

FOR SALE

FIRST TIME ON MARKET IN 50 YEARS!

118 S Cedros Ave Solana Beach, CA 92075



SALE PRICE

\$8,000,000

Jeff Kane

(760) 518-4900

CalDRE #01915649

Nick Kane

(760) 518-6552

CalDRE #01968022

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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OFFERING SUMMARY

Sale Price:	\$8,000,000
Lot Size:	17,028 SF
Building Size:	10,382 SF
NOI:	\$424,836.00
Cap Rate:	5.31%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,255	48,708	173,682
Total Population	8,469	111,695	453,431
Average HH Income	\$124,718	\$168,195	\$154,343

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PROPERTY DESCRIPTION

Introducing a once-in-a-lifetime chance to acquire a remarkable retail location in the highly coveted World Famous Designer District on Cedros Street, situated in the vibrant community of Solana Beach. For the first time in half a century, this extraordinary property has emerged onto the market, making it an exceptionally rare opportunity for discerning investors. Property is 100% occupied.

Nestled within a thriving commercial hub, vacancies in this area are a rarity, underscoring the immense value and desirability of this offering. A mere 30 feet away from the prominent intersection of Lomas Santa Fe Drive and Cedros.

The Cedros Design District boasts a lively atmosphere, attracting a diverse clientele of discerning shoppers and design enthusiasts. The prime location of these two separate 4,790sf and 5592sf spaces offers tremendous flexibility, catering to a range of businesses and commercial ventures.

Combine the two units (10,380 SF) to create an expansive retail haven that will leave an indelible mark on the vibrant Solana Beach community. With a combined total of 17,662 cars passing by daily, your business will benefit from unparalleled exposure to a captive audience of potential customers. Adding to the allure of this remarkable location is its proximity to the renowned Belly Up Music Venue, a renowned cultural landmark that draws music aficionados from near and far.

Now is the time to seize this extraordinary opportunity to own a large retail location in the World Famous Designer District on Cedros Street. With its unmatched visibility, exceptional foot traffic, and the buzz of cultural activity surrounding it, this is truly a unique property.

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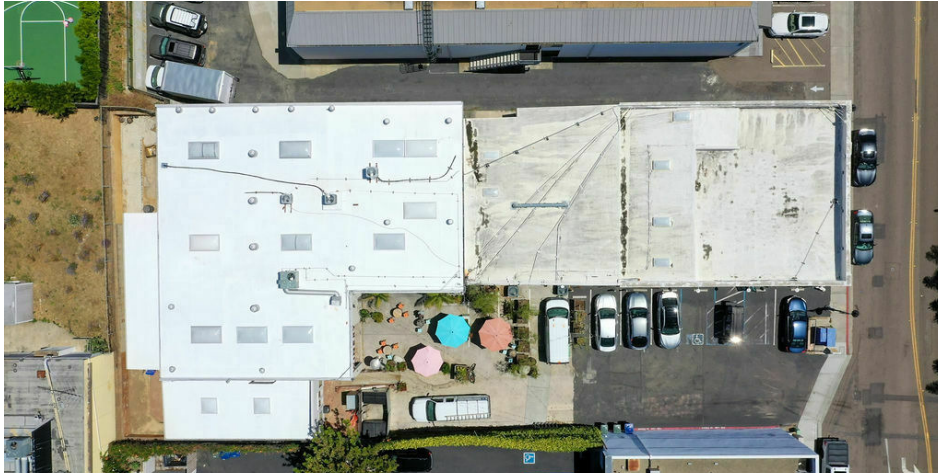


