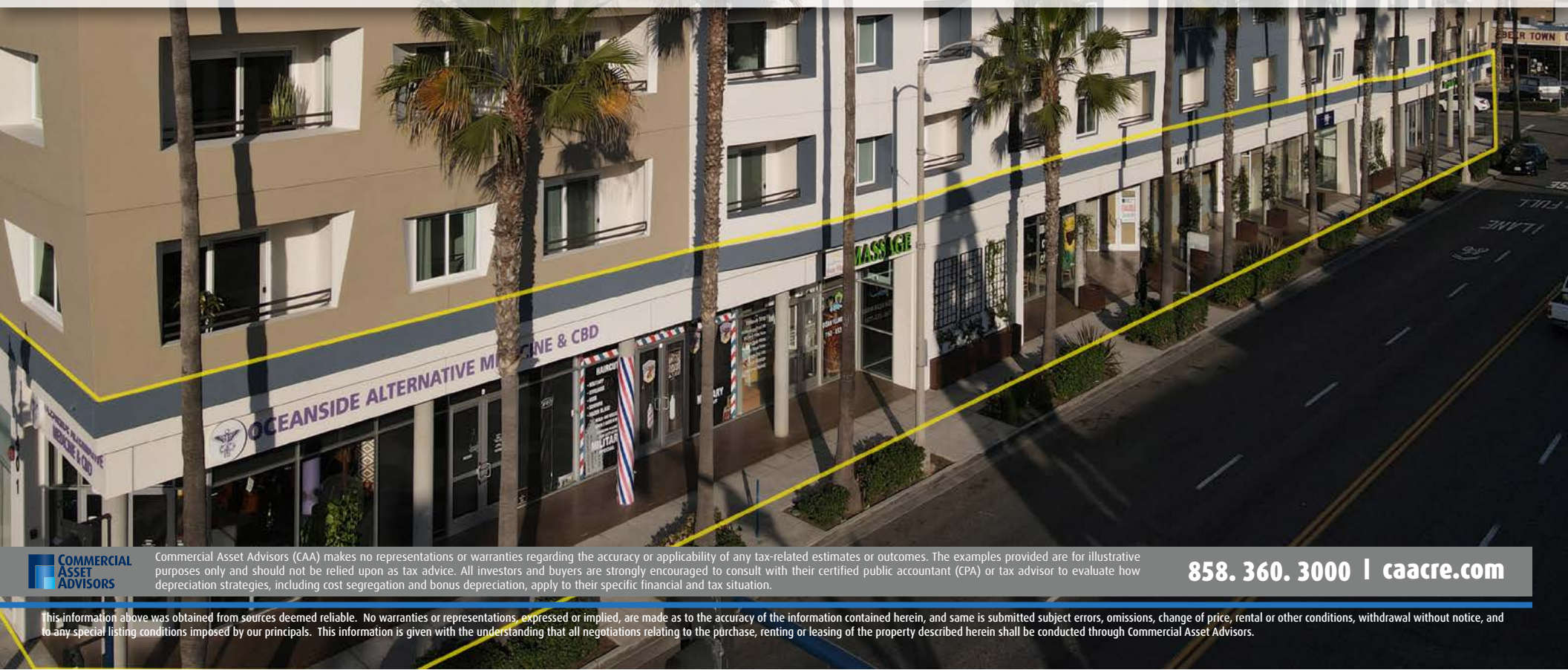
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Located at 401 N. Coast Highway in Oceanside, CA, this fully leased multi-tenant retail condominium offers investors a rare chance to acquire a stabilized, cash-flowing asset in one of Southern California's fastest-growing coastal cities. With eight established tenants in place and limited landlord responsibilities, this is a true hands-off investment poised for long-term performance and significant tax advantages.

The property is part of a commercial condominium structure, allowing for simplified ownership and reduced operational oversight compared to traditional strip centers or mixed-use properties. Investors can take advantage of substantial bonus depreciation benefits, as a high percentage of the purchase price may be allocated to depreciable improvements—maximizing after-tax returns in the early years of ownership.

