



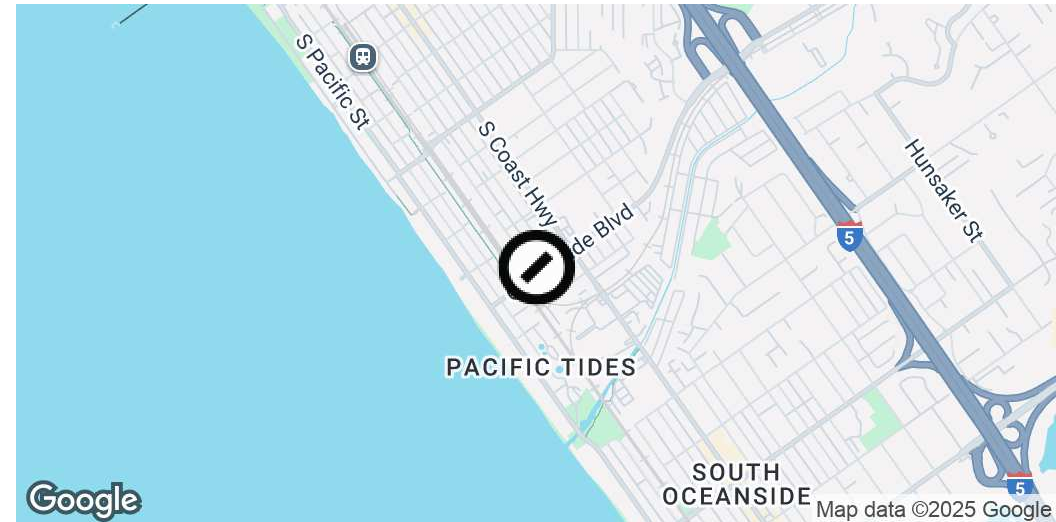
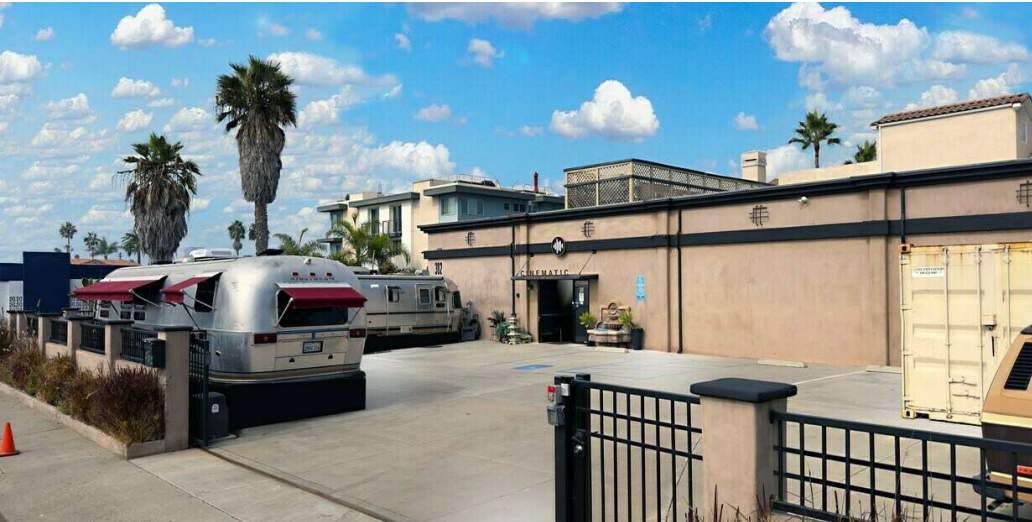
CINEMATIC ARTS AND SOUND

302 Oceanside Blvd, Oceanside, CA 92054

Get in touch

Brent Ball
Senior Vice President
310.245.2060
brent.ball@compass.com
CalDRE #00929588

Executive Summary



Offering Summary

Sale Price:	\$5,500,000
Building Size:	5,000 SF
Lot Size:	10,007 SF
Number of Units:	1
Price / SF:	\$1,100.00
Cap Rate:	5.45%
NOI:	\$300,000
Year Built:	1969
Renovated:	2008
Zoning:	R-3, INDUSTRIAL (M) ZONE

