

916-918 N. COAST HIGHWAY - ENCINITAS, CA

LOCATED IN LEUCADIA'S HISTORIC NORTH COAST HIGHWAY 101 CORRIDOR

COASTAL RETAIL NET LEASED INVESTMENT OPPORTUNITY





- Fully Occupied By Two Well-known Established Restaurants
- Iconic Coastal Location

Premises Overview

Address:	916 - 918 N. Coast Highway 101, Encinitas, CA
APN #:	254-313-06-00
Building Square Feet:	2,311 SF
Patio Square Feet:	943 SF
Total Rentable Square Feet:	3,254 SF
Lot Size:	4,527 SF
Ownership Type:	Fee Simple
Number of Units:	Two (2) Restaurant Suites & One (1) Residential Apartment
Submarket Vacancy Rate:	2.7%
Sale Type:	Single Tenant Net Leased Investment
Lease Term:	Ten (10) Years from COE
NOI:	\$216,000
Annual Escalations:	Three Percent (3%)
Purchase Price:	\$3,995,000
First Year CAP Rate:	5.4%
Average CAP Rate:	6.2%



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TO ACCESS THE OFFERING MEMORANDUM, PLEASE
 SIGN THE CONFIDENTIALITY AGREEMENT BY
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BYRON CULVER &
 ASSOCIATES