Positioned along the highly visible and heavily trafficked North Coast Highway, the property is just blocks from the beach, Oceanside Pier, and the vibrant downtown core. The surrounding area has seen a wave of revitalization, with new hotels, restaurants, residential developments, and cultural attractions rapidly transforming the city into a destination for both residents and tourists. Oceanside has over \$1 billion in new development either completed or underway, including luxury beachfront resorts, mixed-use projects, and transit-oriented developments, further enhancing the value of well-located retail assets like this one.

With a +/- 7.00% in-place capitalization rate, strong tenant mix, minimal management burden, and outstanding tax treatment through bonus depreciation*, this offering represents an exceptional opportunity to own a prime income-generating asset in a market with powerful economic and demographic tailwinds.



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Highlights

Price: \$5,450,000



PRIME LOCATION: Situated on North Coast Highway in Oceanside, CA, 5 blocks to the sand!



HIGH TRAFFIC AREA: Benefits from significant foot and vehicle traffic on the iconic Coast Highway.



DIVERSE RENT ROLL: Accommodates 8 Tenants, ideal for various commercial uses.



FLEXIBLE SPACE: Suitable for retail, office, medical, and other business types.



PARKING: Excellent street parking plus 29 rare off street dedicated parking spaces.



ACCESSIBILITY: Easily accessible from I-5 and other major highways and public transportation.



PROXIMITY TO ATTRACTIONS: Close to Oceanside Pier, beaches, restaurants, and shopping centers.



IN PLACE RENTS: High Rental Income from existing tenants.



INVESTMENT POTENTIAL: Attractive +/- 7% In place cap rate with opportunities to add value.



PROPERTY SPECS

In Place +/- 7% Cap!



12,740
TOTAL SQ. FT.