Property Overview

Introducing a prime investment opportunity at 302 Oceanside Blvd: This industrial/flex space property offers a 5,000 SF building with 1 unit, boasting a historical legacy of construction dating back to 1969 and a comprehensive renovation in 2008. Zoned R-3 INDUSTRIAL (M), it stands as a solid investment in the sought-after North County San Diego area, presently at 100% occupancy. Uniquely positioned for a MIXED-USE/RESIDENTIAL DEVELOPMENT OPPORTUNITY, it also features a world-class recording and sound studio with a 26-seat Dolby 9.1.6 theater, presenting an unparalleled prospect for investors.

Property Highlights

- MIXED USE / RESIDENTIAL DEVELOPMENT OPPORTUNITY, 2-BLOCKS FROM THE BEACH WITH OCEAN VIEW.
- ONE OF A KIND OPPORTUNITY! World Class Recording and Sound Studio with 26-seat Dolby 9.1.6 Theater
- 5,000 SF industrial/flex space with 1 unit
- Built in 1969, renovated in 2008

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Property Description



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Location Description

Nestled in the North County San Diego market, the area surrounding Cinematic Arts and Sound offers a vibrant tapestry of attractions and amenities. With convenient proximity to the beach and stunning ocean views just 2 blocks away, this location presents an unparalleled lifestyle appeal. Nearby, a thriving cultural scene, diverse dining options, and recreational opportunities await. Additionally, the area boasts easy access to major transportation routes, connecting businesses to a wider network of clientele and resources. Whether for work or leisure, the surrounding environment provides an enticing blend of coastal charm and urban convenience for any potential investor in industrial/flex space.

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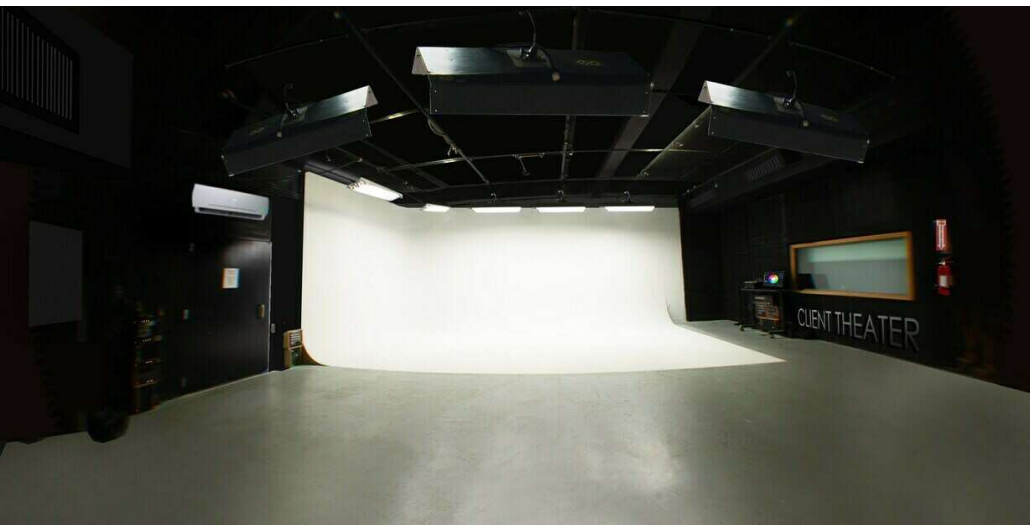
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Complete Highlights



