

# NNN LEASED RETAIL CONDO FOR SALE

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**CAST**  
CAPITAL PARTNERS





## AVAILABLE CONDOMINIUM SALE

**Suite 102-104** 4,464 SF

NOTES: 100% NNN Leased Investment Opportunity

- Suite 102-103 | 3,865 SF  
The Association For Community Independence  
Lease Expiration 1/31/2034
- Suite 104 | 599 SF  
Alexa's Insurance, Inc (dba Farmers Insurance)  
Lease Expiration 1/31/2029

**SALE PRICE \$1,897,200 (\$425/SF)**

**CAP RATE = 6.14%**

## FREEWAY ACCESS

Located directly off I-5 with heavy traffic counts of **208,000 cars per day**

## STRONG LOCATION WITH PARKING

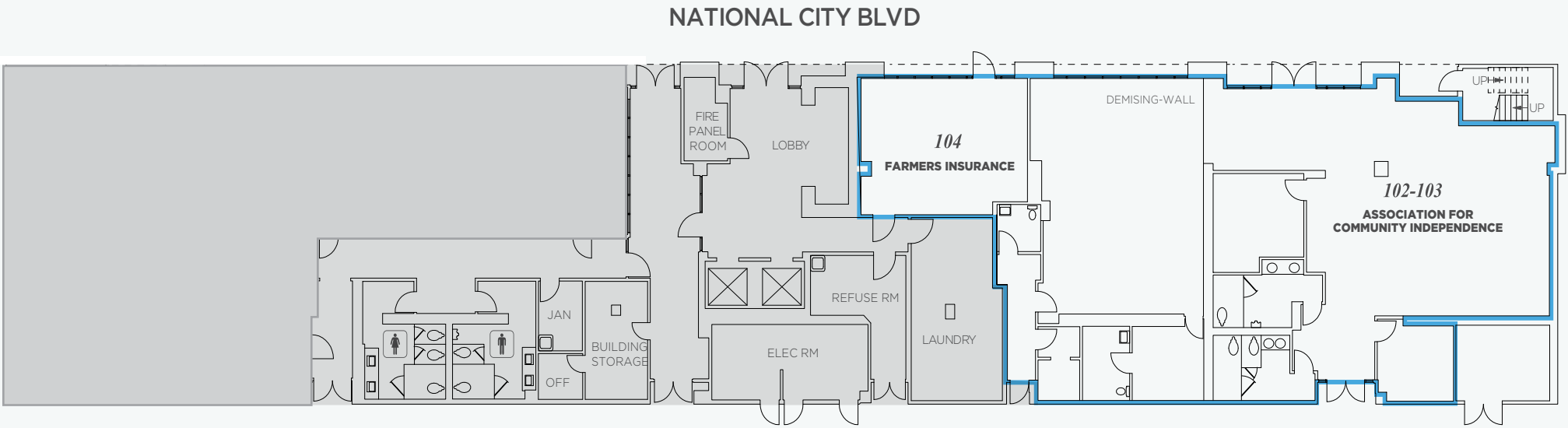
Positioned on the corner of National City Blvd and East 8th Street, the commercial spaces are located on new major arterial streets and have **twenty-seven (27) dedicated parking stalls** in the rear of the project



# 2026 NUMBERS

	SUITE	STRUCTURE	SQUARE FOOTAGE	LEASE COMMENCEMENT	LEASE EXPIRATION	INCREASES	MONTHLY RENT PSF	MONTHLY RENT	ANNUAL RENT
FARMERS INSURANCE	104	NNN	599 SF	2/1/2024	1/31/2029	3%	\$2.92	\$1,695	\$20,952.30
ASSOCIATION FOR COMMUNITY INDEPENDENCE	102-103	NNN	3,865 SF	11/1/2024	10/31/2034	3%	\$2.06	\$7,961.90	\$95,542.80

