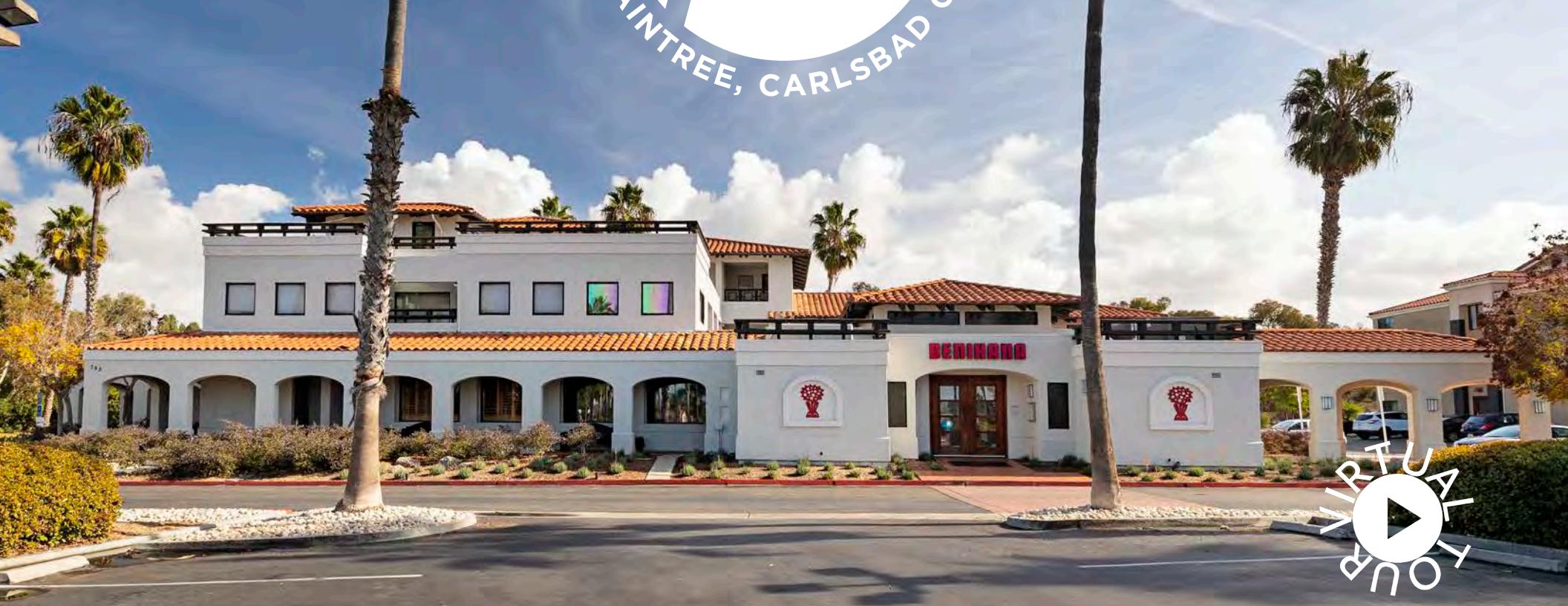


OWNER-USER OPPORTUNITY | COASTAL MIXED-USE RETAIL + OFFICE | CARLSBAD, CA

10,850 SF  
LEASED TO BENIHANA

7,782 SF  
AVAILABLE OFFICE SPACE

755  
RAINTREE, CARLSBAD CA



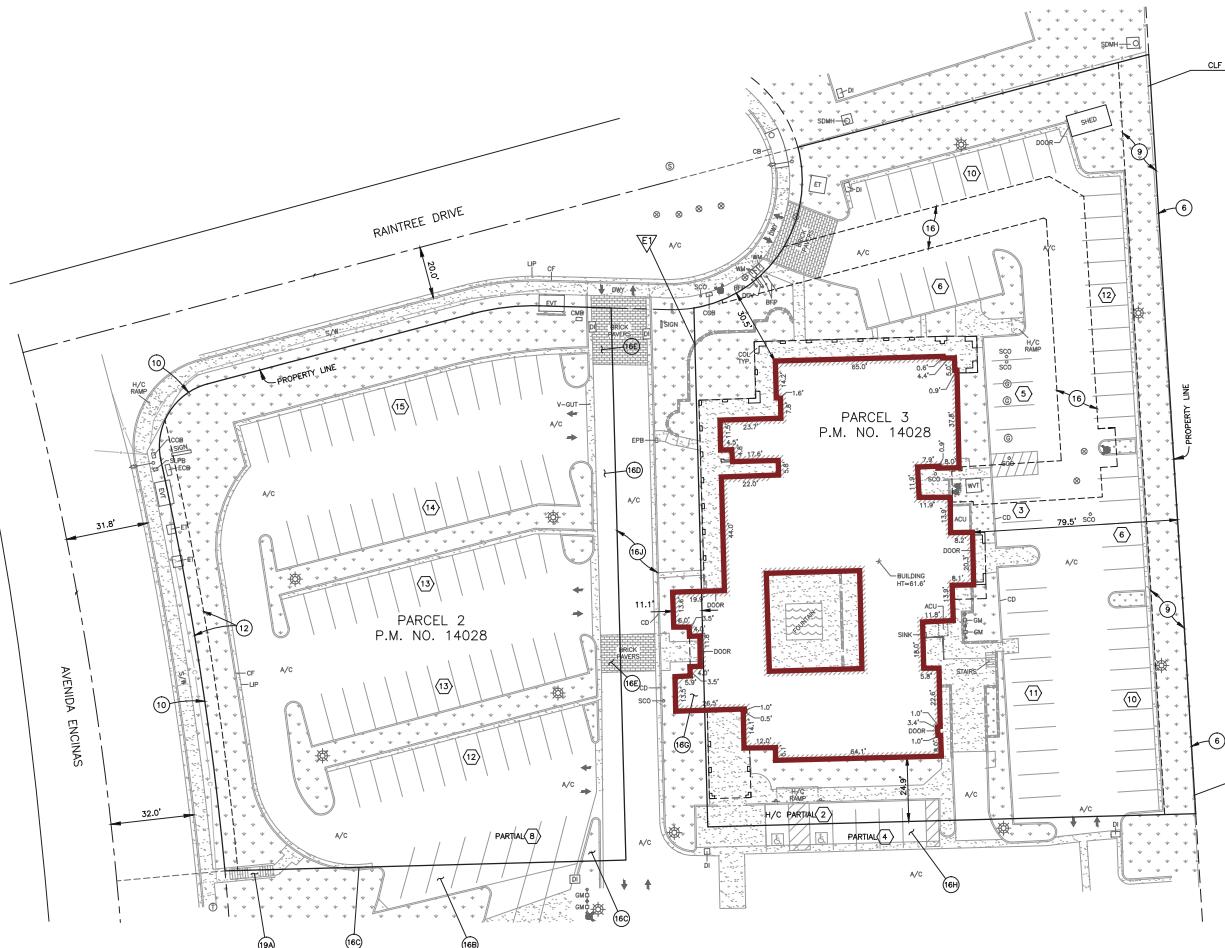
VIRTUAL  
TOUR

 CUSHMAN &  
WAKEFIELD

FOR SALE  
\$5,869,000 // \$315 PSF

# LOCATION





## PROPERTY DETAILS

<b>Size</b>	<b>18,632 SF</b>
<b>1st Story Restaurant</b>	<b>10,850 SF</b>
<b>1st Story Office/Lobby</b>	<b>±470 SF</b>
<b>2nd Story Office</b>	<b>±5,562 SF</b>
<b>3rd Story Office</b>	<b>±1,750 SF</b>
<b>Year Built</b>	<b>1989</b>
<b>Parking</b>	<b>146 Stalls</b>
<b>Elevator Access</b>	<b>Yes</b>

- **1,928 square feet of 2nd and 3rd story patio space with coastal views**
- **Office suite features private entrance and elevator access**
- **Excellent owner occupier opportunity**
- **Fixed in-place income**

