

# FOR SALE

# 12233-12247

## WOODSIDE AVENUE

## LAKESED, CA 92040

LAKESED ROUNDUP CENTER

COMMERCIAL INVESTMENT

MULTI-TENANT RETAIL/SHOPPING CENTER/AUTOMOTIVE



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**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



# FOR SALE

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### WOODSIDE AVENUE

### LAKEVILLE, CA 92040

## CONTACT INFORMATION

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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 including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase.





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# THE OPPORTUNITY

Pacific Coast Commercial presents the opportunity to acquire this mixed use multi-tenant retail and automotive/industrial commercial property in Lakeside California. The property is located at 12233-12247 Woodside Ave., Lakeside, CA 92040.

The property consists of one (1) multi-tenant retail building (5,600 sq. ft.) and one (1) metal free-span automotive/industrial building (4,000 sq. ft.). The property is well located on Woodside Ave., one of the busiest commercial districts in the City of Lakeside.



## PROPERTY OVERVIEW

SALE PRICE	\$2,725,000 (\$284/SF)
CAP RATE	5.05% on Actual Income with 3% Vacancy Factor
LOCATION	12233-12247 Woodside Avenue, Lakeside, CA 92040
CENTER NAME	Lakeside Roundup Center
OCCUPANCY	83%
# OF TENANTS	6
BUILDING	+/- 9,600 SF Multi-Tenant Retail & Automotive / Industrial
LAND AREA	+/- 0.47 AC (Lot Sq. Ft. 35,284)
APN	394-510-04
YEAR BUILT	1968
PARKING RATIO	3/1,000 SF
ZONING	C36 (General Commercial) <a href="#">View Link</a>

### PROPERTY HIGHLIGHTS

- Diversified Mix of Retail Tenants (Micro Brewery with Seven (7) Locations Throughout San Diego County, Barber Shop, Smoke Shop).
- Auto Body Repair Business with Fenced Storage Yard Area with Two (2) Gates for Drive Around Access.
- New TPO Roof on Retail Building in 2020 with Ten (10) Year Manufacturers Warranty.
- Retail Parking Ratio 3/1,000.
- Installation New City Sidewalks Between Winter Gardens Boulevard and Channel Road ([View Link](#)).
- Minutes from Downtown Lakeside.
- Easy Access to Interstate 8, Highway 67 and the 52 Freeway.
- 26 Minutes from Downtown San Diego and San Diego International Airport.
- Highly Walkable Location (Score: 73).



**12233-12247 Woodside Avenue, Lakeside, CA 92040**

**Sale Price** **\$ 2,725,000**

**Total Property Sq. Ft.** **9,600**

**Annual Income** **Current**

Base Rent \$ 144,516

Common Area Maintenance (NNN Rent) \$ 85,127

**Total Income (With 3% Vacancy Factor)** **\$ 222,753**

**Expenses (Based on 2021 Actual Expenses)**

Operating Expenses \$ 18,150

Property Taxes (Based on Purchase Price of \$2,725,000) \$ 51,167

Management Fees: 4% Gross Monthly Income \$ 8,910

Property Insurance \$ 6,900

**Total Expenses** **\$ 85,127**

**Net Operating Income** **\$ 137,626**

**Cap Rate at Purchase Price of \$2,725,000** **5.05%**

**NNN's Per Sq. Ft. (After Sale)** **\$ 0.74**

## RENT ROLL

Tenant	Sq. Ft.	Lease Commencement	Lease Expiration	Monthly Base Rent	Rent/Sq. Ft.
Haifang Wu Wu (Massage Clinic)	800	3/1/2022	2/28/2025	\$1,103	\$1.38
Karam Abdulwahid and Sarmad Razzouk (Smoke Shop)	800	2/1/2022	1/31/2027	\$1,125	\$1.41
Mahmood Alsafi Lakeside Collision Center Inc. (Auto Body Repair Shop)	4,000	6/1/2022	5/31/2027	\$3,889	\$0.97
Ali Raad Jalil (Barbershop)	800	3/1/2022	2/28/2027	\$1,126	\$1.41
AVAILABLE / Proforma	1,600	—	—	\$2,640	\$1.65
Jade Mischner - Little Miss Brewing (Micro Brewery)	1,600	9/24/2020	4/23/2028	\$2,160	\$1.35