Property Highlights

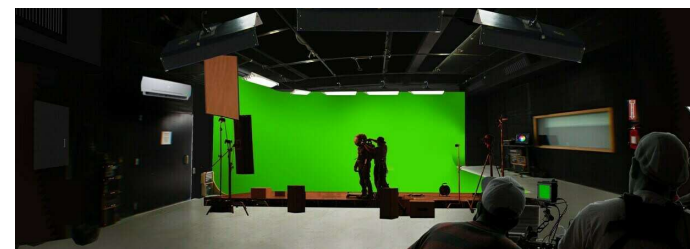
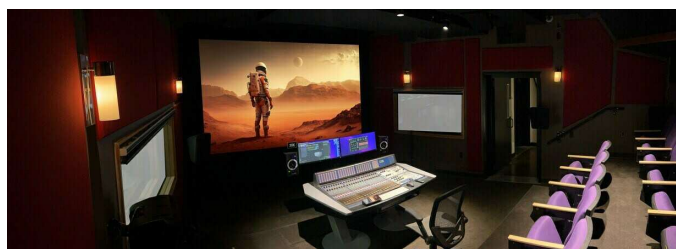
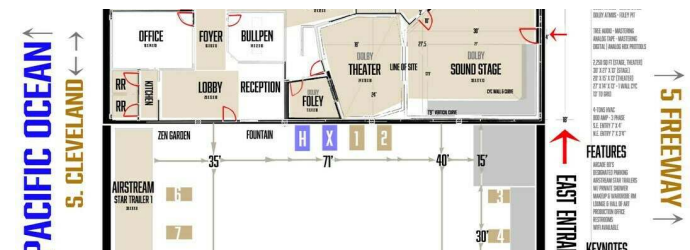
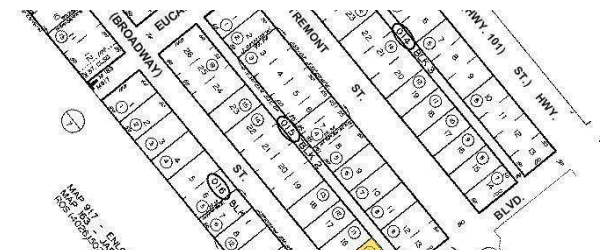
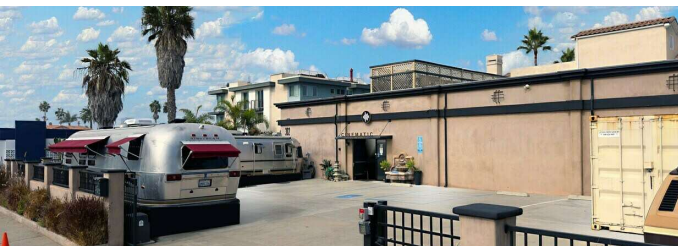
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- 5,000 SF industrial/flex space with 1 unit
- Built in 1969, renovated in 2008
- Zoned R-3 INDUSTRIAL (M) ZONE
- Located in North County San Diego area, 100% occupancy
- Mixed use/residential development opportunity 2 blocks from the beach with ocean view
- World-class recording and sound studio 26-seat Dolby 9.1.6 theater



