



2084

9TH STREET
LOS OSOS, CA

FOR SALE

Own a local leased investment while
helping Habitat 4 Humanity help others

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

2084 9th Street presents the opportunity to acquire a 100% leased, $\pm 5,200$ -square-foot, multi-tenant retail and office property in the heart of Los Osos. The property features a diverse mix of established local and national tenants, offering an attractive investment opportunity with future income-growth potential.

MORE THAN A PROPERTY PURCHASE

The purchase of this property provides not only an investment in real estate but also the opportunity to directly support Habitat for Humanity SLO County's mission to build and preserve affordable housing throughout SLO County. The proceeds from the Sale will help preserve existing affordable housing, enable older adults to safely age in place, address critical home repairs, strengthen neighborhoods, and support the construction of new affordable homes for local families.

Habitat SLO County's homeownership and Home Preservation programs create strength, stability, and self-reliance for local families and seniors. From accessibility improvements and critical repairs that allow homeowners to remain safely in their homes to new affordable homes that provide families with predictable housing costs and a foundation for long-term stability, the purchase of this asset helps turn a real estate transaction into an investment in the community.

Offering Price	Lot SF	Building SF	Parking	APN
\$730,000	$\pm 12,500$ SF	$\pm 5,200$ SF	17 Spaces	038-661-038



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RENT ROLL | ANNUAL PRO FORMA | ACTUAL RENTS

UNIT	TENANT	SF	CURRENT RENT ESTIMATE	CAM REIMBURSEMENT	RENT/SF	DEPOSIT	LEASE FROM	LEASE TO	ANNUAL RENT
A	Domino's Pizza	1,248	\$1,250.00		\$1.00	795.00	6/28/2021	6/30/2026	\$15,000.00
B	Barrett Orthodontics	1,352	\$1,200.00	\$50.00	\$0.89	\$878.00	1/1/2019	12/31/2027	\$14,400.00
C + D	Lyrics and Melodies	2,600	\$2,678.00		\$1.03	\$2,600.00	1/1/2024	12/31/2028	\$32,136.00
TOTALS		5,200	\$5,128.00	\$50.00	\$0.97	\$4,273.00			\$61,536.00

ANNUAL PRO FORMA | ACTUAL RENTS

INCOME

Scheduled Gross Rent	\$61,536.00
NNN Reimbursement	-
Effective Gross Income (EGI)	\$61,536.00

EXPENSES

Repairs and Maintenance	\$2,000.00
Property Taxes	\$8,000.00
Property Insurance	\$3,500.00
Utilities	\$4,509.00
Total Operating Expenses	\$18,009.00
NET OPERATING INCOME	\$43,527.00



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RETAIL AERIAL



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
POPULATION			
Total Population	21,884	64,346	115,735
Average Age	49.1	38.8	39.9
HOUSEHOLDS & INCOME			
Total Households	9,343	23,541	44,533
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$123,710	\$110,387	\$130,299
Average House Value	\$811,793	\$872,472	\$922,544

Demographics data derived from AlphaMap

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