



Thomas W. Hribar
Broker
Your High Performance REALTOR®

MISSION HACIENDA PLAZA
31631, 31661, 31681 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675

HIGHLIGHTS:

Exceptionally well-built and well-located property
Across the street from Mission San Juan Capistrano
Directly adjacent to Amtrak/Metro Station
100% leased with mostly long-term tenants
Second floor offices perfect for owner/user

DESCRIPTION:

The Mission Hacienda Plaza is well located in downtown San Juan Capistrano across the street from Mission San Juan Capistrano. Fully leased Center! Three separate buildings on 1.1 acres with five to one parking on site (63 spaces). Over 450 feet of street frontage on Camino Capistrano. Well-built and architecturally well done with great design, high ceilings, heavy beam construction and concrete block walls (stucco finished). Very appealing covered walkways surround the buildings. Two buildings are single level and one building is two stories. Two-story building is a great opportunity for an office owner/user. The entire upstairs could be opened up to 2,640 square feet with approximately 500 square feet of front balcony. Only 100 feet to the Amtrak/Metro Station with train service almost every hour. Total of eleven tenants including two long-term restaurants. Annual income of approximately \$333,000. Net Operating Income (NOI) of approximately \$191,000.00.

Enjoy previewing this property's uniqueness, character, location and fine architectural style!

PRICE:	\$5,200,000.
RENTABLE:	12,900 Sq.Ft.
LOT SIZE:	1.1 Acres
PARKING:	63 Spaces
APN:	121-141-28



RE/MAX Select One
32172 Camino Capistrano, Suite C
San Juan Capistrano, CA 92675
Office (949) 661-6601
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APPROXIMATE INCOME AND EXPENSES

JULY 2021

Annual Gross Income \$333,000.

Less Expenses:

	<u>Monthly</u>	<u>Annual</u>
Vacancy	\$ 600.	\$ 7,200.
Property Taxes (1.04 rate)	\$ 4,500.	\$54,000.
Insurance	875.	10,500.
Gardener	125.	1,500.
SDG&E (Electric)	600.	7,200.
CR&R (Trash)	852.	10,224.
City SJC (Water/sewer)	1,100.	13,200.
Pest Control	330.	3,960.
Commissions	300.	3,600.
Maintenance/Repairs/Misc.	1,200.	14,400.
Management (4%)	1,100.	13,200.
Miscellaneous	251.	3,016.

Total Annual Expenses 142,000.

Net Operating Income (Annual) \$191,000.

Cap Rate (Approximately 3.66%)

