

OFFERING MEMORANDUM

25825 Las Vegas Ave, Dana Point (Capistrano Beach), CA 92624

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Property Overview

- **Offering Price:** \$3,700,000
- **Building Size:** Approximately 6,499 SF Specialty Building (EV Charging Station)
- **Site Size:** ~0.15 acres (~6,500 SF)
- **Zoning:** City of Dana Point “C” — Electric Vehicle Charging Station / Specialty Utility Substation
- **Year Built / Planned:** 2024 (or soon-to-be-constructed) with City Planning Commission approval granted June 9, 2025



Investment Highlights

- **Tenant Profile:** National Credit Tenant operating a public EV charging network, supporting thousands of stations nationwide. Tenant is Top 5 EV Station Providers in USA.
 - **Lease Structure:** Triple-Net (NNN), 10-year initial term starting December 21, 2022, with two 5-year extension options. Includes a 3% annual automatic rental increase.
 - **Income Performance:**
 - **Annual Rent:** \$247,200 (Monthly: \$20,600)
 - **Lease Payments Received (through June 2025):** Approx. \$384,200
 - **Cap Rate:** 6.68% based on current NOI and pricing
 - **Tenant Improvements:** EV charging stations and equipment scheduled for installation on-site. Asset remains usable for EV infrastructure post-lease.
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Location & Community Context

- **Location:** Immediately off Pacific Coast Highway at the Doheny Road exit from Interstate-5, offering prime visibility, accessibility, and traffic flow. Situated across Doheny State Beach in a “legacy neighborhood.”
 - **Beach & Lifestyle Appeal:** Direct proximity to Doheny State Beach—a highly frequented and iconic recreational area facing coastal enhancements like freshwater sand replenishment projects.
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Strategic Resilience & Future Upside

- **Recreation & Revitalization Zone:** The broader Dana Point Harbor neighborhood is undergoing a significant revitalization funded by Dana Point Harbor Partners (DPHP) under private and Tidelands fund investments—no taxpayer dollars. Improvements include new retail, restaurants, pedestrian pathways, public art, boardwalk upgrades, and landscaping over the next five years. [Dana Point HarborOC Parks](#)
 - **Major Development Inclusions:**
 - New hotels (R.D. Olson’s Dana House and Surf Lodge) with over \$6 million in community benefits awarded. [Dana Point Harbor](#)
 - Comprehensive infrastructure upgrades: expanded restaurant/retail space (~110,000 SF), improved docks, parking decks, dry stack storage, boat slips, and a hotel development. ~ \$200–400 million reinvestment.
 - Strategic relocation of commercial operations and modernization of harbor functions—transforming Dana Point into a vibrant, modern coastal amenity.
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Underwriting / Exit Strategies

Scenario	Description
Hold Strategy	Long-term leasing income from credit tenant, combined with strong NOI and predictable rent escalations (3% annually), delivering sustainable returns at a 6.68% cap rate.
Post-Lease Opportunity	Once the tenant vacates, the property is already approved for EV infrastructure. Owners could install chargers independently, benefit from depreciation and charging fee revenue, or re-market the property as income-producing with installed improvements.
Appreciation Potential	Harbor revitalization and robust tourism/commercial development in Doheny Village and Harbor areas supports value appreciation. Beachside market remains highly desirable.

Property Facts & Demographics

- Assessed Land Value (2025): \$1,198,251; Improvements currently zero – buyer value-add via development and built-out improvements.
- Local Demographics (within 1–5 miles):
 - Population: 10,341 (1 mi), 151,461 (5 mi)
 - Median Household Income: ~\$111K–\$120K
 - High home values (~\$1M+ median) indicate strong local affluence and support for retail/amenity development.

Advisory & Contact

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Conclusion

25825 Las Vegas Ave offers a rare combination of:

- A stable, credit-backed NNN lease in place
- Strong cap rate (6.68%) with rent escalations
- Highest-and-best-use as EV charging infrastructure in an approved site
- Immediate adjacency to Doheny State Beach and booming Harbor revitalization
- Multiple exit and value creation strategies

This investment is strategically positioned for long-term yield, flexibility, and capital appreciation in one of Southern California's most vibrant coastal communities.

