

# SALE

## 2232 ENCINITAS BLVD

2232 Encinitas Blvd Encinitas, CA 92024



**SALE PRICE**

**\$5,000,000**

**Jeff Kane**

(760) 518-4900

CalDRE #01915649

**Nick Kane**

(760) 518-6552

CalDRE #01968022

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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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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### PROPERTY HIGHLIGHTS

- Financially Strong National Tenant
- Highly Visible Location on Encinitas Blvd
- Over 22,000 Cars Per Day
- Single Tenant NNN Lease
- 1 year left on lease, plus 5 year option
- Minimal Landlord Responsibilities

### OFFERING SUMMARY

Sale Price:	\$5,000,000
Number of Units:	2
Lot Size:	23,766 SF
Building Size:	7,579 SF
NOI:	\$272,718.00
Cap Rate:	5.45%

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### PROPERTY DESCRIPTION

Located in the heart of Encinitas, California, a rare business opportunity awaits on busy Encinitas Blvd.

For the first time in more than 25 years, an exceptional property is now available for sale, offering endless possibilities to savvy investors and entrepreneurs alike. Boasting a generous 7577 square feet of space on a prime 23,766 square foot parcel, this property presents an unparalleled opportunity to secure a solid foundation for any business. Currently operating as a flourishing child care and educational facility with thoughtfully designed outdoor play areas, the building stands testament to its success and excellent upkeep. The property's pristine condition eliminates the needs for extensive renovations or refurbishments. Its presence in an affluent area of North San Diego County only adds to its allure.

What truly sets this site apart, however, is its strategic location with exceptional drive-by traffic, witnessing a daily count of more than 22,000 cars. This enviable exposure not only guarantees a steady stream of potential customers but also opens doors to a myriad of creative business opportunities. Current lease expires in approximately 2.5 years with a 5 year option on this NNN lease . Sale price is at a 4.5 CAP rate. Whether it be a boutique retail outlet, a high-end restaurant, or a wellness center, the property provides a blank canvas for an investor/user to create something truly unique.

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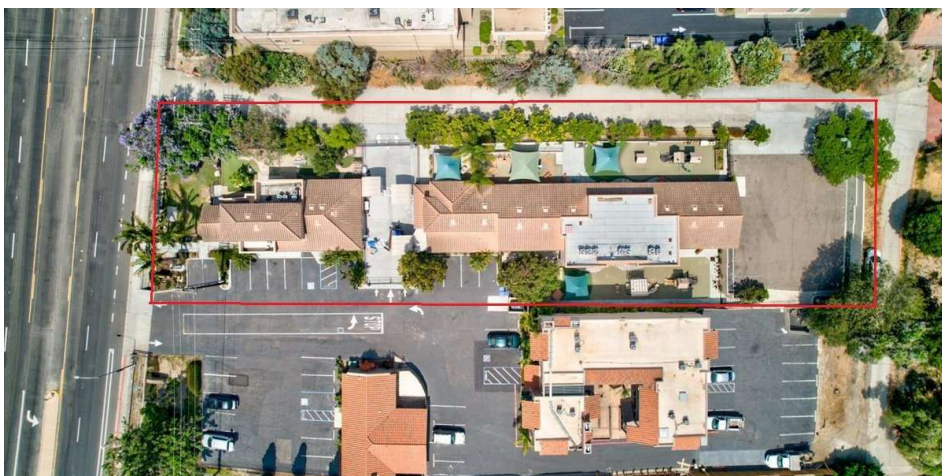


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### BUILDING INFORMATION

NOI	\$272,718.00
Cap Rate	5.45%
Building Class	B
Occupancy %	100%
Tenancy	Single
Number of Floors	2

