

# Offering Memorandum



New Kimball Highland  
Multi-Family Development

DOLLAR TREE

COX

Walmart

Highland Avenue

## Highland Center

# 1300, 1310-16, 1320 Highland Avenue

National City, CA 91950

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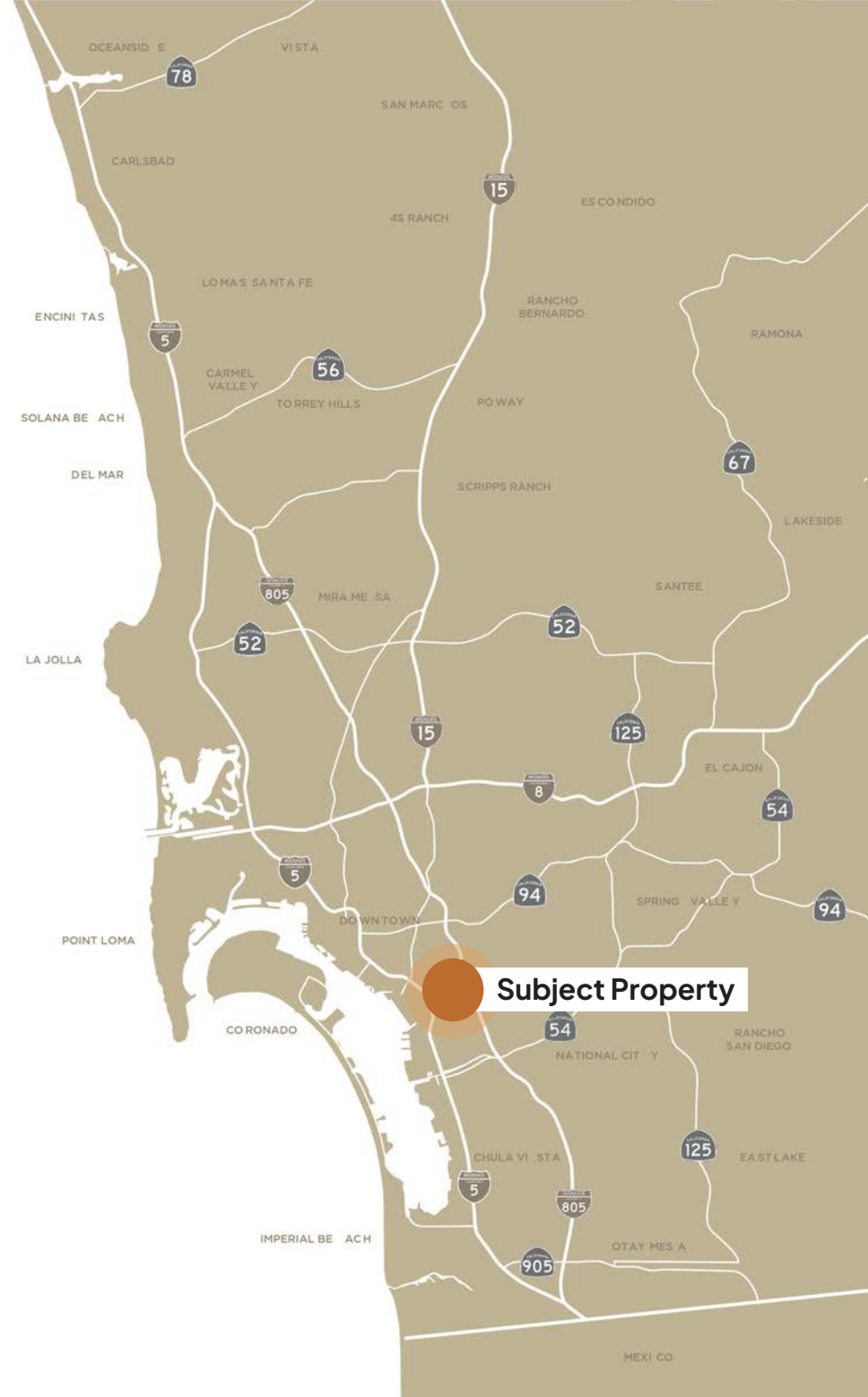


# Investment Summary

Flocke and Avoyer Commercial Real Estate and Bitterlin Companies, as exclusive advisors, are pleased to present the opportunity to purchase for sale 1300, 1310-16, 1320 Highland Avenue; a multi-tenant property located on a high traffic corridor.

This property is located adjacent to the 1st most visited Walmart in the San Diego - Carlsbad region with 3.5 million visits in the past year. The project is surrounded by many national retail tenants in a busy commercial corridor. The neighboring property consists of the multi-family development, the Kimball Highland Apartments with 145 units.