2008
YEAR BUILT



8
NO. OF TENANTS



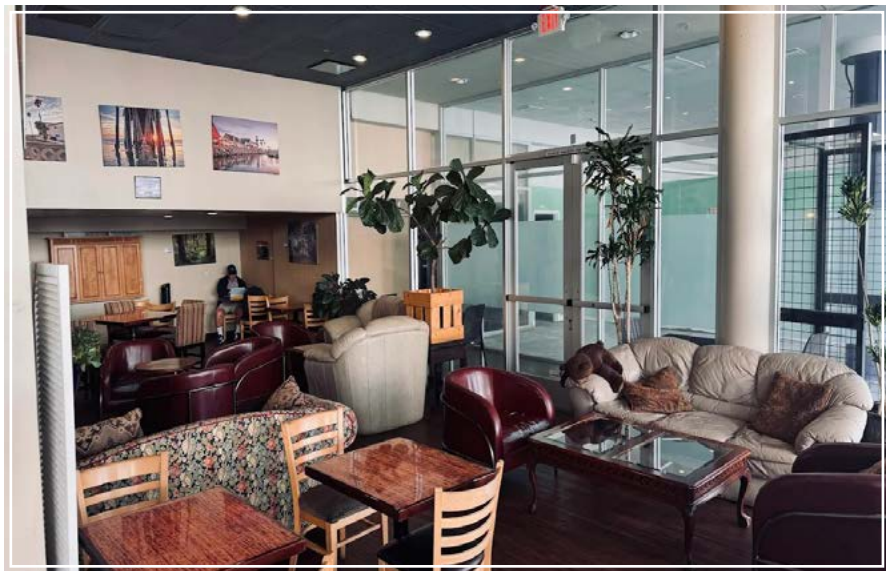
29
PARKING SPACES



FINANCIAL

Property: 401 N Coast Hwy Date: 8.6.2025			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	COMMENTS/NOTES
ACQUISITION	Rentable SF	12,740						
	Purchase Price	\$427.79	\$ 5,450,000.00	\$ 5,450,000.00	\$ 5,450,000.00	\$ 5,450,000.00	\$ 5,450,000.00	
LEVERAGE	Debt (Calculated on Purchase Price Only!)	50.00%	\$ 2,725,000.00	\$ 2,725,000.00	\$ 2,725,000.00	\$ 2,725,000.00	\$ 2,725,000.00	
	Equity	100.00%	\$ 2,725,000.00	\$ 2,725,000.00	\$ 2,725,000.00	\$ 2,725,000.00	\$ 2,725,000.00	
INCOME/EXPENSE	Monthly Scheduled Base Rent (with annual increases)	103.00%	\$ 33,661.12	\$ 34,670.95	\$ 35,711.08	\$ 36,782.41	\$ 37,885.89	
	Annual Scheduled Base Rent		\$ 403,933.44	\$ 416,051.44	\$ 428,532.99	\$ 441,388.98	\$ 454,630.65	
	Vacancy	5%	\$ 19,388.81	\$ 19,970.47	\$ 20,569.58	\$ 21,186.67	\$ 21,822.27	
	Unreimbursed Expenses		\$ -					
	TOTAL ANNUAL BASE RENT LESS VACANCY		\$ 384,544.63	\$ 396,080.97	\$ 407,963.40	\$ 420,202.31	\$ 432,808.37	
	Maintenance (2% annual increase)		\$ 36,697.00	\$ 37,430.94	\$ 38,179.56	\$ 38,943.15	\$ 39,722.01	
	Property Tax (2% annual increase)	1.1875%	\$ 65,208.75	\$ 66,512.93	\$ 67,843.18	\$ 69,200.05	\$ 70,584.05	
	Insurance (2% annual increase)		\$ 4,107.00	\$ 4,189.14	\$ 4,272.92	\$ 4,358.38	\$ 4,445.55	
	Management Fees	5.00%	\$ 20,196.67	\$ 20,802.57	\$ 21,426.65	\$ 22,069.45	\$ 22,731.53	
	Percentage of CAM Reimbursed	100.00%	\$ 126,209.42	\$ 128,935.58	\$ 131,722.31	\$ 134,571.03	\$ 137,483.14	