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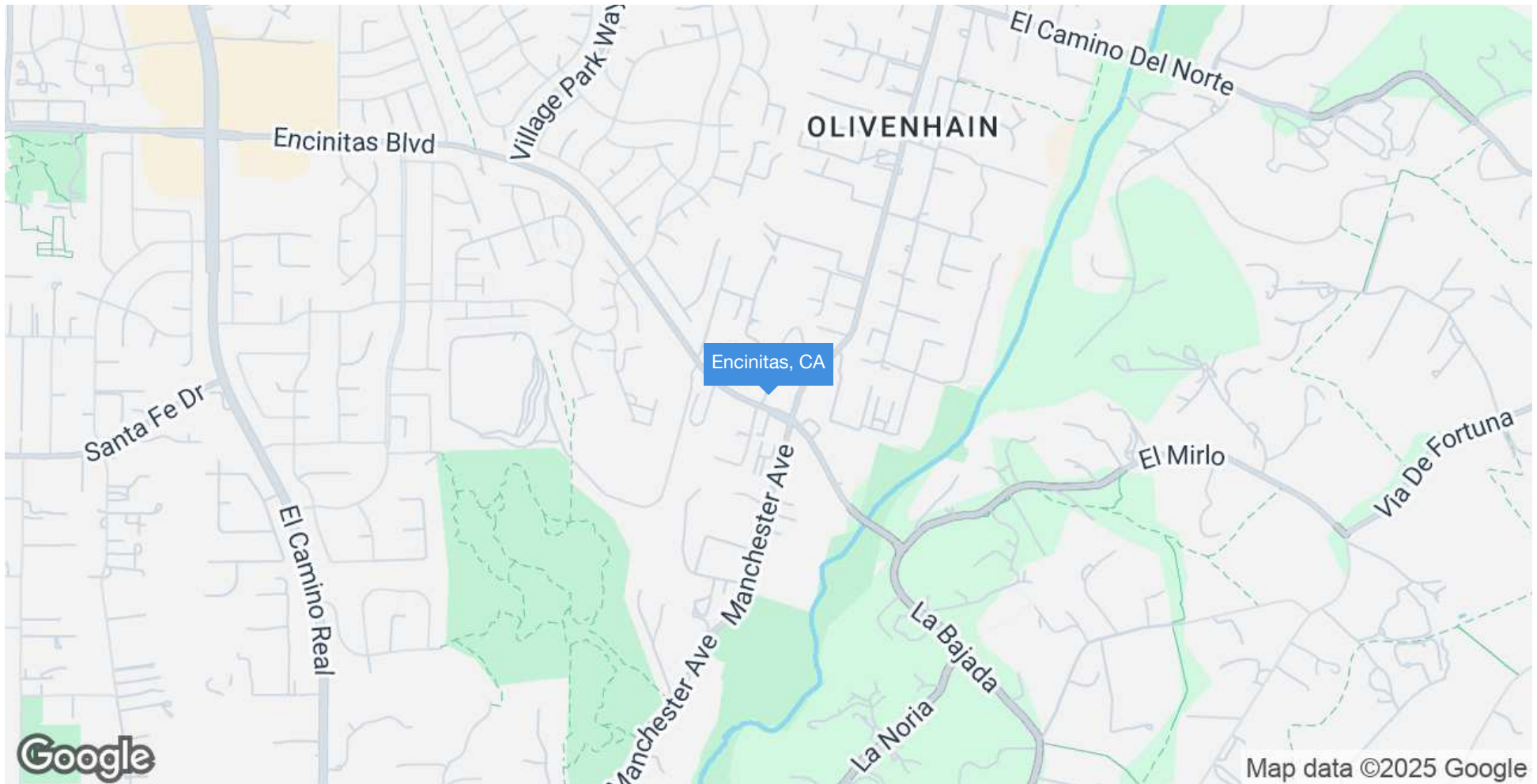