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Additional Photos

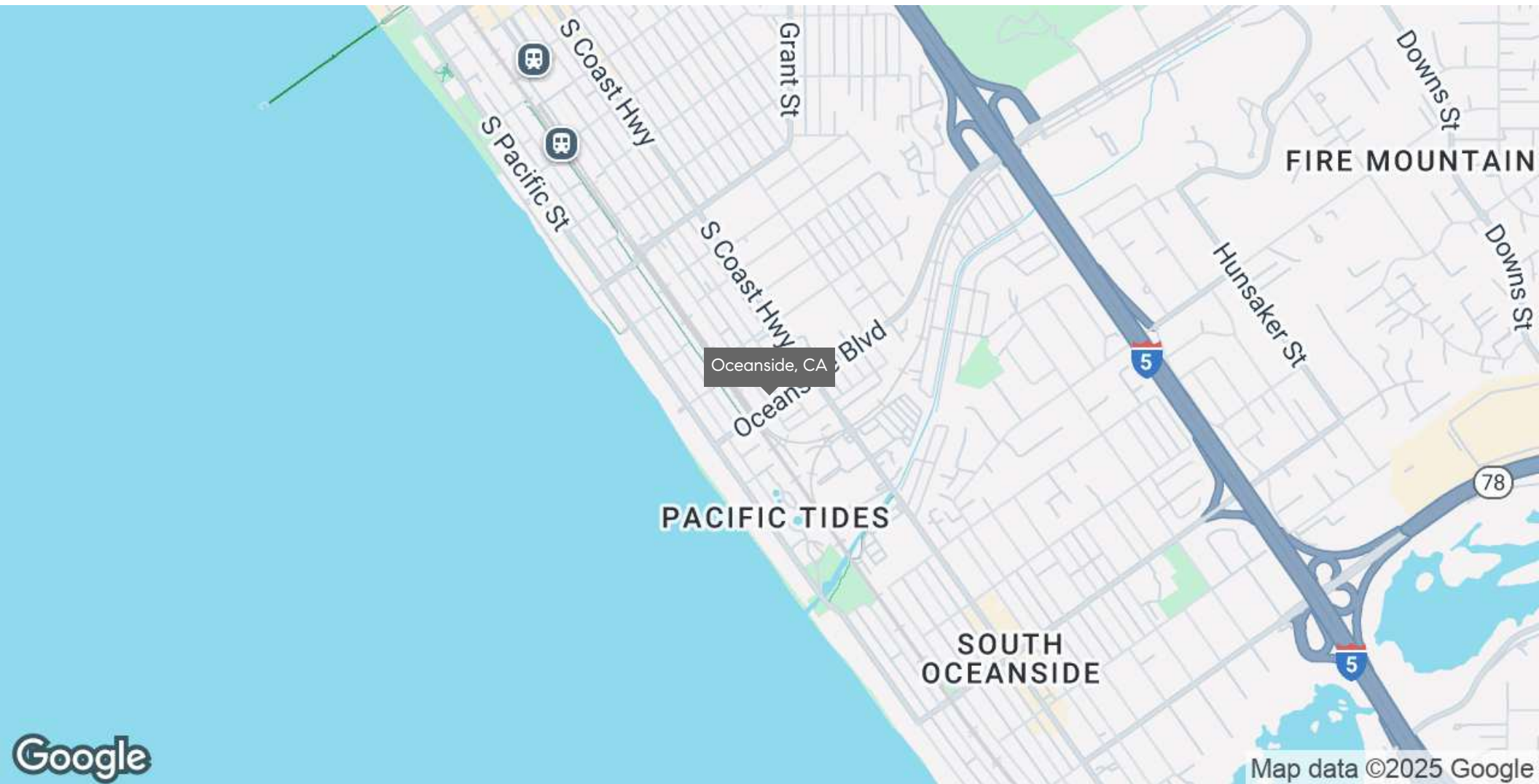
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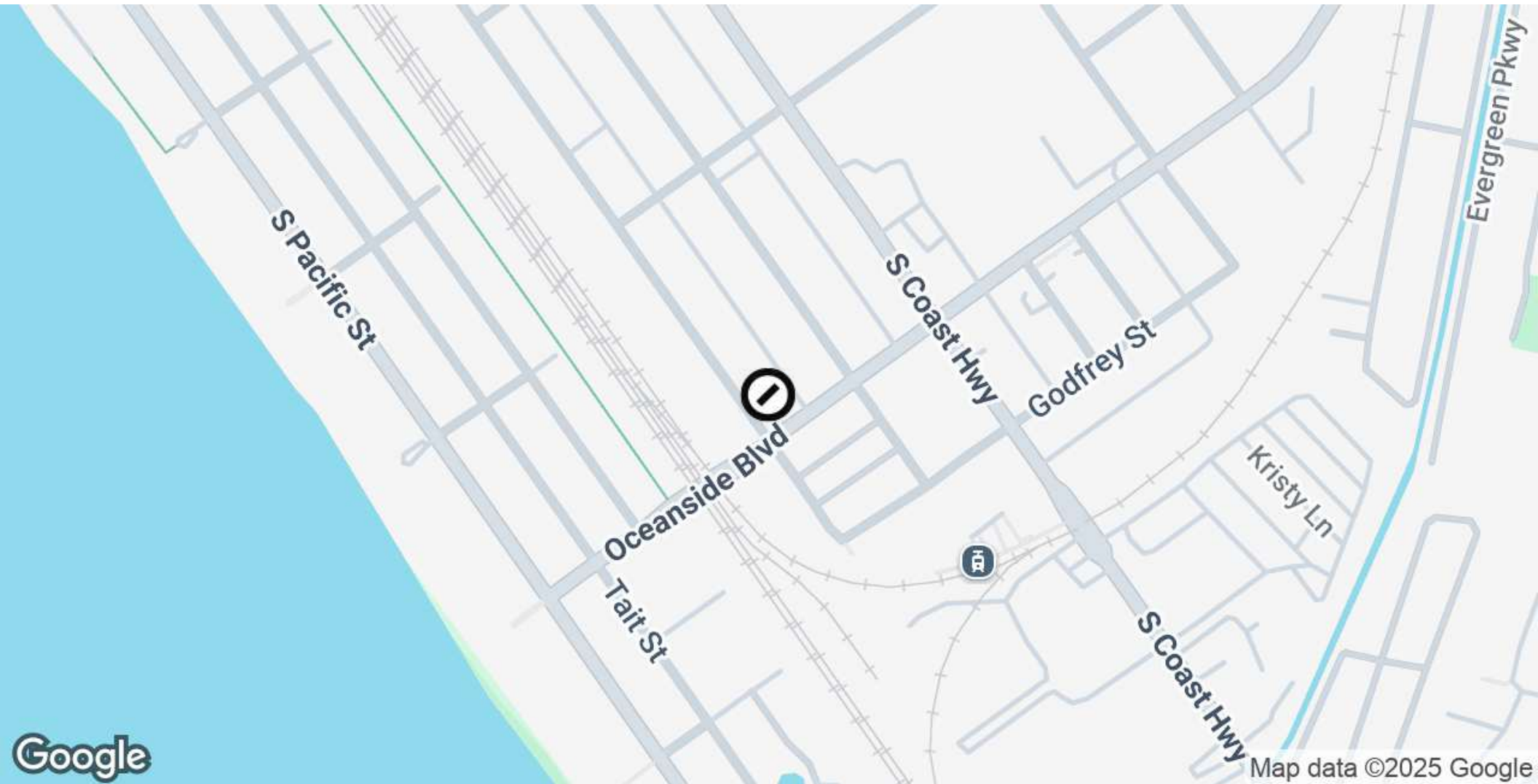
Regional Map



