

MISSION FLORENCE RETAIL - Rare Owner/User Opportunity with Income or Investment



301-321 WEST **WASHINGTON STREET**
SAN DIEGO, CA 92103

JASON VIEIRA

Senior Advisor - Sales & Leasing
(858) 300-0375
Jason@PacificCoastCommercial.com
Lic. 01896589

TOMMAS GOLIA, CCIM

Director of Brokerage
(858) 598-2891
Tommas@PacificCoastCommercial.com
Lic. 01890744

COLTON SPEAS

Broker Associate
(858) 598-2873
Colton@PacificCoastCommercial.com
Lic. 02062812

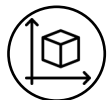


PROPERTY DESCRIPTION



PROPERTY TYPE

3 Suite Multi-Tenant First Floor Retail Condo*



PROPERTY SIZE

± 4,347 Sq. Ft.



AVAILABLE FOR OWNER/USER

Suite 301: ± 1,500 Sq. Ft.



BUYER/USER INCOME

\$9,815/Month (Base Rent + NNN)



INVESTMENT PROFORMA

5.86% CAP Rate



APN

444-631-24-03, 444-631-24-19



ZONING

CC-3-8 ([View Link](#))



YEAR BUILT

2007



OFFERING PRICE

\$2,260,000



San Diego Bay
3.6 Miles

Parking
Entrance

*Residential above First Floor Retail Condo Not A Part of this Offering

PROPERTY HIGHLIGHTS

UNIQUE RETAIL OWNER-USER

- > Suite 301: Window-Lined ± 1,500 Sq. Ft.
 - > Currently Built-Out As Quick Service Restaurant with Grease Trap & Freezer/Cooler, Multiple Floor Drains, Abundant Power
-

LOCATION

- > Mission Hills - One of San Diego's Most Desirable & Established Neighborhoods
 - > Steps to the Scripps Mercy Hospital, Balboa Park, & Hillcrest Business District
-

STABLE INCOME TO OFFSET LOAN PAYMENT

- > In-Place Income = \$9,815/Month
 - > Barkhouse Tenant Since 2016 ([Website](#))
 - > Studio Barre Tenant Since 2014 ([Website](#))
-

ACCESSIBILITY

- > Centrally Located Between I-5 & Hwy 163
 - > Close Proximity to Hillcrest, Old Town, Bankers Hill, & Downtown
-

PARKING

- > 10 Shared On-Site Covered Parking Spaces Located Behind Retail Suites
- > Street Parking Available