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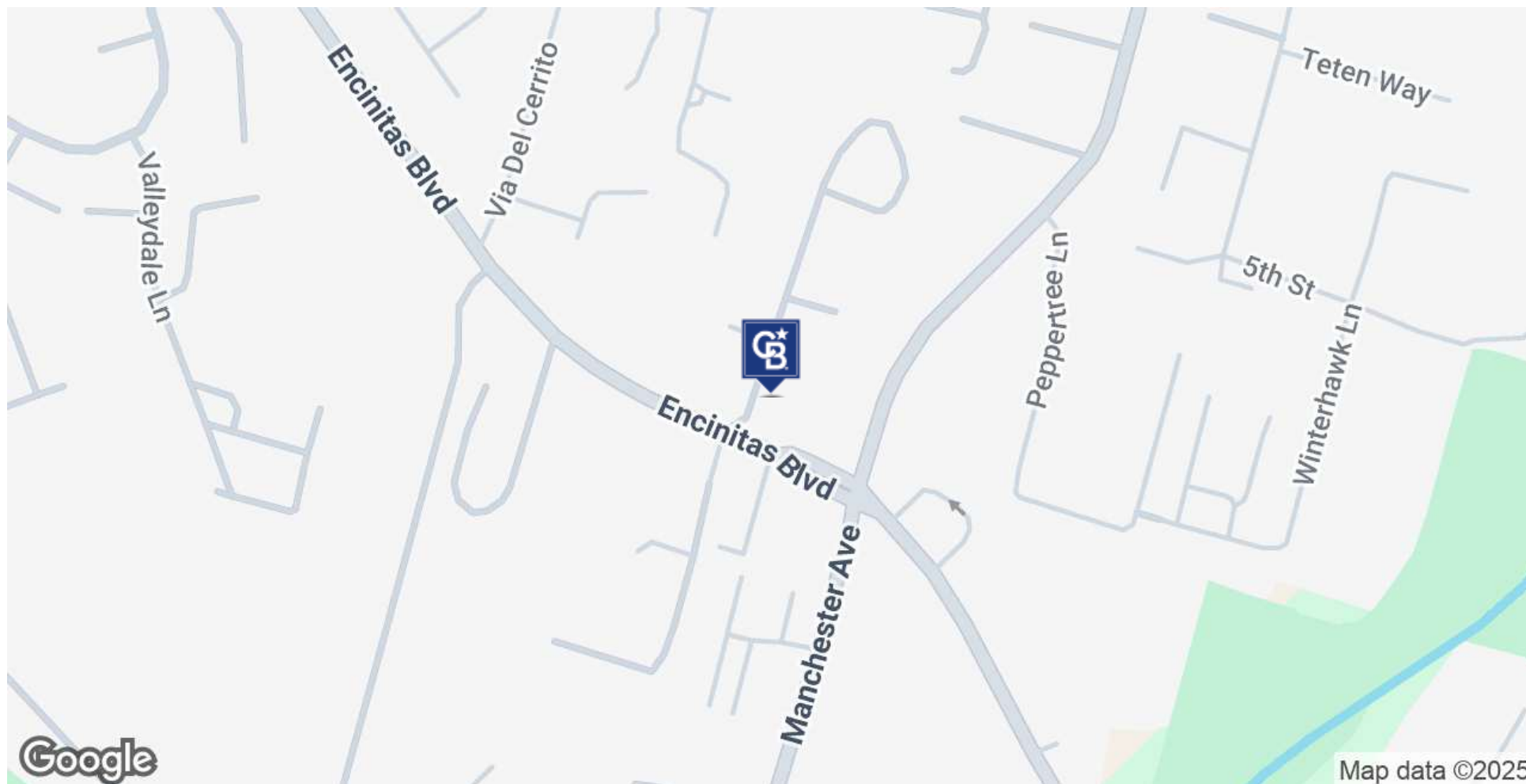