755

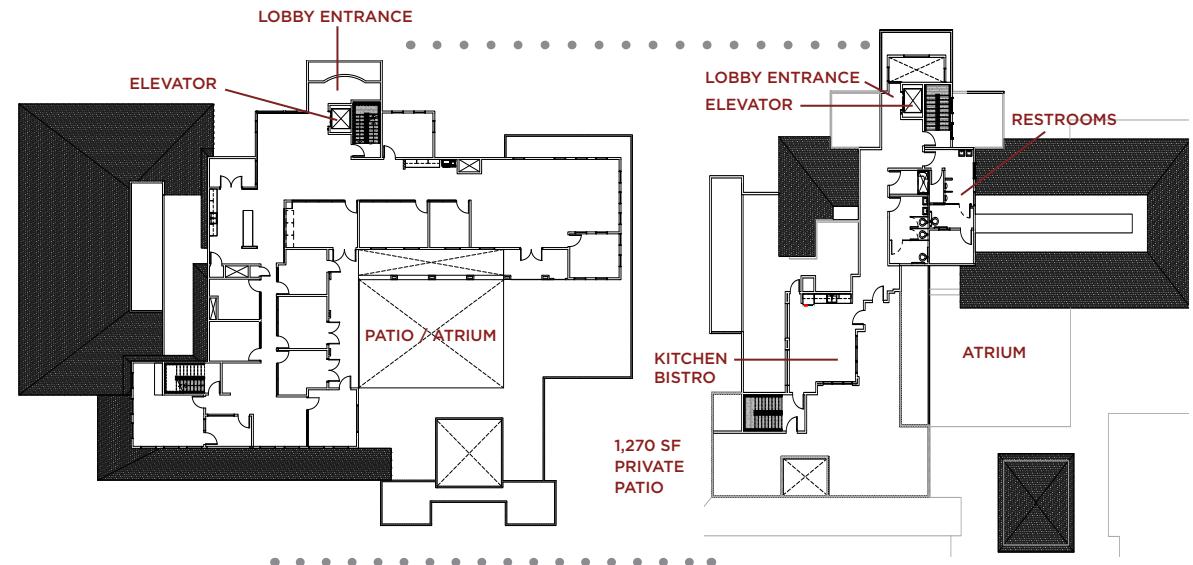
## FLOOR PLANS

### AVAILABLE OFFICE SPACE

470 SF OFFICE LOBBY  
IS LOCATED ON THE  
FIRST FLOOR PROVIDING  
SECOND & THIRD FLOOR  
ACCESS.

LEASED  
TO BENIHANA  
10,850 SF  
Exp. 9/30/2033

FIRST FLOOR



SECOND FLOOR OFFICE  