# AVAILABILITY



27 DEDICATED PARKING STALLS IN THE REAR OF THE BUILDING.

SUITE 102-104:±4,464 SF

# OPERATING NUMBERS

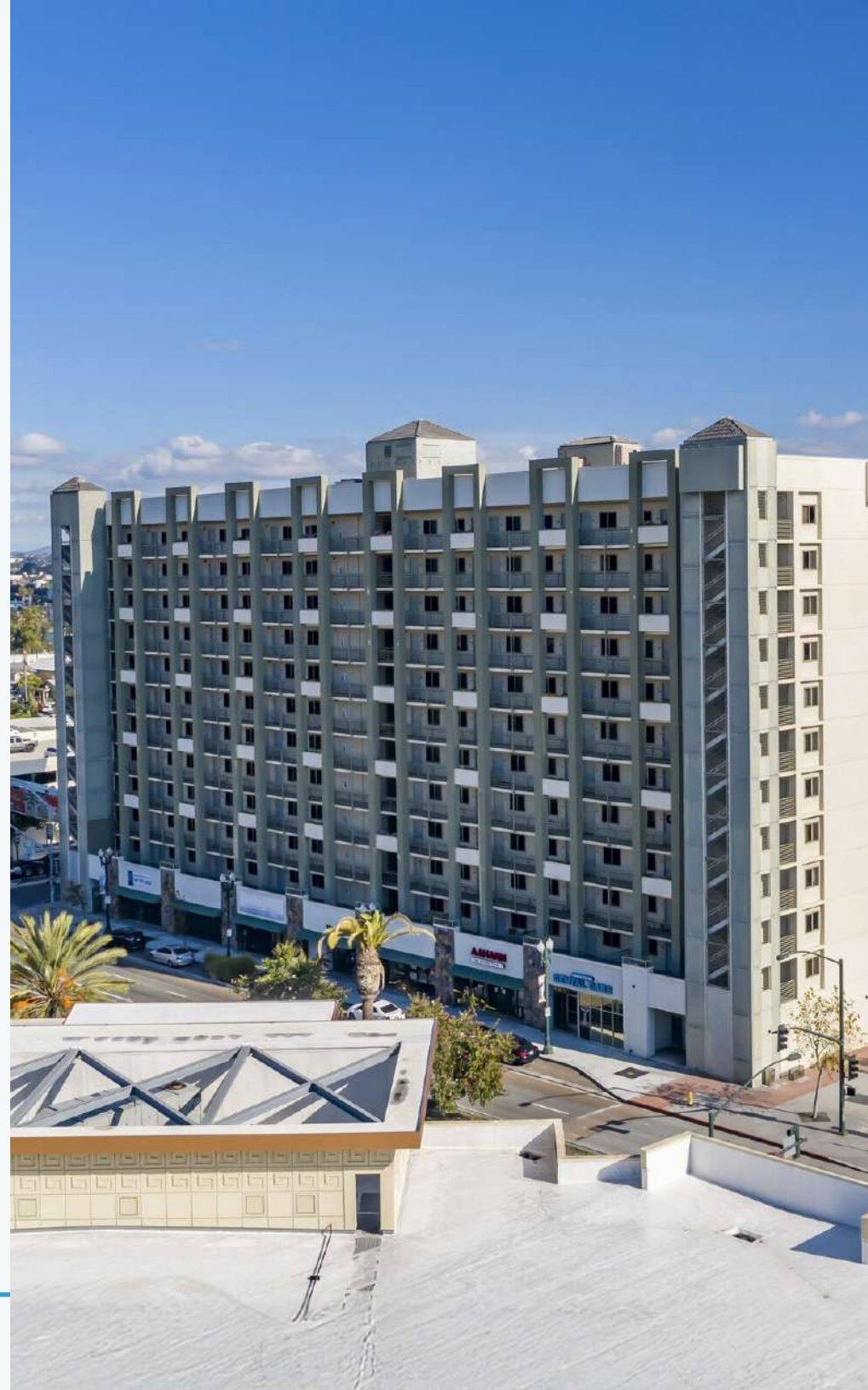
## INCOME

Base Rent	\$116,495.10
Expense Reimbursements	\$38,485.47
<b>Effective Gross Income</b>	\$154,980.57
Less: Expenses	(\$38,485.47)
<b>NET OPERATING INCOME</b>	<b>\$116,495.10</b>

## EXPENSES

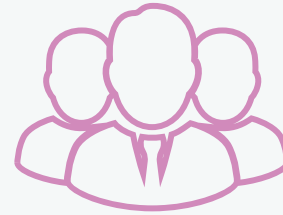
Real Estate	(\$21,248.64)
HOA Fees	(\$10,284.84)
Insurance	(\$2,000.00)
Utilities	(\$2,000.00)
Water	(\$2,000.00)
Maintenance	(\$309.47)
Management Fees	(\$642.52)
<b>TOTAL EXPENSES</b>	<b>(\$38,485.47)</b>
<b>EXPENSES PSF</b>	<b>\$0.72</b>

<b>TOTAL SF</b>	<b>4,464 SF</b>
<b>PRICE</b>	<b>\$1,897,200.00</b>
<b>CAP RATE</b>	<b>6.14%</b>