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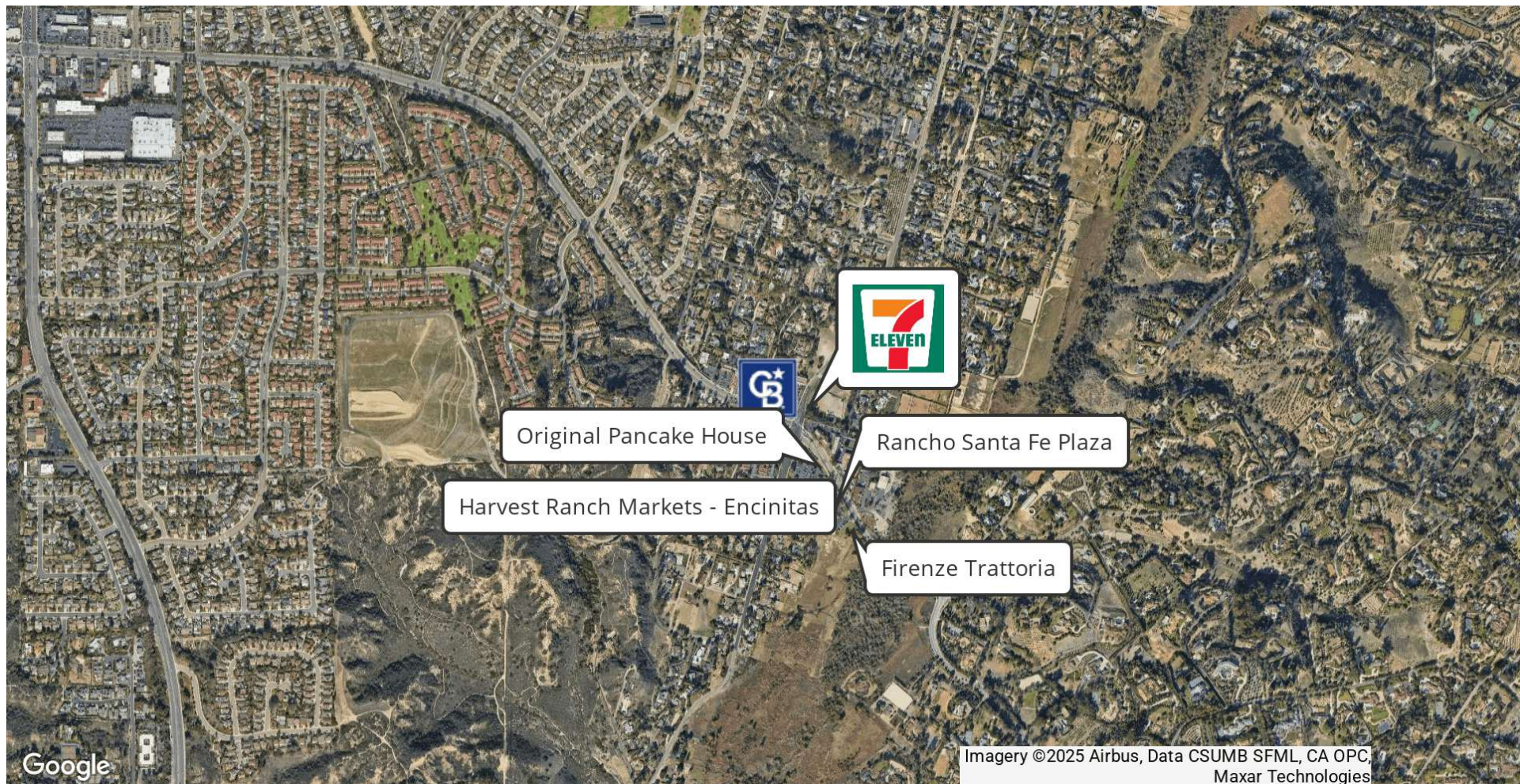
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### INVESTMENT OVERVIEW