5,562 SF

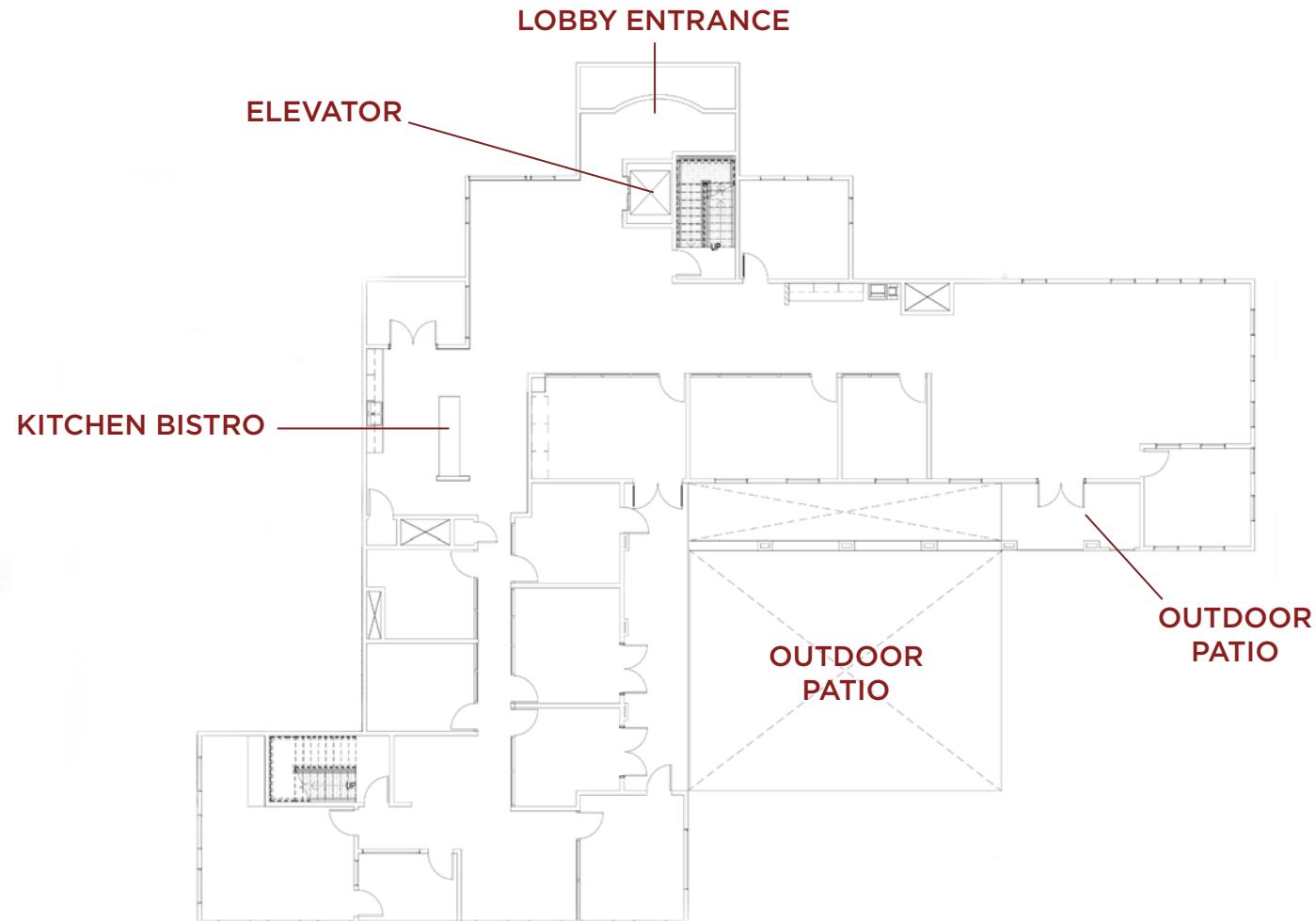
SECOND FLOOR PATIO  
658 SF

THIRD FLOOR OFFICE  
1,750 SF

THIRD FLOOR PATIO  
1,270 SF

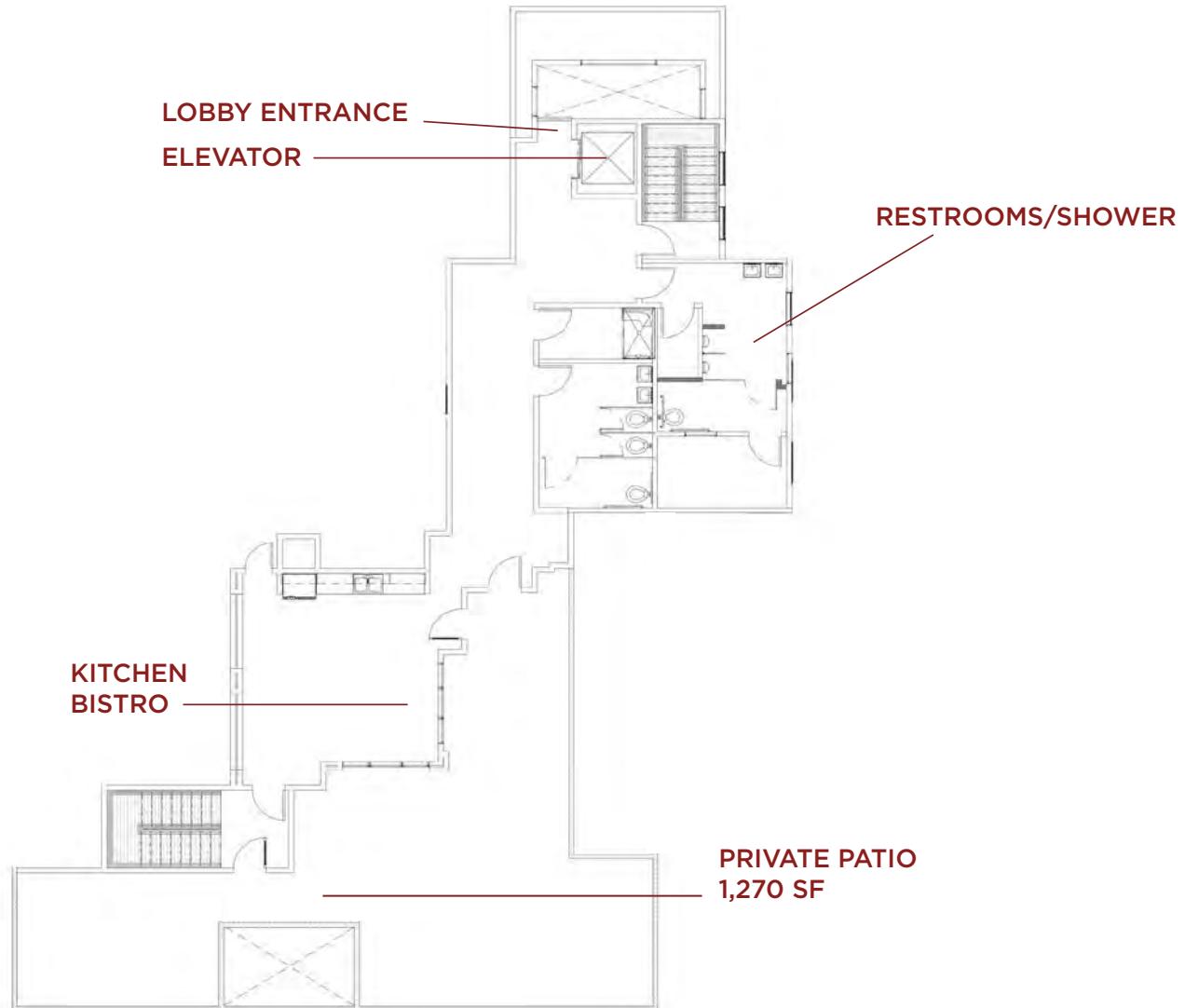
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## 2ND FLOOR OFFICE PLANS