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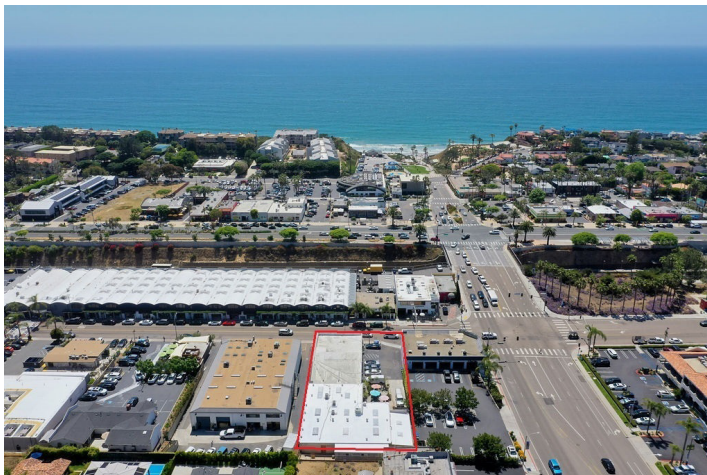
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PROPERTY HIGHLIGHTS

- 100% Occupied with 2 well established tenants
- Both Leases are NNN. Minimal Landlord Responsibility
- Leases end 10/31/2029 & 3/31/2030
- Rare opportunity to own on Cedros Ave, in Coastal Solana Beach
- 17,662 CPD and heavy walk by traffic
- Walking distance to Solana Beach Coaster Station and the Beach
- Future Development Opportunity/Ability for New owner to enhance or add to the property



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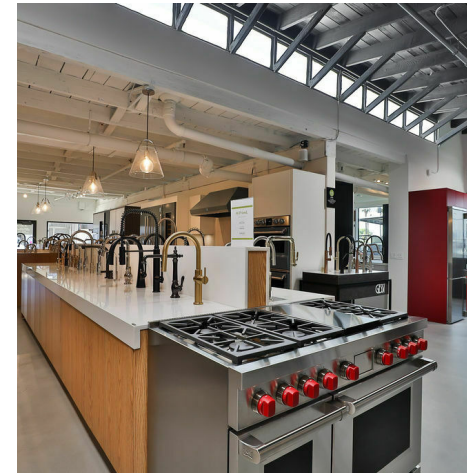
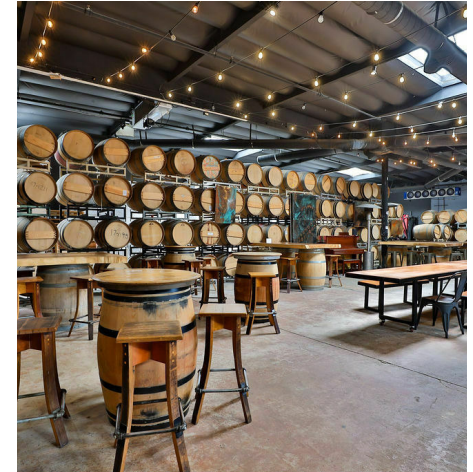
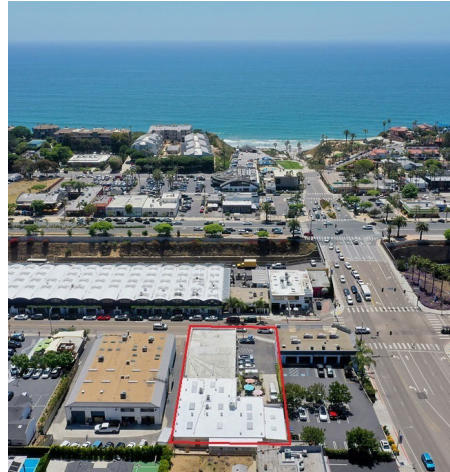