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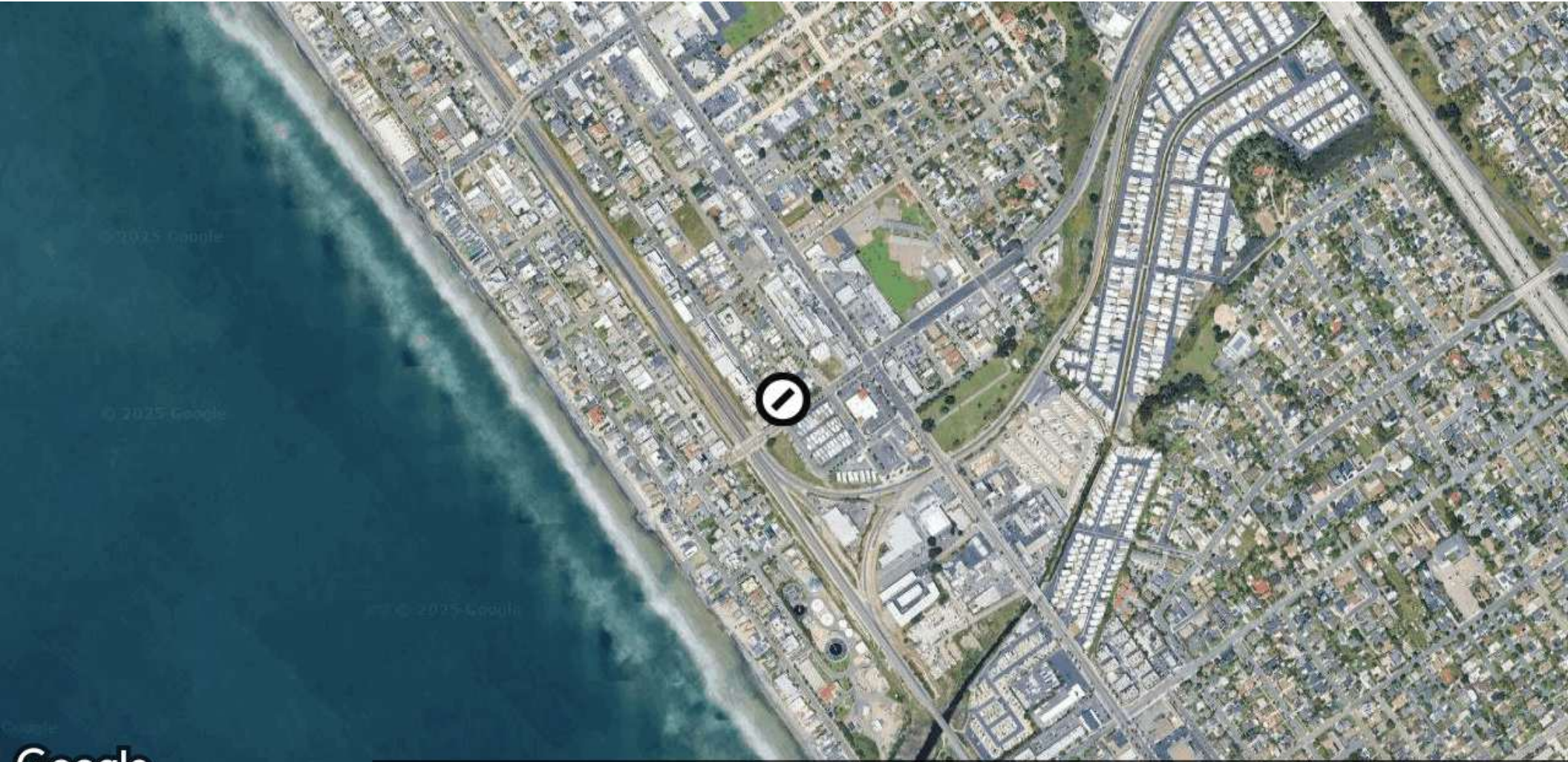
Location Map