APN#: 121-141-28

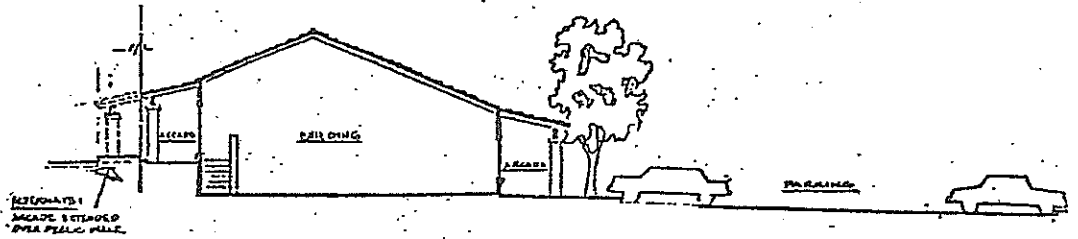


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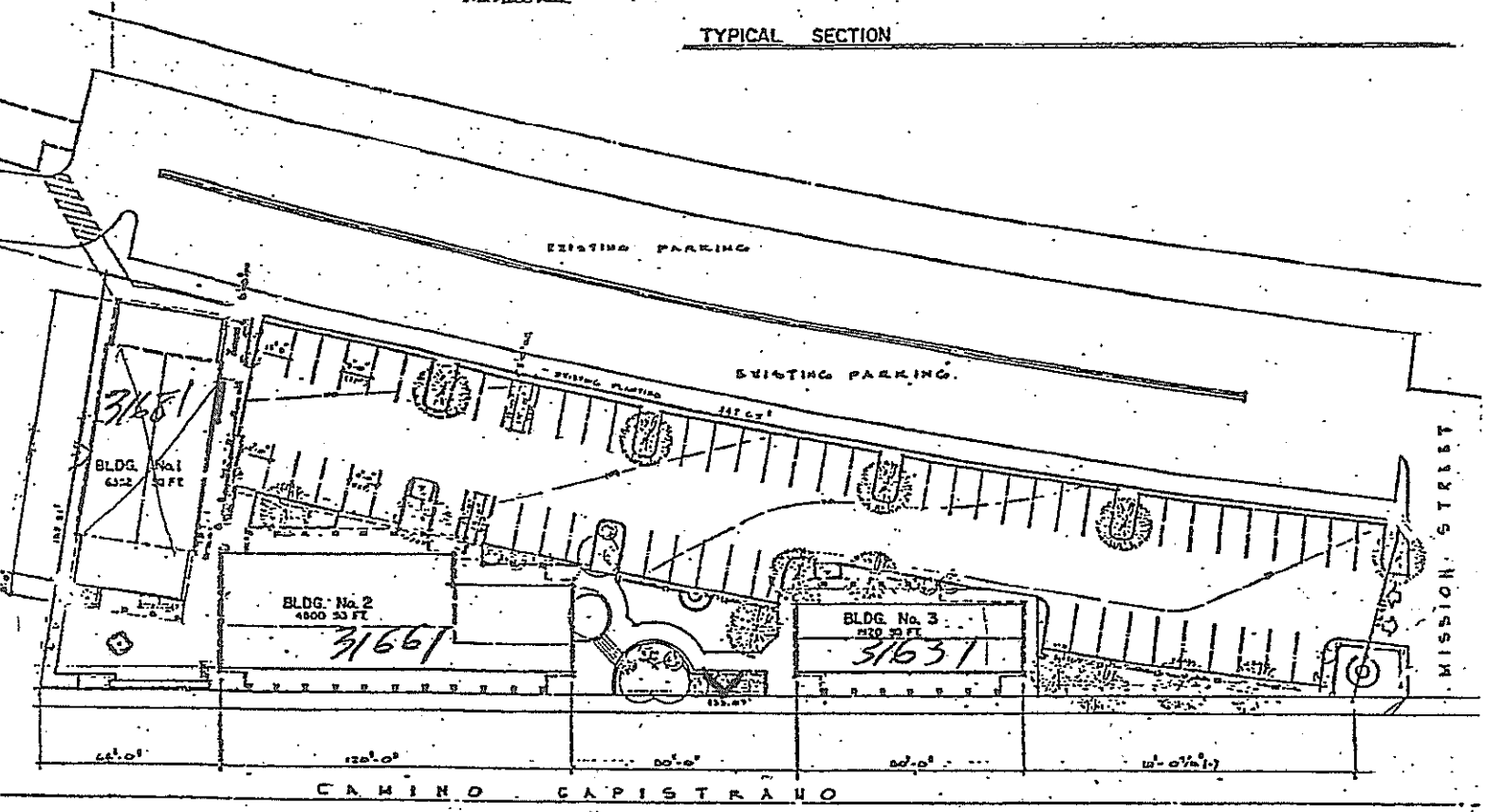
MISSION HACIENDA PLAZA TENANTS

JULY, 2021

<u>SUITE</u>	<u>TENANT</u>	<u>SQ. FT.</u>	<u>RENT</u>	<u>LEASE EXPIRES</u>
<u>31681 CAMINO CAPISTRANO</u>				
101	Taralai	800	\$ 1,500.00	Mo. to Mo.
102	Bradshaw Photo	800	1,565.00	Mo. to Mo.
103/106	Freenote	1,840 (800+1,040)	3,717.00	Mo. to Mo.
104	Watkins/Cerny	800	1,650.00	Mo. to Mo.
105	Lido Labs	1,040	2,275.00	11/30/22 Has 2-year option
107	Lash Lounge	600	1,033.00	7/31/2021 Has 1-year option
<hr/>				
<u>31661 CAMINO CAPISTRANO</u>				
100/201 202/203	Ciao Pasta	3,884	8,387.00	5/31/2040
204	San Juan Kitchen	600	1,225.00	9/30/2025
205	Hair Station	600	1,325.00	7/31/2021
<hr/>				
<u>31631 CAMINO CAPISTRANO</u>				
301/302/303	L'Hirondelle	<u>1,920</u> 12,900	<u>4,995.00</u> \$27,772.00	6/30/2024