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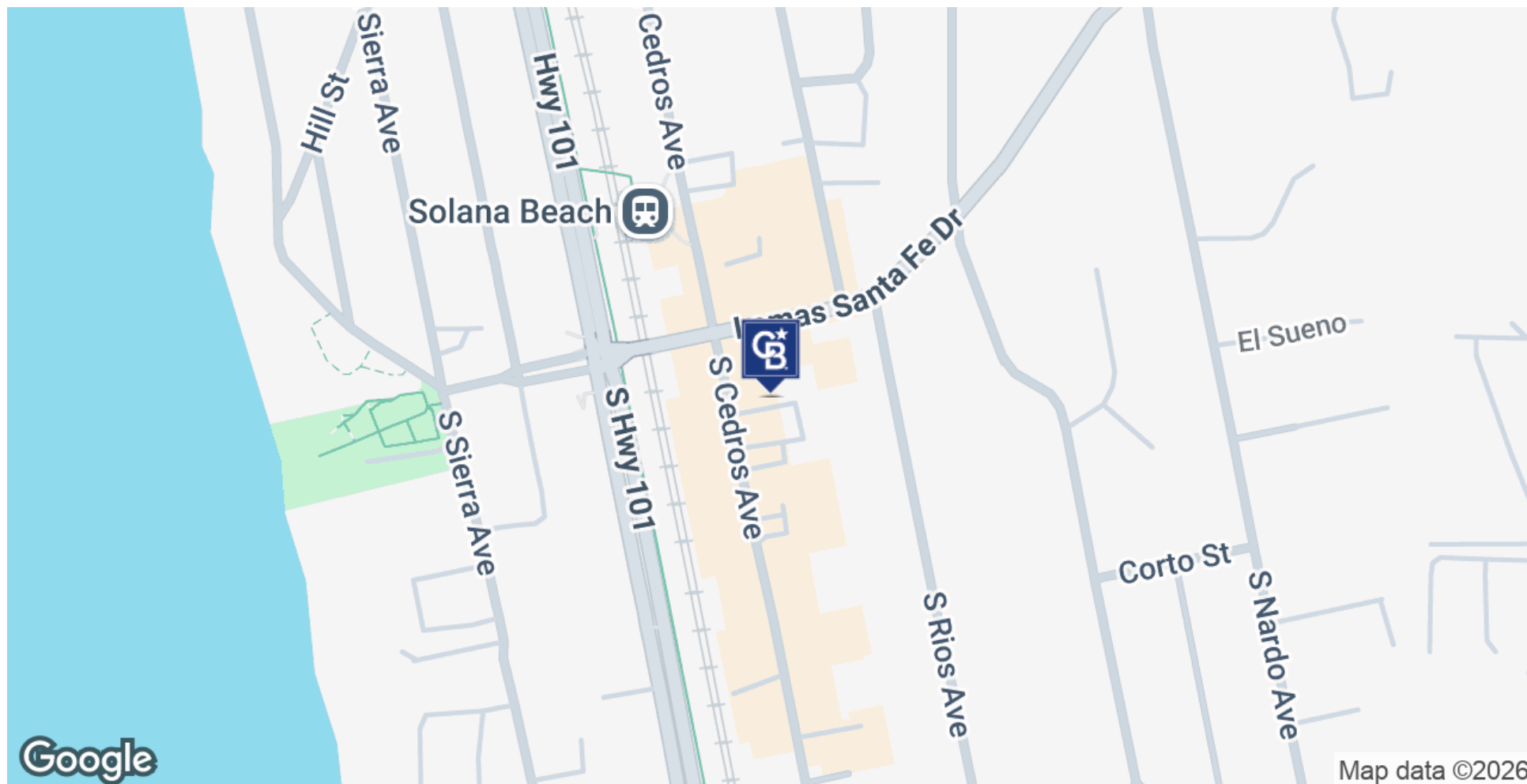


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INVESTMENT OVERVIEW

Price	\$8,000,000
Price per SF	\$771
CAP Rate	5.31%

OPERATING DATA

Gross Scheduled Income	\$424,836
Total Scheduled Income	\$424,836
Net Operating Income	\$424,836