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Aerial Map



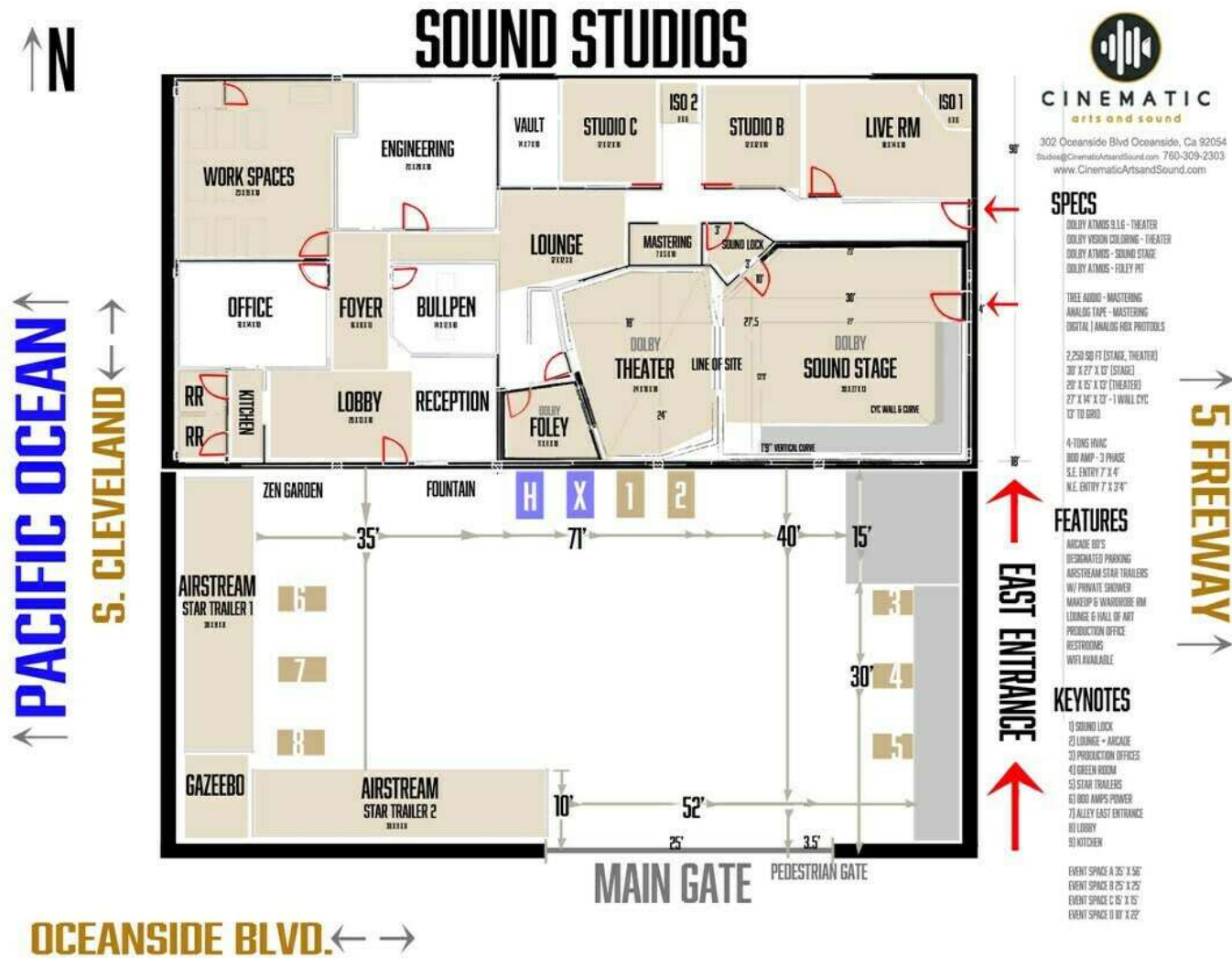
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Site Plans