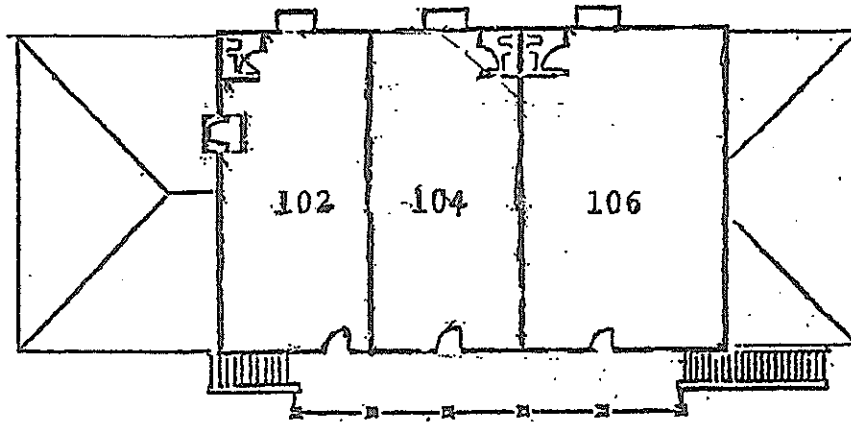


TYPICAL SECTION

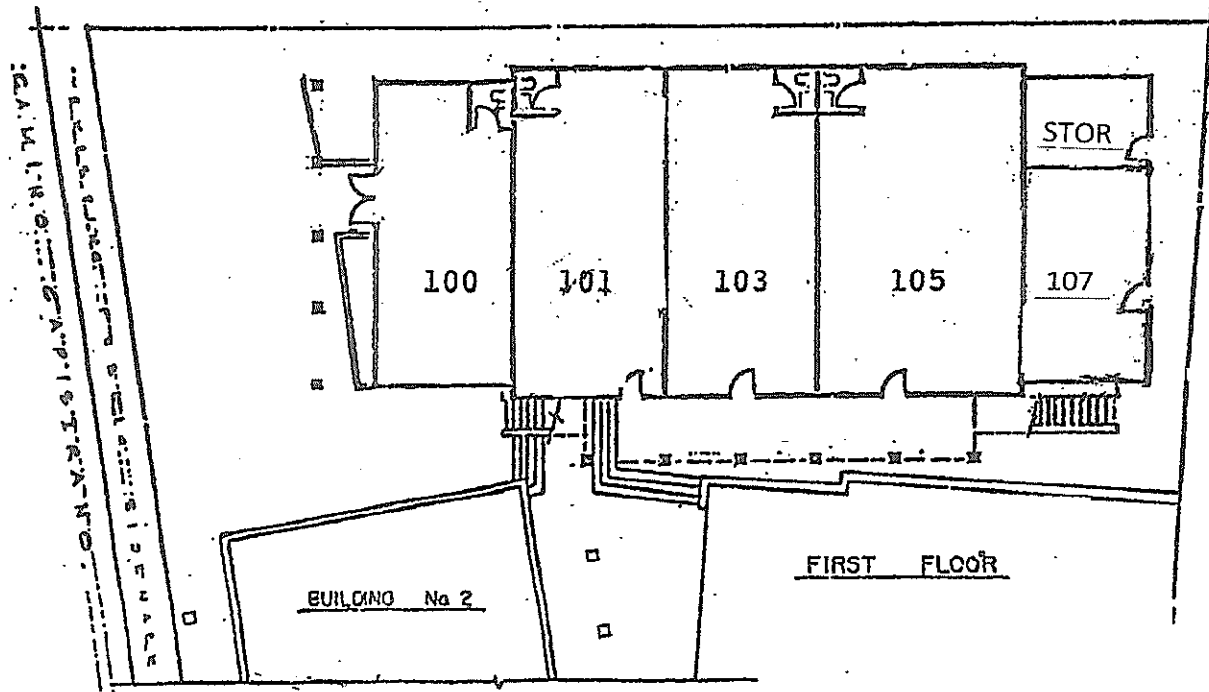


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SECOND FLOOR



FIRST FLOOR

BUILDING No 1

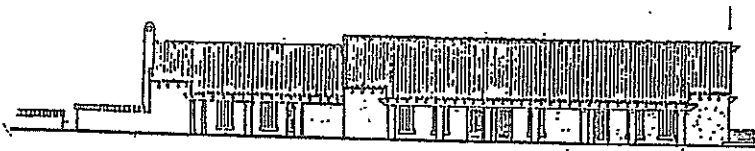
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SOUTH ELEVATION