	Operating Expenses as % of Base Rent		31.25%	30.99%	30.74%	30.49%	30.24%	
	Operating Expenses per SF per Month		\$ 0.83	\$ 0.84	\$ 0.86	\$ 0.88	\$ 0.90	
	NET OPERATING INCOME		\$ 384,544.63	\$ 396,080.97	\$ 407,963.40	\$ 420,202.31	\$ 432,808.37	
	INITIAL CAP RATE ON EFFECTIVE ACQUISITION COST		7.06%	7.27%	7.49%	7.71%	7.94%	
CASHFLOW	Fixed Rate	6.50%						Assumes fixed rate
	Amortization	25						Assumes fully amortized
	Annual Debt Service		\$ 220,792.74	\$ 220,792.74	\$ 220,792.74	\$ 220,792.74	\$ 220,792.74	
	Total Debt Service		\$ 5,519,818.54	\$ 5,519,818.54	\$ 5,519,818.54	\$ 5,519,818.54	\$ 5,519,818.54	
	Annual Cash Flow After Debt Service (Flat)		\$ 163,751.89	\$ 175,288.23	\$ 187,170.66	\$ 199,409.56	\$ 212,015.63	
	Debt Coverage Ratio (DCR)		1.74	1.79	1.85	1.90	1.96	
	AVG. ANNUALIZED CASH-ON-CASH (CoC)		6.01%	6.43%	6.87%	7.32%	7.78%	
BENEFITS	Tax Rate	35.00%						* Request the Cost Segregation Study Proposal for further details. No warranties or representations.
	Assumed Straight-line Depreciation (Years)	39	\$290,853.00	\$48,340.25	\$48,340.25	\$48,340.25	\$48,340.25	
	Average Annual Interest Rate Write Off		\$59,223.44	\$52,248.21	\$42,666.57	\$29,416.93	\$11,095.09	
	Average Annualized Principle Pay down		\$51,582.90	\$71,716.10	\$99,141.38	\$136,744.38	\$185,392.79	
	Annual Effective Cash Flow		\$565,411.24	\$347,592.79	\$377,318.87	\$413,911.12	\$456,843.76	
	Average Annualized Cash on Cash (ALL OWNERSHIP BENEFITS)		20.75%	12.76%	13.85%	15.19%	16.76%	