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Financial Summary

Investment Overview

302 Oceanside Blvd., Oceanside, CA - Cinematic Arts And Sound

Price	\$5,500,000
Price per SF	\$1,100.00
CAP Rate	5.45%
Cash-on-Cash Return (yr 1)	-%
Total Return (yr 1)	-
Debt Coverage Ratio	-

Operating Data

302 Oceanside Blvd., Oceanside, CA - Cinematic Arts And Sound

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$300,000
Pre-Tax Cash Flow	-

Financing Data

302 Oceanside Blvd., Oceanside, CA - Cinematic Arts And Sound

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-

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Financial Summary

Principal Reduction (yr 1)

-

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Income & Expenses

Income Summary**302 Oceanside Blvd., Oceanside, CA - Cinematic Arts And Sound****Gross Income**

-

Expense Summary**302 Oceanside Blvd., Oceanside, CA - Cinematic Arts And Sound****Gross Expenses**

-

Expense Ratio

-

Net Operating Income**\$300,000****Brent Ball**
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Rent Roll

Tenant Name	Unit Number	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% Of Building	Price Per SF/YR
Cinematic Arts and Sound	320	5,000			\$300,000	100.0	\$60.00
					\$0		
					\$0		
					\$0		
					\$0		
Totals/Averages		5,000			\$300,000		\$60.00