<b>Price</b>	\$13,282,713.60
<b>NOI</b>	\$664,136
<b>Cap Rate</b>	5.00%
<b>Total Building Size</b>	35,622 SF
<b>Lot Size</b>	2.92 AC



# Property Highlights

- Easy access into site from both Highland Avenue and East 14th, via four curb cuts
- Located on high traffic corridor - Highland Ave carries 18,200 cars per day
- Benefits from adjacent, high performing Walmart (Ranked 1st out of 20 Walmarts in the San Diego - Carlsbad region with 3.5 million annual visits according to Placer.ai)
- Adjacent to new Kimball Highland multi-family development (145 units)
- High daytime population of 107,413 within 3 miles
- Under-market rents
- Newly opened Dollar Tree store



# Property Information

- |          |   |          |   |
|----------|---|----------|---|
| <b>1</b> | <b>560-050-03-00</b><br>1300 Highland Avenue<br>Lot: 6,437 SF / Building: 5,526 SF    | <b>4</b> | <b>560-050-17-00</b><br>Parking Lot<br>Lot: 11,455 SF |
| <b>2</b> | <b>560-050-04-00</b><br>1310-16 Highland Avenue<br>Lot: 6,775 SF / Building: 4,860 SF | <b>5</b> | <b>560-050-14-00</b><br>Parking Lot<br>Lot: 77,711 SF |
| <b>3</b> | <b>560-050-11-00</b><br>1320 Highland Avenue<br>Lot: 24,829 SF / Building: 25,236 SF  |          |   |

## Totals

Lot: 2.92 AC (127,207 SF) / Buildings: 35,622 SF

## Zoning

The MXD-2 zone supports the creation of mixed-use districts that serve as primary activity centers within the city.

\*Buyer to independently validate





\*See Disclaimer on Page 15



Benefits from adjacent, high performing Walmart

Ranked 1st out of 20 Walmarts in the San Diego County

3.5 million annual visits according to Placer.ai

# Rent Roll

Unit	Tenant	Lease Expire	SF	%	Rent/YR	PSF	CAM/YR	Rent Increases	Options	Option Period
1300	Cox (Shehbaz Chandhry)	10/31/2026	5,473	16.41%	\$ 65,564	\$ 1.00	\$ 33,600	3%	2, 5-Year Notice 5M to 9M	11/1/26-10/31/31 11/1/31-10/31/36
1310	Plaza Nails (Hoa Trinh)	1/31/2031	1,800	5.40%	\$ 48,960	\$ 2.27	\$ 8,880	3%	None	
1312	National Travel & Tours (Blanca Seyed - Salehi)	7/31/2025	720	2.16%	\$ 13,200	\$ 1.53	-	None	None	
1314	Tom's Barber Shop (Ai Tran)	7/31/2025	720	2.16%	\$ 12,000	\$ 1.39	-	Rent Fixed Amounts	None	
1316	Metro 316 (Brian Maddi)	5/31/2027	1,400	4.20%	\$ 26,712	\$ 1.59	\$ 7,437	3%	None	
1320	Dollar Tree (Store 10554) formerly 99 Cent Store (assigned 07.11.24)	1/31/2030	23,230	69.67%	\$ 497,700	\$ 1.79	\$ 93,600	Rent Fixed Amounts	2, 5-Year Notice 6M to 12M	2/1/30-1/31/35 2/1/35-1/31/40
<b>Totals</b>			<b>33,343</b>	<b>100%</b>	<b>\$664,136</b>	<b>\$ 1.66</b>	<b>\$ 143,517</b>			

# Income & Expenses

## Operating Income & Expense

Income	
Rental Income	\$664,136
CAM Impound	\$208,459
<b>Total Operating Income</b>	<b>\$872,595</b>

Expense	
Admin Expense	\$998
Gas & Electric	\$6,564
Insurance	\$12,585
Landscape/Grounds	\$11,722
Professional Fees	\$325
Maintenance - General Repair	\$10,813
Maintenance - Materials	\$2,535
Management/Acctg.	\$33,430
Parking Lot /Grounds	\$45,600
Pest Control	\$1,602
Porter Service	\$27,610
Property Taxes	\$12,971
Security/Alarms	\$32,652
Trash Disposal	\$7,194
Water & Sewer	\$1,860
<b>Total Operating Expense</b>	<b>\$208,459</b>

<b>Net Operating Income</b>	<b>\$664,136</b>
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\*Note: Assumes expenses are fully reimbursed by Tenants.  
Also assumes property taxes are 100% paid by Tenants.





# Demographics



## Average Daily Traffic

<b>E. 14th Street</b>	±1,194 CPD
<b>Highland Avenue</b>	±18,200 CPD



## Average HH Income

<b>3 Min Drive Time</b>	\$74,266
<b>5 Min Drive Time</b>	\$110,628
<b>10 Min Drive Time</b>	\$127,269



## Population

<b>3 Min Drive Time</b>	39,717
<b>5 Min Drive Time</b>	483,018
<b>10 Min Drive Time</b>	1.39 M

# Disclaimer

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Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and FA each expressly reserve the right, at

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All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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