Price	\$5,000,000
Price per SF	\$660
Price per Unit	\$2,500,000
GRM	16.91
CAP Rate	5.45%

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## INCOME SUMMARY

GROSS INCOME	\$295,740
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## EXPENSES SUMMARY

OPERATING EXPENSES	\$23,022
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NET OPERATING INCOME	\$272,718
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	School	7,579 SF	100%	\$39.02	-	-	\$295,733	10/25/2010	10/24/2025
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>		<b>7,579 SF</b>	<b>100%</b>	<b>\$39.02</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$295,733</b>		
<b>AVERAGES</b>		<b>7,579 SF</b>	<b>100%</b>	<b>\$39.02</b>			<b>\$295,733</b>		

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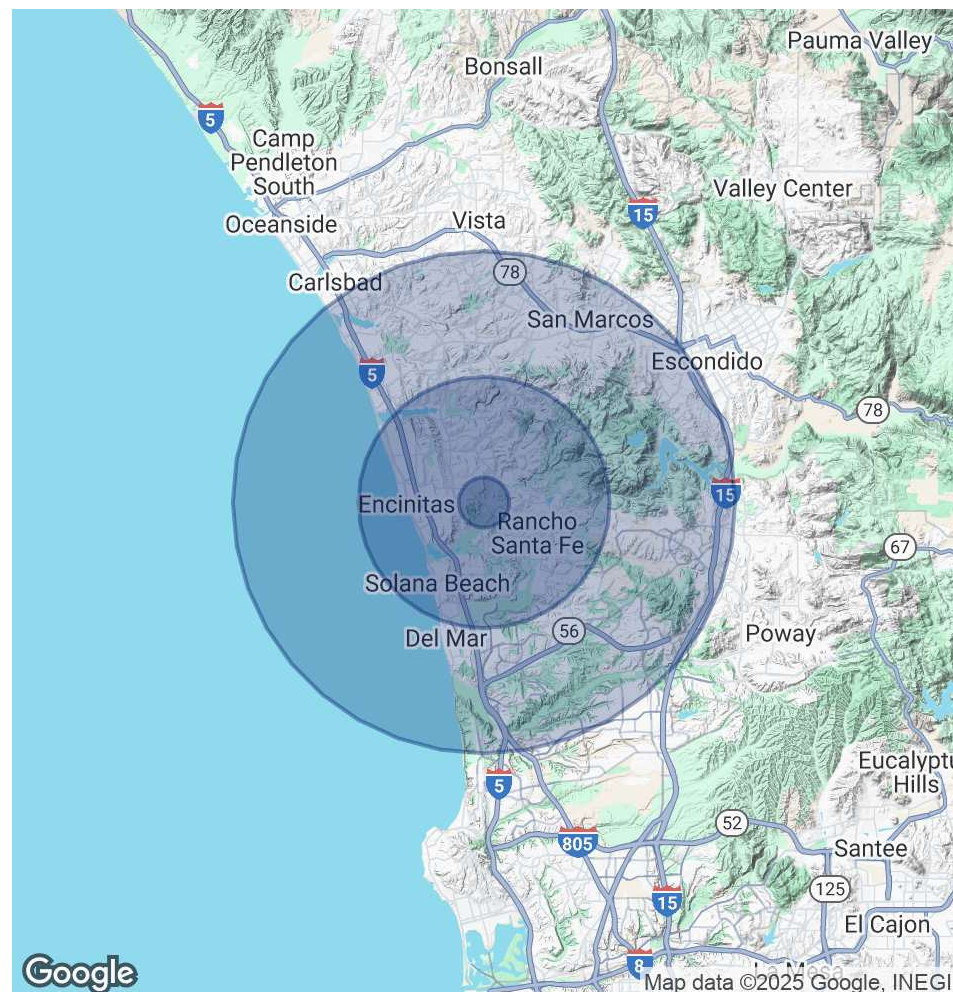
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,452	137,630	556,466
Average Age	46.7	44.2	40.8
Average Age (Male)	42.9	42.3	39.2
Average Age (Female)	48.4	45	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,857	56,145	208,880
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$167,186	\$163,715	\$146,210
Average House Value	\$977,042	\$1,173,720	\$870,466

2020 American Community Survey (ACS)



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