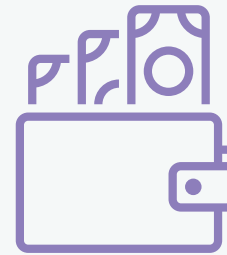
## DEMOGRAPHICS



**459,758**  
POPULATION



**484,205**  
DAYTIME  
POPULATION



**\$98,069**  
AVERAGE  
HH INCOME



**34.1 YRS**  
MEDIAN AGE



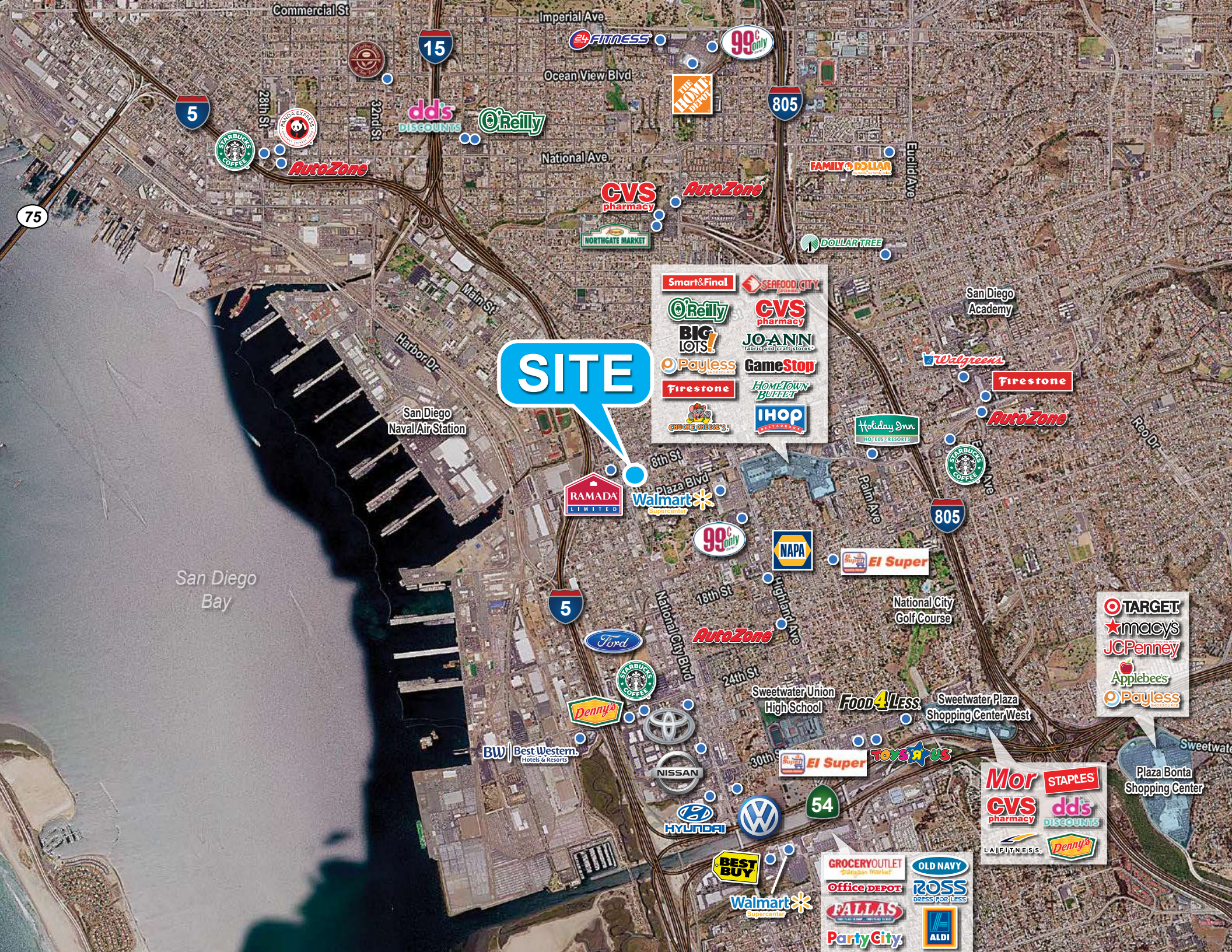
**155,326**  
TOTAL  
HOUSEHOLDS



**1 MILE**  
TO THE  
PACIFIC OCEAN







**SITE**

Smart & Final

SEAFOOD CITY

O'Reilly

CVS pharmacy

BIG LOTS!

JO-ANN fabrics and craft stores

Payless

GameStop

Firestone

HOMETOWN BUFFET

CHUCKY CHEESE'S

IHOP

TARGET

macy's

JCPenney

Applebee's

Payless

Mor

CVS pharmacy

STAPLES

dd's DISCOUNTS

LA FITNESS

Denny's

GROCERY OUTLET

Office DEPOT

PALMERS

Party City

OLD NAVY

ROSS DRESS FOR LESS

ALDI

BEST BUY

Walmart Supercenter

RAMADA LIMITED

Walmart Supercenter

99c only

NAPA

El Super

Denny's

STARBUCKS COFFEE

NISSAN

HYUNDAI

VW

54

BW Best Western Hotels & Resorts

Sweetwater Union High School

Food 4 Less

Sweetwater Plaza Shopping Center West

Toys R Us

El Super

Plaza Bonta Shopping Center

National City Golf Course

Walgreens

Firestone

AutoZone

Holiday Inn HOTELS & RESORTS

STARBUCKS COFFEE

805

5

Ford

18th St

AutoZone

24th St

National City Blvd

30th St

Highland Ave

Rainbow Ave

San Diego Academy

Reo Dr

San Diego Naval Air Station

Main St

Harbor Dr

28th St

32nd St

National Ave

Ocean View Blvd

Imperial Ave

Commercial St

5

15

805

75

San Diego Bay





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