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## 3RD FLOOR OFFICE PLANS



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EXTERIOR



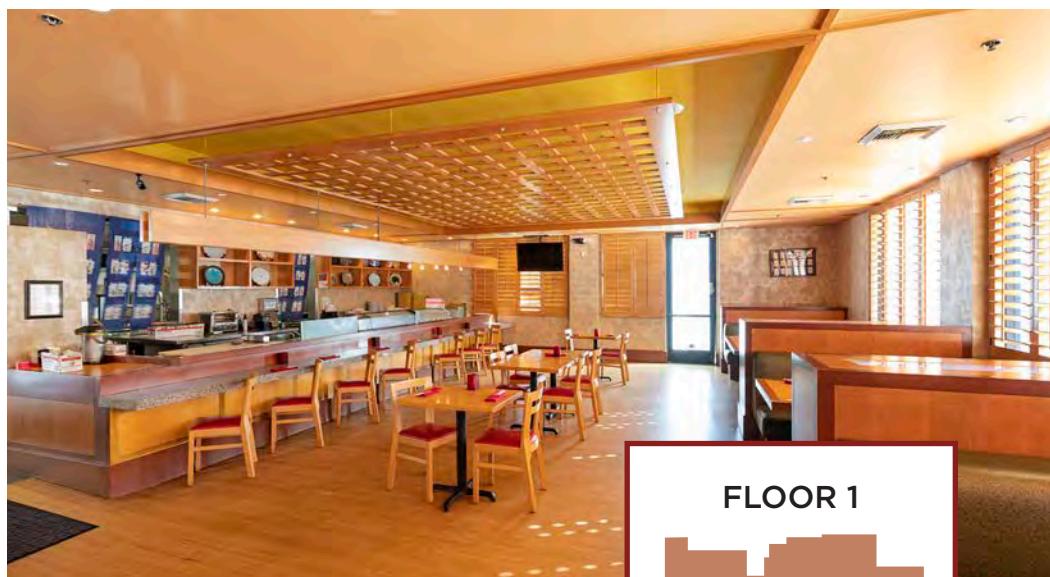
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EXTERIOR