Information contained herein was obtained from sources deemed reliable, but has not been verified, warranted, or guaranteed. All references to acreages, square footages and other measurements are approximations. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors, therefore, all projections, assumptions and other information provided and made herein as an example only, and are subject to material variation. No representations or warranties, expressed or implied, are made as to the accuracy, completeness, or relevance of the information and assumptions contained herein. This document contains only partial information pertaining to the Property and does not purport to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. Each prospective investor is to rely upon its own independent investigation, evaluation, and judgment as to the condition of the Property, and should consult all relevant professionals for additional legal or tax advice. You and your advisors and other professionals should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

VAULTED CEILINGS WITH EXPOSED LIDS!**BEFORE****AFTER**

CONDO VS. FREESTANDING BUILDING: BONUS DEPRECIATION COMPARISON

BASED ON \$5,450,000 PURCHASE PRICE

FEATURE	COMMERCIAL CONDO	FREESTANDING COMMERCIAL BUILDING
Depreciable Basis	Assumed at 90% = \$4,905,000	60% = \$3,270,000
Land Allocation	Minimal	40% = \$2,180,000 (non-depreciable)
Eligible for Bonus Depreciation	<input checked="" type="checkbox"/> Yes – fully maximized	<input checked="" type="checkbox"/> Yes – but basis reduced by land
Short-Life Asset Allocation	~\$833,850	~\$555,900 (Assumed 60% Depreciable Value)
Estimated Year 1-5 Write-Off	\$1,290,592	\$859,999.98
Year 1 Tax Savings (32%)	~\$290,853	~\$193,902
Depreciation Efficiency	Very high — minimal waste on non-depreciable land	Lower — significant value tied up in land

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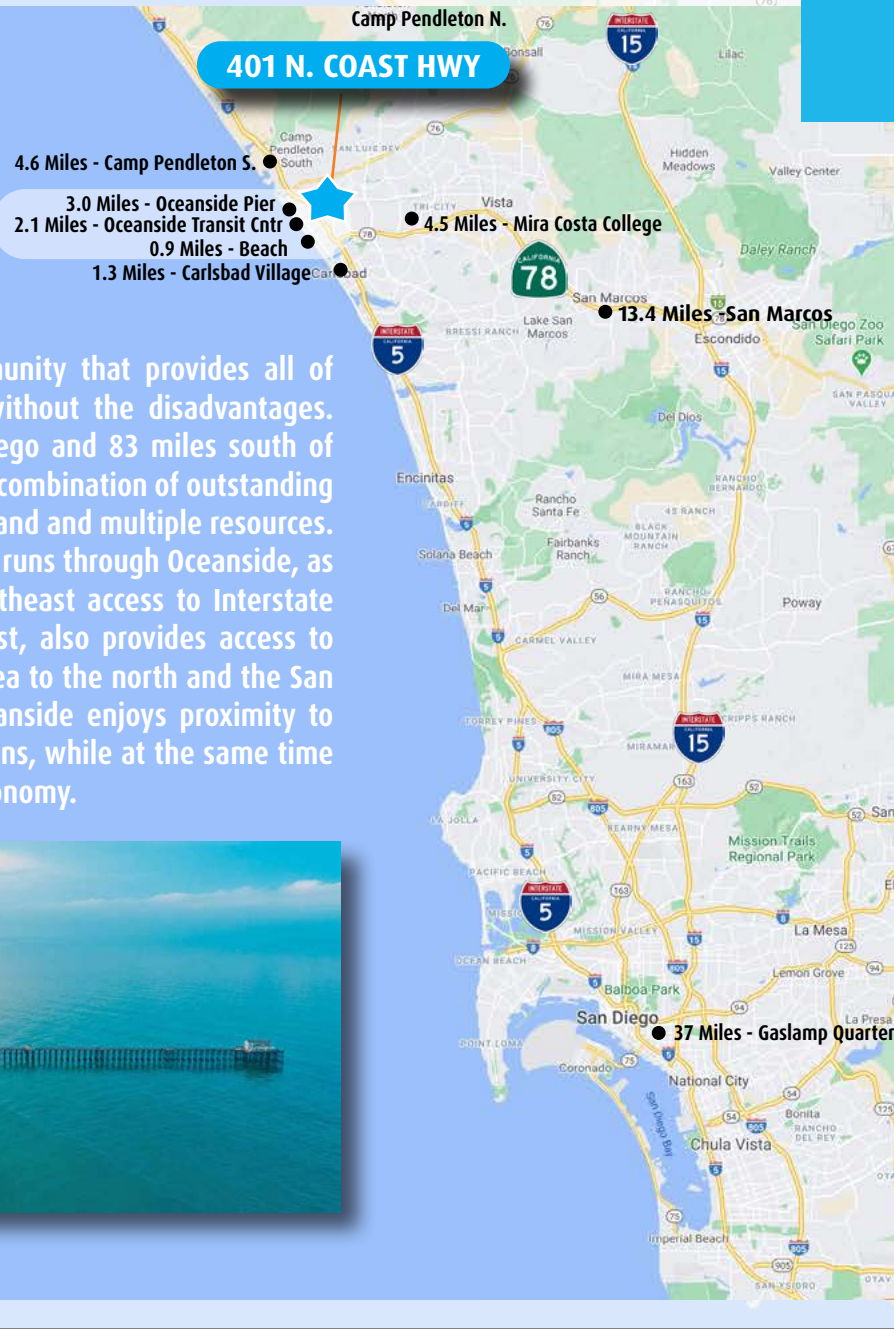


