

LAKE SIDE ROUNDUP CENTER

FOR SALE

12233-12247 WOODSIDE AVENUE
LAKE SIDE, CA 92040



Lev Mizan

DRE Lic. #: 01998777
C: 619.888.5343

Seth Pite

DRE Lic. #: 02108503
C: 858.997.5472

Garrett Gambal

DRE Lic. #: 02238640
C: 214.842.7015





FOR SALE

±9,600 SF

RETAIL/INDUSTRIAL BUILDING

12233-12247 Woodside Ave. (Lakeside Roundup Center) is a mixed use multi-tenant retail and automotive/industrial commercial property in Lakeside California. The property consists of one (1) multi-tenant retail building (5,600 sq. ft.) and one (1) metal free-span automotive/industrial building (4,000 sq. ft.). The property is strategically situated on Woodside Ave, one of the busiest commercial districts in Lakeside, just minutes from Downtown Lakeside.

KEY FEATURES

Lot Size: Approximately 0.81 acres (35,284 SF).

Roofing: The retail building features a new TPO roof installed in 2020, complete with a ten-year manufacturer's warranty.

Parking: The parking lot has been recently restriped and resealed.

Retail Units: Comprises seven units with a diverse mix of retail tenants, including Little Miss Brewing (with nine locations in San Diego), a barber shop, and a massage spa.

Environmental Status: Clean Phase 1 Environmental Report available.

INVESTMENT HIGHLIGHTS

Price: \$2,550,000

Building Size: ±9,600 SF

Land Area: ±0.81 Acres (Lot SF: 35,284)

Current NOI: \$145,255

Cap Rate: 5.7%

Parking Ratio: 3.0/1,000 SF

Zoning: C36 (General Commercial)

APN: 394-510-04

Year Built: 1968

of Retail Units: 7

of Buildings: 2

Occupancy: 91.67%



Woodside Ave
~15,000 VPD



RENT ROLL

Tenant	Unit	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Rent Charges	Monthly Rent Sq Ft	Operating Charges	Monthly Operation Sq Ft	Total Charges	Monthly Charges Sq Ft
Peach Massage	1150-12233	800	8.33	3/1/2022	2/28/2025	\$1,407.00	\$1,216.06	\$1.52	\$374.00	\$0.47	\$1,590.06	\$1.99
Pure Smoke Shop	1150-12235	800	8.33	2/1/2022	1/31/2027	\$2,090.62	\$1,240.00	\$1.55	\$374.00	\$0.47	\$1,614.00	\$2.02
Lakeside Collision Center	1150-12239A	4,000	41.67	6/1/2022	5/31/2027	\$4,200.00	\$4,727.10	\$1.18	\$1,872.00	\$0.47	\$6,599.10	\$1.65
Conceptcion Protestante	1150-12241A	800	8.33	11/1/2024	10/31/2029	\$1,574.00	\$1,200.00	\$1.50	\$374.00	\$0.47	\$1,574.00	\$1.97
VACANT	1150-12241	800	16.67	4/1/2023	3/31/2028	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Arseen Pauls (Barber Shop)	1150-12243	800	8.33	6/1/2022	5/31/2027	\$1,080.00	\$1,241.42	\$1.55	\$374.00	\$0.47	\$1,615.42	\$2.02
Little Miss Brewing	1150-12245	1,600	16.67	9/24/2020	4/23/2028	\$3,458.00	\$2,480.00	\$1.55	\$749.00	\$0.47	\$3,229.00	\$2.02