<b>Square Footage Per Rent Roll</b>	<b>9,600</b>
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<b>Total Monthly Base Rent</b>	<b>\$12,043</b>
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<b>Retail - Avg. Rent PSF</b>	<b>\$1.46</b>
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<b>Auto/Industrial - Avg. Rent PSF</b>	<b>\$0.97</b>
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\*All Base Rents are as of September 1, 2022



# SITE PLAN

**A** LITTLE MISS BREWING COMPANY

**C/D** AVAILABLE / PROFORMA

**F** PEACE MESSAGE

**B** BARBERSHOP

**E** PURE SMOKE SHOP

**G** AUTO BODY REPAIR SHOP WITH FENCED STORAGE YARD AREA 2 GATES





# WOODSIDE AVENUE

**LAKE SIDE, CA 92040**



# LAKE SIDE

## Willowbrook Golf Course

Lakeside County  
Park

# SANTEE

**Santee  
Drive In Theatre  
& Swap Meet**

## LAKEVIEW





	1 mile	3 mile	5 mile
<b>POPULATION</b>			
Total Population (2021)	17,686	86,520	201,895
Total Population (2026)	18,050	87,520	203,554
Population Growth (2021-2026)	0.4%	0.2%	0.2%
Average Age	34.8	38	36.8
<b>HOUSEHOLDS</b>			
Average Household Size	2.7	2.8	2.8
Total Households	6,410	30,639	70,783
Household Growth (2021-2026)	0.4%	0.2%	0.2%
Owner Occupied	2,813	20,196	39,516
Renter Occupied	3,727	10,743	31,867
<b>INCOME</b>			
Average Household Income	\$82,73	\$104,397	\$92,901
Median Household Income	\$70,187	\$87,213	\$74,663
Median Home Value	\$473,357	\$520,244	\$501,343
Total Businesses	609	2,175	8,509
Total Employees	4,166	16,229	73,583
Consumer Spending	\$206 M+	\$1.19 B+	\$2.51 B+

Source: Costar Demographic Reports 2021





## Tourism

More than 35 million people visit San Diego each year who spend nearly \$10.4 billion. With consistently desirable weather all year-round, 70 miles of coastline, ample amounts of family attractions, hiking, biking trails, as well as 90 golf courses and a large convention center, it is no surprise San Diego is ranked in the top 10 business and leisure destinations around the Country. Tourism employs more than 183,000 people in a variety of positions, as it ranks number three in San Diego's traded economies.

50% of San Diego's regional economy amounts from their local economy, this includes retailers, restaurants, professional and business service providers, and state-of-the-art healthcare. San Diego is consistently recognized as the Craft Beer Capital of America with more than 130 brewhouses, and ranked #2 best beer cities in America.



## Innovation

San Diego is recognized as one of the leading high-tech hubs in the U.S, with the most diverse high-tech sector in the nation and voted best place in America to launch a startup by Forbes magazine. With valuable innovations and technology, the city is anchored by established life science, communications, cleantech and software industries.

San Diego has six universities, and more than 80 research institutes receive around \$1.8 billion in annual federal and philanthropic funding to conduct ground-breaking technological and medical research.

There are over 63,000 professional in science and engineering jobs, while 40% of degree holders have their first degree in a STEM field. From 2010-2014, there was a 23.4% increase in millennial degree holders.



## Military

San Diego has the largest concentration of military in the world. The defense cluster plays a critical role in the region's innovation, economy, and National security. An estimated \$23.3 billion in direct spending related to defense has been spent to San Diego County during fiscal year 2016.

San Diego contains the highest number of active duty military, and numerous jobs are supported across all occupational types, representing one out of every five jobs in the region.

The network of Sailors, Marines, members of the Reserves, civilian employees, aerospace firms, shipbuilders, electronics companies, software developers, researchers, and the various supply chains in San Diego represent a vital military ecosystem unparalleled anywhere else in the world.

**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: **12233-12247 Woodside Avenue, Lakeside, CA 92040** The Information contained in this Offering Memorandum (“Offering”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of **12233-12247 Woodside Ave** (“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”.





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