

647, 649, 651 E Grand Ave.
Escondido, CA 92025

FOR SALE



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Summary

Presenting a unique investment opportunity to acquire 2 on one lot of mixed-use retail/office/medical building in one of Escondido's most popular streets. Great visibility, these buildings have gone through many improvements and renovations during the past few months. This property brings a perfect balance of both monthly income and generous year over year appreciation that make it a perfect investment opportunity.

INVESTMENT HIGHLIGHTS

- Asking Price \$890,000
- 6.87% CAP
- STRONG, STABLE RETURN ON INVESTMENT
- Long term leases in place with annual rent increases
- Strong tenant demand
- Mixed use great for office retail or medical use
- Abundant parking
- Recent improvements
- LOCATION, LOCATION, LOCATION



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate income. Buyer must verify the information and bears all risk for any inaccuracies.

Building Highlights

Building Size 3,510 SF
Lot Size SF 9,014 SF
Parking Spaces 12

A standalone mixed-use retail and office medical building in one of Escondido's most trafficked streets close proximity to hospital.

Recently replaced HVAC Systems

Recent complete improvements

Both building (Fully Leased) Stable tenants



Financial Summary

Investment Summary , Monthly	2017	*SF	Lease Expiration
649 E. Grand Ave.	\$3,100 Modified Gross	1,755	August 1, 2021
651 E. Grand Ave.	\$2,887 Modified Gross	1,755	April 30, 2022
Property tax based on Purchase price \$890,000 @ .012%	(\$890)		
Total Net Monthly Income	\$5,097		
1st year Net Income	\$61,164		

Aprox CAP 1st year 6.87%,

*SF Reflects approximate Rentable SqFt. Buyer to satisfy itself on all measurements

***Tenants are responsible for pro rata share of utilities.

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For Sale Comps

Address	Building Type	Status	City, State Zip	Building Size	Parking Spaces	Asking Price	CAP Rate	Notes
301 E Grand Ave.	Mix-Use	Active	Escondido CA	5,600	0	\$ 995,000	5%	
1785 S. Escondido Blvd	Office	Active	Escondido CA	4,530	13	\$ 900,000	5.4%	
624 E. Grant Ave	Office	Active	Escondido CA	2,190	Unknown	\$ 405,150	Vacant	

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