Oceanside is a thriving coastal community that provides all of the conveniences of a modern city without the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding coastal location, well-priced available land and multiple resources. California's main highway, Interstate 5, runs through Oceanside, as does Highway 78, which provides southeast access to Interstate 15. Highway 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations, while at the same time maintaining its coastal beauty and autonomy.



LOCATION OVERVIEW

San Diego



Oceanside



OCEANSIDE PIER

Alta Oceanside
309 Unit Apartment
Project



**OCEANSIDE
HARBOR
VILLAGE**

CARLSBAD VILLAGE

FREEMAN
COLLECTIVE

NOW OPEN!



REGAL
CINEMAS

OCEANSIDE
CIVIC CENTER

Walmart 

**CAMP PENDLETON
MAIN GATE**



The Shoppes
at
Carlsbad

A collage of retail store logos. At the top is the Walmart logo with a yellow sunburst icon. Below it is the Best Buy logo in yellow text on a blue background. Underneath is the Bed Bath & Beyond logo in white text on a red background. The bottom row features logos for Party City (red and blue), World Market (red and white), Staples (red and white), and Gen X (red and white).



BOYS & GIRLS
CLUB



El Super

LA FITNESS.  

BARNES & NOBLE 

ROSS 
DRESS FOR LESS

Michaels

BIG 5
SPORTING GOODS

Burlington



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\$ 86,701

AVG. HOUSEHOLD INCOME



173,722

POPULATION



37.5

AVG. AGE



\$644,600

AVG. HOME VALUE

DEMOGRAPHICS

Oceanside

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	10,259	83,094	176,014
2021 Estimate	10,300	82,186	173,636
2010 Census	10,464	76,638	159,353
Growth 2021 - 2026	-0.40%	1.10%	1.37%
Growth 2010 - 2021	-1.57%	7.24%	8.96%
2021 Population by Hispanic Origin			
2021 Population	10,300	82,186	173,636
White	9,062 87.98%	69,836 84.97%	142,088 81.83%
Black	217 2.11%	2,966 3.61%	7,738 4.46%
Am. Indian & Alaskan	116 1.13%	1,264 1.54%	2,538 1.46%
Asian	394 3.83%	3,974 4.84%	11,293 6.50%
Hawaiian & Pacific Island	61 0.59%	672 0.82%	1,742 1.00%
Other	449 4.36%	3,474 4.23%	8,237 4.74%
U.S. Armed Forces	85	743	10,198
Households			
2026 Projection	4,551	32,634	64,043
2021 Estimate	4,570	32,281	63,156
2010 Census	4,651	30,172	57,927
Growth 2021 - 2026	-0.42%	1.09%	1.40%
Growth 2010 - 2021	-1.74%	6.99%	9.03%
Owner Occupied	1,887 41.29%	13,771 42.66%	31,137 49.30%
Renter Occupied	2,683 58.71%	18,510 57.34%	32,019 50.70%
2021 Households by HH Income			
Income: <\$25,000	446 9.76%	4,459 13.81%	8,610 13.63%
Income: \$25,000 - \$50,000	727 15.90%	5,660 17.53%	11,748 18.60%
Income: \$50,000 - \$75,000	791 17.30%	4,992 15.46%	10,141 16.06%
Income: \$75,000 - \$100,000	613 13.41%	4,640 14.37%	8,523 13.49%
Income: \$100,000 - \$125,000	480 10.50%	3,825 11.85%	7,386 11.69%
Income: \$125,000 - \$150,000	391 8.55%	2,061 6.38%	4,224 6.69%
Income: \$150,000 - \$200,000	521 11.40%	2,660 8.24%	5,346 8.46%
Income: \$200,000+	602 13.17%	3,986 12.35%	7,180 11.37%
2021 Avg Household Income	\$114,142	\$105,455	\$103,095
2021 Med Household Income	\$88,111	\$80,552	\$78,168

Highlights Source: <https://datausa.io/profile/geo/oceanside-ca/>

MARKET SUMMARY



Oceanside, California: A Thriving Hub for Commercial Real Estate

Nestled along the picturesque coast of Southern California, Oceanside offers a unique blend of natural beauty and economic opportunity, making it an ideal destination for commercial real estate investment. Boasting a diverse economy and a growing population, Oceanside has become increasingly attractive for businesses looking to establish a presence in a vibrant coastal community.

Commercial Real Estate in Oceanside

Oceanside's commercial real estate market is dynamic and diverse, catering to various sectors including retail and office spaces. The city's strategic location along Interstate 5 and proximity to major metropolitan areas like San Diego and Los Angeles make it a prime location for businesses seeking regional accessibility and visibility.

Retail Market

The retail sector in Oceanside is characterized by a mix of local boutiques, national chains, and specialty stores catering to both residents and tourists. The city's vibrant downtown area and popular beachfront attractions draw a steady flow of foot traffic, providing ample opportunities for retail businesses to thrive. With a strong local economy and supportive community, Oceanside offers a competitive edge for retailers looking to capitalize on a diverse consumer base.

Office Market

Oceanside's office market caters to a range of industries, including technology, healthcare, and professional services. The city's business-friendly environment, coupled with affordable office space options, appeals to startups and established firms alike. Whether located in the downtown core or along commercial corridors, office spaces in Oceanside benefit from modern amenities, scenic views, and proximity to recreational opportunities, enhancing employee satisfaction and productivity.

Economic Outlook

The business economy in Oceanside is bolstered by key sectors such as tourism, defense, and healthcare. The presence of Camp Pendleton, a major Marine Corps base, contributes significantly to the local economy while also supporting ancillary industries such as hospitality and retail. Additionally, ongoing infrastructure investments and community development projects underscore Oceanside's commitment to sustainable growth and economic resilience.

Oceanside, CA, offers a compelling blend of coastal charm and economic opportunity for investors and businesses alike. With a robust commercial real estate market, thriving retail and office sectors, and a diverse economy supported by strategic advantages, Oceanside continues to emerge as a premier destination for those seeking to own commercial real estate and participate in a dynamic business economy.

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