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	ANNUAL RENT	LEASE START	LEASE END
-	Carruth Cellars	5,592 SF	53.86%	\$35.94	\$48	\$200,976	3/31/2015	3/31/2030
-	Snyder-Diamond	4,790 SF	46.14%	\$46.73	\$48	\$223,860	11/1/2019	10/31/2029
TOTALS		10,382 SF	100%	\$82.67	\$96	\$424,836		
AVERAGES		5,191 SF	50%	\$41.34	\$48	\$212,418		

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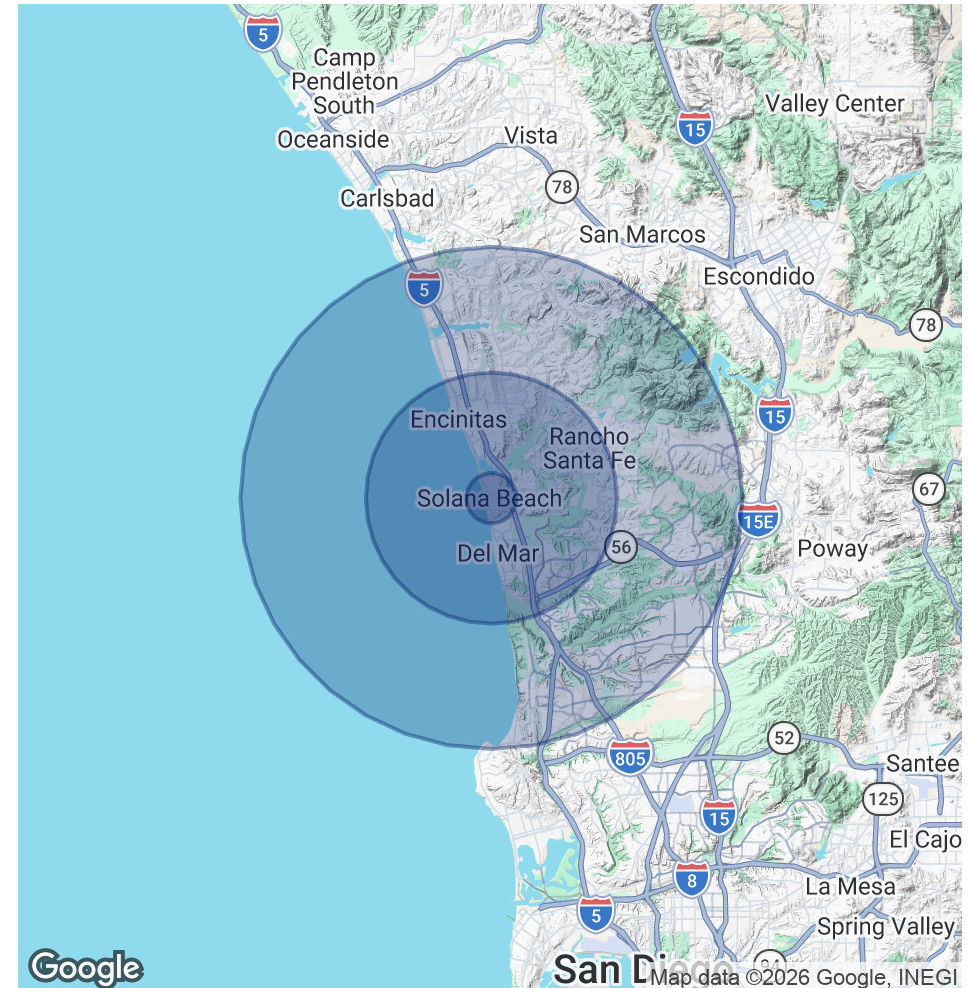
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,469	111,695	453,431
Average Age	45	44.2	40.2
Average Age (Male)	48.9	42.6	38.7
Average Age (Female)	44.7	45.1	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,255	48,708	173,682
# of Persons per HH	2	2.3	2.6
Average HH Income	\$124,718	\$168,195	\$154,343
Average House Value	\$1,555,893	\$1,237,700	\$930,474

2020 American Community Survey (ACS)



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