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## RESTAURANT

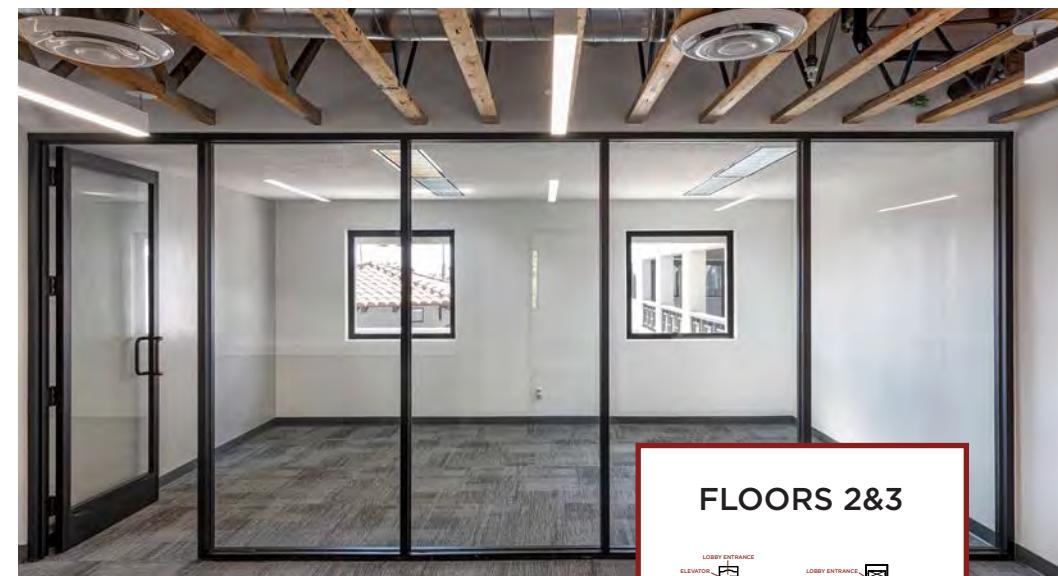
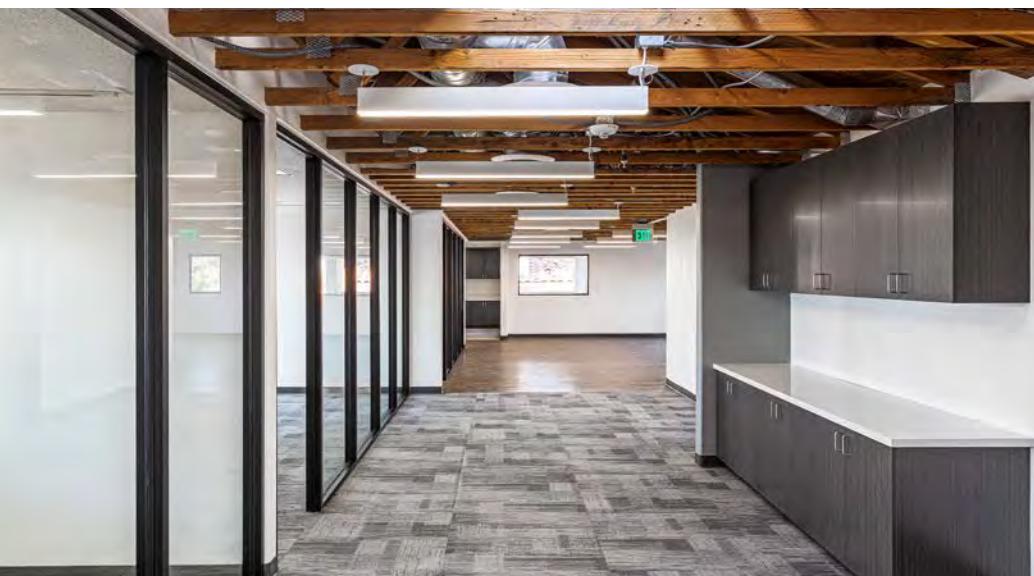
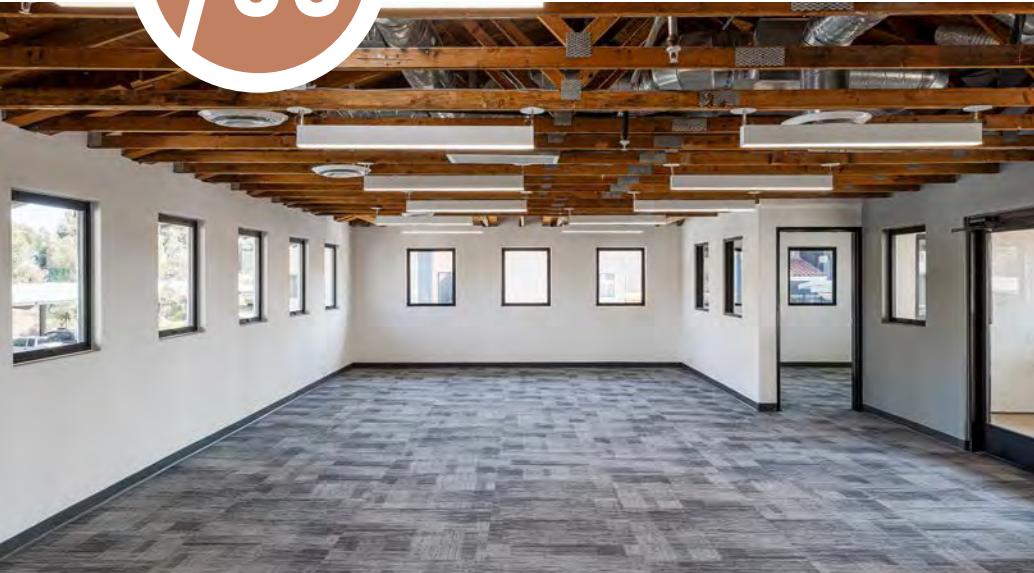