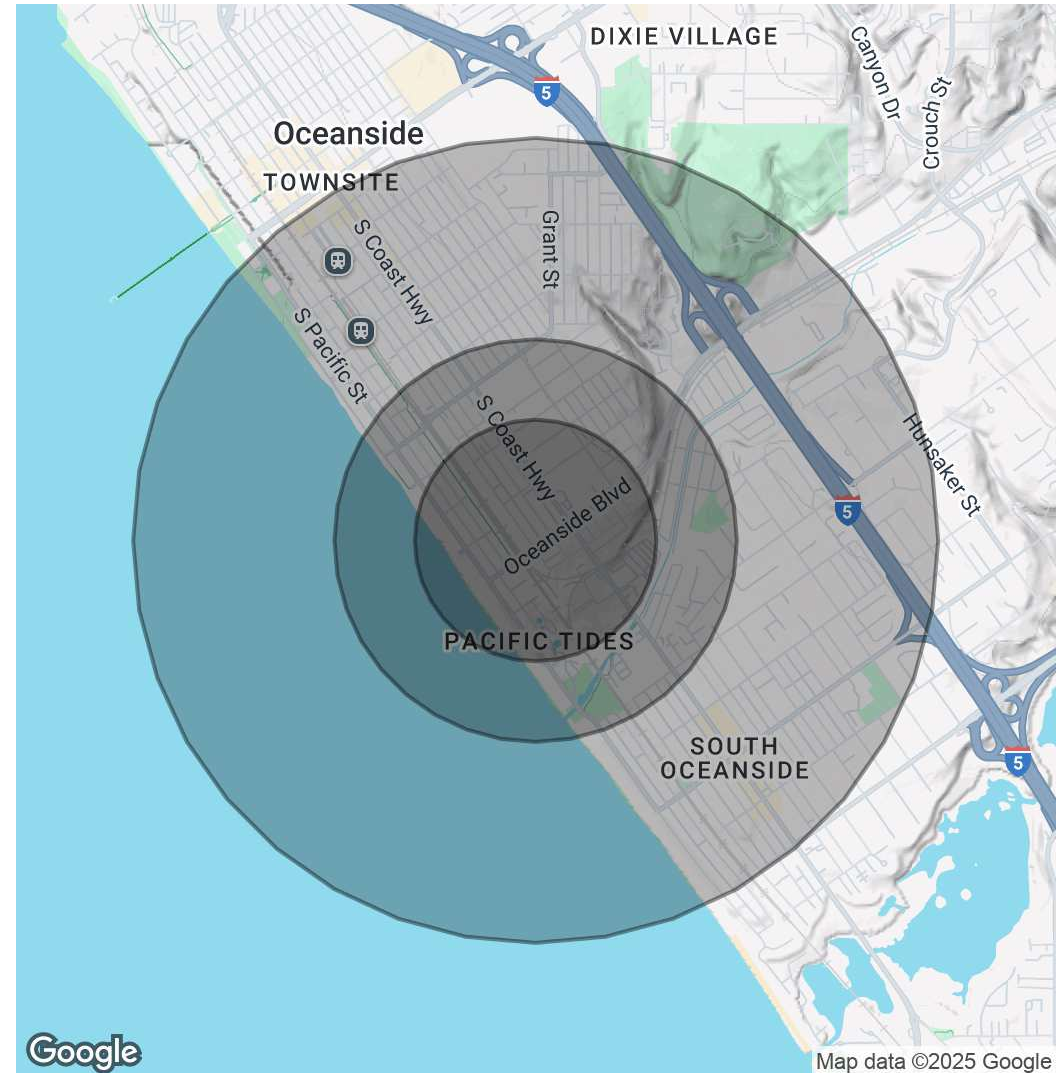
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,460	3,749	13,673
Average Age	42	42	41
Average Age (Male)	42	42	41
Average Age (Female)	43	43	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	705	1,728	5,900
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$108,391	\$113,323	\$116,677
Average House Value	\$1,036,297	\$962,514	\$1,029,582

Demographics data derived from AlphaMap



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Advisor Bio 1



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Professional Background

Brent Ball is a Senior Vice President at Compass Commercial in San Diego, Orange County & Los Angeles. He has more than 30 years of experience in investment sales, disposition and acquisition, agency leasing, tenant and landlord representation. Brent specializes in the sale and leasing of commercial investment properties throughout California including multi-family, office, retail, industrial and mixed-use development sites. Brent advises his clients on: development, strategic planning, leasing, acquisition/disposition, market rents/concessions, contract negotiation, architectural/space planning, construction/tenant improvements and building/systems issues. Most importantly, I always look after the best interests of my clients.

Prior to joining Compass Commercial, Brent was Senior Vice President of Kennedy Wilson, a real estate investment company, responsible for overseeing Investment Sales from \$2-\$20 Million. Prior, Brent was the Broker of Record for the Commercial Division of Keller Williams Realty in Santa Monica, Pacific Palisades and Malibu. Over the course of his career, he has closed over 800 transactions in excess of \$1 billion.

Education

B.S., San Diego State University

Memberships

Compass Commercial - San Francisco & Los Angeles

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