

BACK ON THE
MARKET

Offering Memorandum

**FLOCKE &
AVOYER**
Commercial Real Estate



Highland Center
1300, 1310-16, 1320 Highland Avenue
National City, CA 91950

For more information

Steve Avoyer

619.280.2600

savoyer@flockeavoyer.com

CA DRE No.: 00407899

Gael Courtney

619.875.4666

gcourtney@flockeavoyer.com

CA DRE No.: 00952439

Mark Bitterlin

President

CA DRE No.: 01183287

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Investment Summary

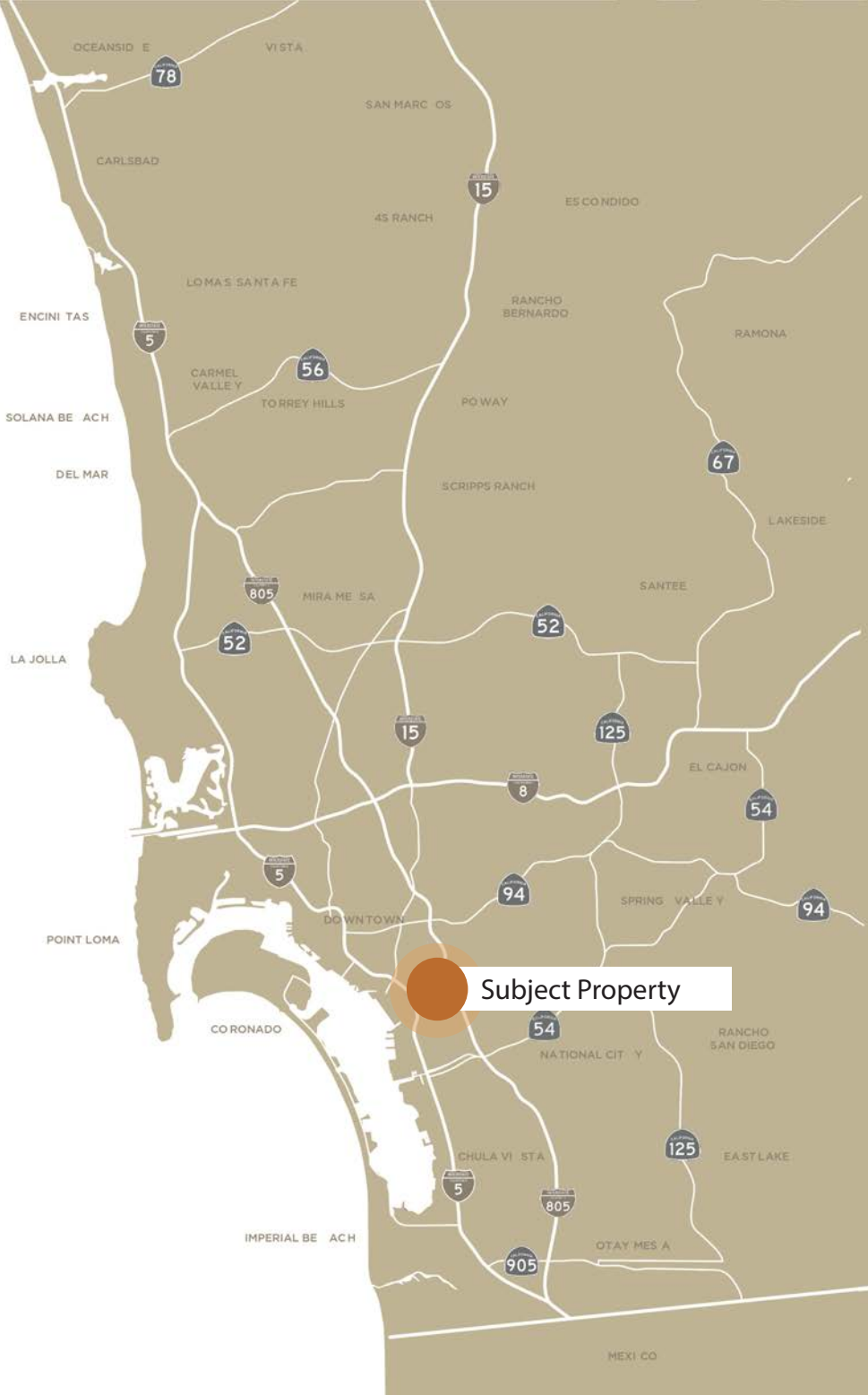
Flocke and Avoyer Commercial Real Estate and Bitterlin Companies, as exclusive advisors, are pleased to present the opportunity to purchase for sale 1300, 1310-16, 1320 Highland Avenue; a multi-tenant property located on a high traffic corridor.

This property is located adjacent to the 1st most visited Walmart in the San Diego - Carlsbad region with 3.4 million visits in the past year. The project is surrounded by many national retail tenants in a busy commercial corridor. The neighboring property consists of the multi-family development, the Kimball Highland Apartments with 145 units.