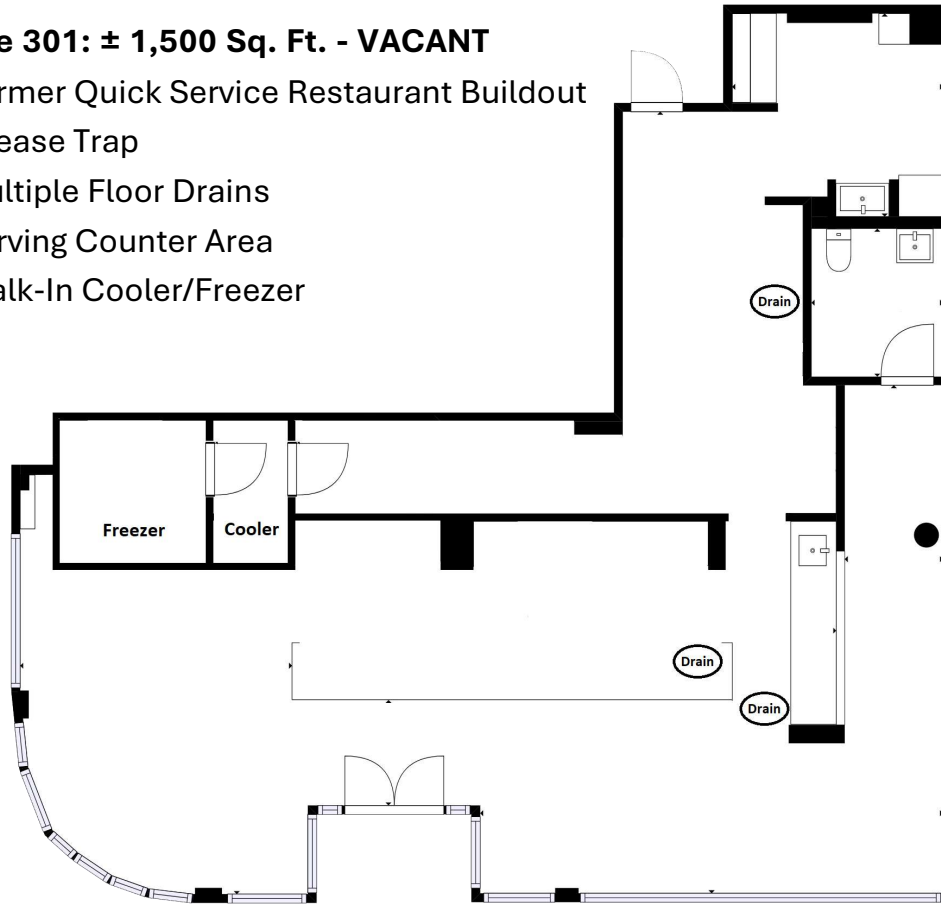


23,497 VPD

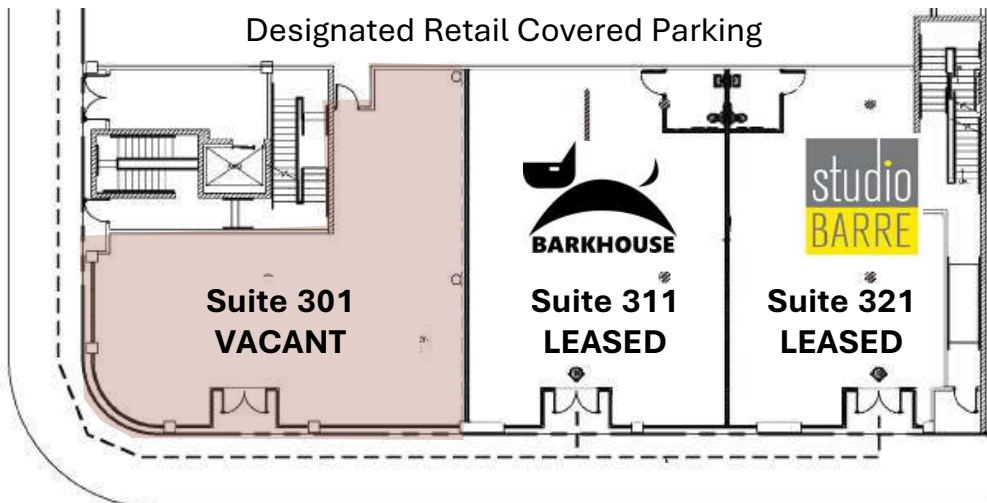
ON W WASHINGTON AVE

Suite 301: ± 1,500 Sq. Ft. - VACANT

- > Former Quick Service Restaurant Buildout
- > Grease Trap
- > Multiple Floor Drains
- > Serving Counter Area
- > Walk-In Cooler/Freezer



Suite 301



Suite 301



CONTACT INFORMATION

JASON VIEIRA

Senior Advisor - Sales & Leasing
(858) 300-0375
Jason@PacificCoastCommercial.com
Lic. 01896589

TOMMAS GOLIA, CCIM

Director of Brokerage
(858) 598-2891
Tommas@PacificCoastCommercial.com
Lic. 01890744

COLTON SPEAS

Broker Associate
(858) 598-2873
Colton@PacificCoastCommercial.com
Lic. 02062812

OFFICE (619) 469-3600

10721 Treena St., Ste 200, San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

CONFIDENTIAL OFFERING

Pacific Coast Commercial* (hereinafter “PCC”) has been retained as exclusive advisor and broker to the Owner regarding the sale of (the “Property”) located in the county of San Diego at: **301-321 West Washington Street, San Diego, CA 92103**

The Information contained in this Offering Memorandum (“Offering”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of **301-321 West Washington Street** (“Property”), and is not to be used for any other purpose or made available to any other person without the express written consent of Pacific Coast Commercial (“Broker”). The material is based in part upon information supplied by the Owner, and in part upon information obtained by Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Broker or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communications transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering was prepared by Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be completely accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute recommendations, endorsements or advice as to the value of the Property by Broker or the Owner. Each prospective purchaser is to rely upon its own investigation; evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner obligation thereunder have been satisfied or waived. Broker is not authorized to make any representation or agreements on behalf of Owner.

The Information provided has been reviewed as to both form and content by the owner and/or broker, but its accuracy has not been confirmed by “Broker”. By your signature below you acknowledge that the information is derived entirely from the owner, and “Broker” does not warrant or guarantee the accuracy and advises you to undertake an independent investigation of the facts and information contained therein.

In consideration for “Broker” to release the information, including address and location of said “Property”, you expressly agree that any and all such information, whether written, oral or electronic format, shall be kept strictly confidential and that you, your agents, employees, or assignees, shall not directly or indirectly disclose, release or give access to said information to any person or entity, except as may be necessary to have the Information reviewed as part of the analysis for the purpose of purchasing same. You further agree to return all the information and documents provided if a transaction is not consummated upon request of “Broker”.

Acknowledged and Agreed _____

Please Return to:
PrivateInvestmentTeam@PacificCoastCommercial.com
(619) 469-3600 [Tel] | (858) 560-5604 [Fax]

Buyer Company

Email

Acknowledged and Agreed _____

Buyer's Broker Company

Email

*1460 Capital Corp is doing business as Pacific Coast Commercial (PCC)