FLOOR 1

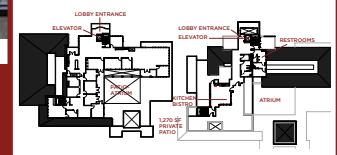
LEASED  
TO BENIHANA  
10,850 SF  
Exp. 9/30/2033

755

AVAILABLE OFFICE

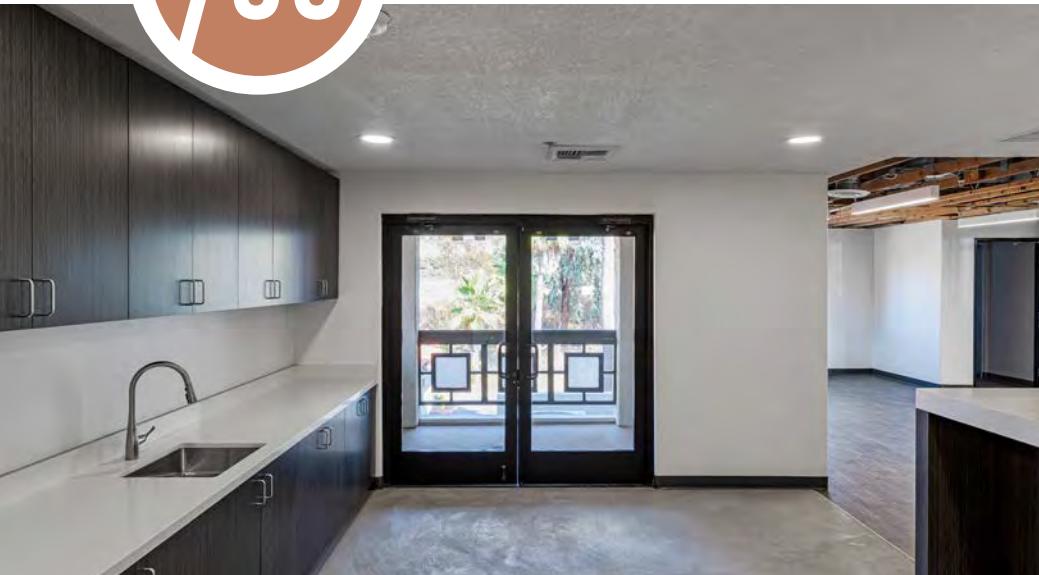


FLOORS 2&3

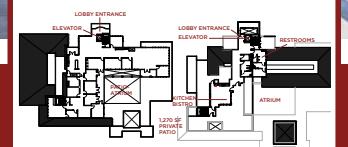


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AVAILABLE OFFICE



FLOORS 2&3



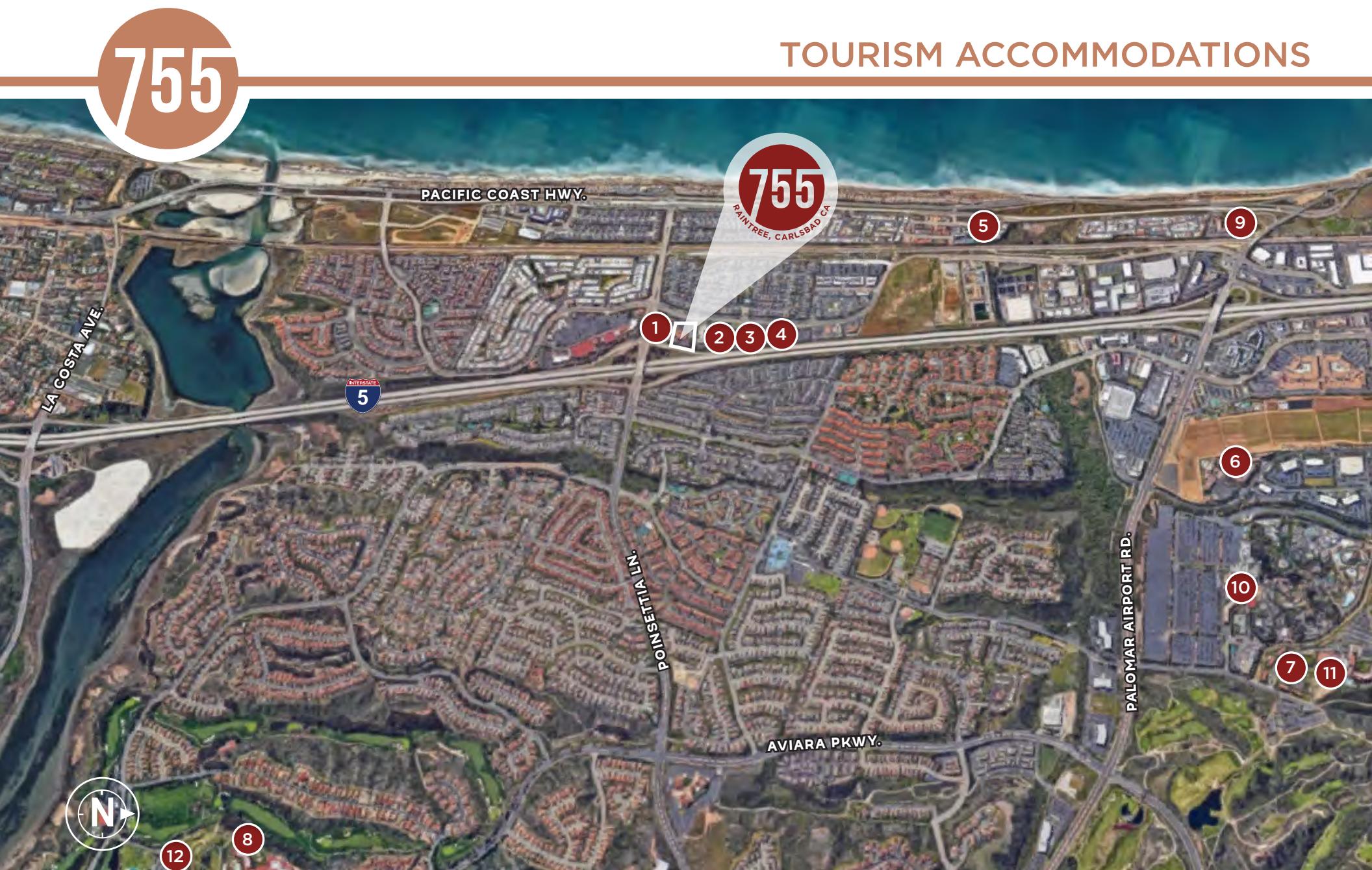
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AERIALS



# TOURISM ACCOMMODATIONS



1. Holiday Inn  
5. Carlsbad Seapointe Resort  
9. Hilton Garden Inn Carlsbad

2. Ramanda by Wyndham  
6. Grand Pacific Palisades Resort & Hotel  
10. LEGOLAND California Resort Hotel

3. Motel 6  
7. Hilton Grand Vacations Club at Marbrisa  
11. Sheraton

4. La Quinta  
8. Park Hyatt Aviara Resort  
12. Four Seasons

## BENIHANA TENANT SUMMARY

TENANT	BENIHANA
SF Occupied by Benihana/Percent of the Project	10,850 SF/58%
Lease Expiration	9/30/2033
Lease Structure	(Base Rent) + (5.0% of Sales Above Breakpoint)
Rental Increases	Fixed Rent Increases 10/1/2023-9/30/2028: \$175,000 10/1/2028-9/30/2033: \$192,500
Lease Structure	NNN
Base Rent	\$175,000/Year
Estimated Revenue Resulting from Percent of Sales	\$118,436.17/Year
<b>In-Place NOI Year-1</b>	<b>\$293,436.17/Year</b>

## RENT ROLL



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WAKEFIELD**

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