Price	\$11,517,771.67
NOI	\$691,066.30
Cap Rate	6.00%
Total Leaseable SF	33,343 SF
Lot Size	2.92 AC

Property Highlights

- Easy access into site from both Highland Avenue and East 14th, via four curb cuts
- Located on high traffic corridor - Highland Ave carries 18,200 cars per day
- Benefits from adjacent, high performing Walmart (Ranked 2nd out of 20 Walgreens in the San Diego - Carlsbad region with 3.4 million annual visits according to Placer.ai)
- Adjacent to new Kimball Highland multi-family development (145 units)
- High daytime population of 107,413 within 3 miles
- Under-market rents
- Newly opened Dollar Tree store





Property Information

1	560-050-03-00 1300 Highland Avenue Lot: 6,437 SF	4	560-050-17-00 Parking Lot Lot: 11,455 SF
2	560-050-04-00 1310-16 Highland Avenue Lot: 6,775 SF	5	560-050-14-00 Parking Lot Lot: 77,711 SF
3	560-050-11-00 1320 Highland Avenue Lot: 24,829 SF		

Totals

Lot: 2.92 AC (127,207 SF)

Zoning

The MXD-2 zone supports the creation of mixed-use districts that serve as primary activity centers within the city.

*Buyer to independently validate







E PLAZA BLVD.

Subject Property

Walmart

HIGHLAND AVE.

E PLAZA BLVD.

E 8TH ST.

L AVE.

BIG LOTS **T-Mobile**
JO-ANN **ihop**
fabric and craft stores

85c+ **PANDA EXPRESS** **CHUCK E. CHEESE'S**
O'Reilly **Carl's Jr.** **CHASE**
AUTO PARTS **Smart & Final** **SUBWAY**





Subject Property

Benefits from adjacent, high performing Walmart

Ranked 2nd out of 20 Walmarts in the San Diego County

3.4 million annual visits according to Placer.ai

Rent Roll

Unit	Tenant	Lease Expire	SF	Rent/MO	%	Rent/YR	PSF	CAM/YR	Rent Increases	Options	Option Period
1300	Cox (Shehbaz Chandhry)	10/31/2026	5,473	\$ 5,463.64	16.41%	\$ 65,564	\$ 1.00	\$ 33,600	3%	2, 5-Year Notice 5M to 9M	11/1/26-10/31/31 11/1/31-10/31/36
1310	Plaza Nails (Hoa Trinh)	1/31/2031	1,800	\$ 4,080.00	5.40%	\$ 48,960	\$ 2.27	\$ 8,880	3%	None	
1312	National Travel & Tours (Blanca Seyed - Salehi)	7/31/2026	720	\$ 1,150.00	2.16%	\$ 13,800	\$ 1.60	-	None	None	
1314	Tom's Barber Shop (Ai Tran)	7/31/2026	720	\$ 1,100.00	2.16%	\$ 13,200	\$ 1.53	-	None	None	
1316	Metro 316 (Brian Maddi)	5/31/2027	1,400	\$ 2,226.00	4.20%	\$ 26,712	\$ 1.59	\$ 7,437	3%	None	
1320	Dollar Tree (Store 10554) formerly 99 Cent Store (assigned 07.11.24)	1/31/2030	23,230	\$ 45,622.50	69.67%	\$ 547,470	\$ 1.96	\$ 93,600	None	2, 5-Year Notice 6M to 12M	2/1/30-1/31/35; 2/1/36/1.31.40 increased by FMV at each option
Totals			33,343	59,642.14	100%	\$715,706	\$ 1.79	\$ 143,517			

Income & Expenses

Operating Income & Expense

Income

Scheduled Rental Income	715,706.00
CAM Impounds	203,652.77
Unreimbursed CAM Expenses	(12,309.85)
Total Operating Income	907,048.92

Expense

Admin Expense	\$ 780.00
Gas & Electric - Common Area	\$ 6,019.90
Insurance - General	\$ 11,658.00
Landscape/ Grounds	\$ 12,240.20
Legal and Professional Fees	\$ 150.00
Maintenance - General Repair	\$ 11,425.19
Management Fees	\$ 36,193.61
Pest Control	\$ 1,688.00
Porter Service	\$ 31,429.46
Property Taxes	\$ 57,614.96
Security/Alarms	\$ 37,254.32
Trash Disposal	\$ 7,684.00
Water & Sewer	\$ 1,844.98
Total Operating Expense	\$215,982.62

Net Operating Income	\$ 691,066.30
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Demographics



Average Daily Traffic

E. 14th Street	±1,194 CPD
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Highland Avenue	±18,200 CPD
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Average HH Income

3 Min Drive Time	\$74,266
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5 Min Drive Time	\$110,628
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10 Min Drive Time	\$127,269
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Population

3 Min Drive Time	39,717
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5 Min Drive Time	483,018
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10 Min Drive Time	1.39 M
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Disclaimer

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Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and FA each expressly reserve the right, at

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This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner. If you have no further interest in the Property, please return this Investment Offering forth with.

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*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.



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6165 Greenwich Drive, Suite 110

San Diego, CA 92122

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