***All tenants have 5% annual increases through their lease term and option periods.**

DEMOGRAPHICS

1 MILE

POPULATION
16,815

AVERAGE HH INCOME
\$72,858

HOUSEHOLDS
6,094

3 MILES

POPULATION
85,267

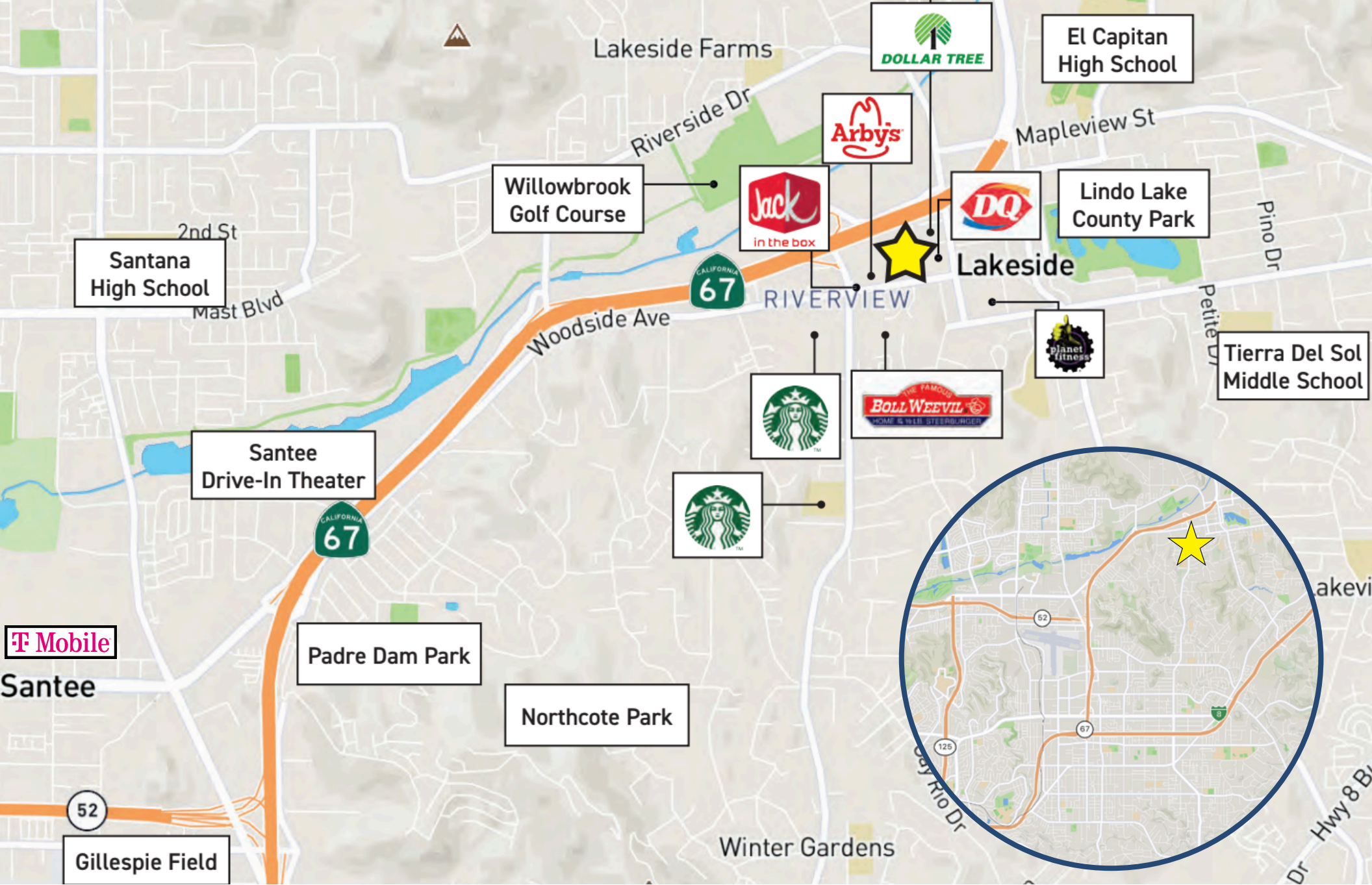
AVERAGE HH INCOME
\$94,040

HOUSEHOLDS
29,240



Woodside Ave

~15,000 VPD





LEV MIZAN
Managing Broker

DRE Lic. #: 01998777

C: 619.888.5343

O: 619.314.8181 ext. 101

Lev@InfinityInvestProp.com

SETH PITE
Senior Associate

DRE Lic. #: 02108503

C: 858.997.5472

O: 619.314.8181 ext. 102

Seth@InfinityInvestProp.com

GARRETT GAMBAL
Associate

DRE Lic. #: 02238640

C: 214.842.7015

O: 619.314.8181 EXT. 106

Garrett@InfinityInvestProp.com



Infinity Investment Properties, Inc. All rights reserved. This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Infinity Investment Properties, Inc. and the Infinity Investment Property logo are service marks for Infinity Investment Properties, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Infinity Investment Properties. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.