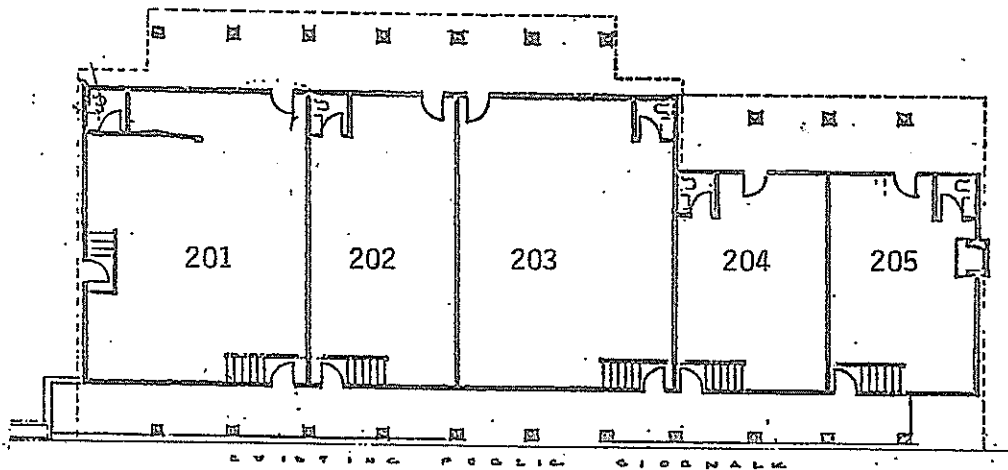
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

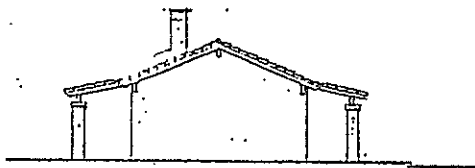


CAMINO CAPISTRANO
FLOOR PLAN

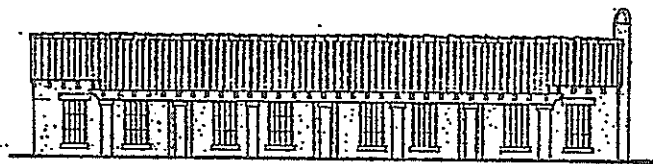


BUILDING No. 2

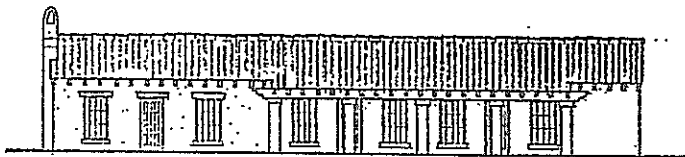
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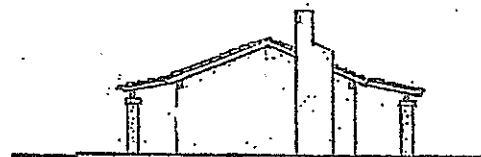
SOUTH ELEVATION



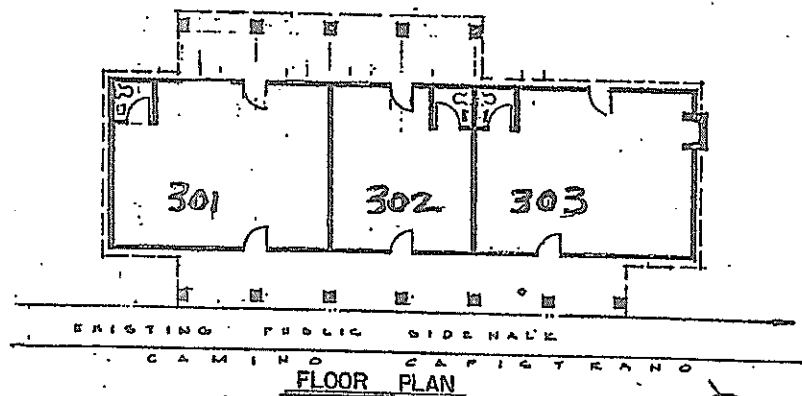
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



BUILDING No. 3

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