

— INVESTMENT OPPORTUNITY —  
**CAMINO ENCINITAS**  
**AUTO PLAZA** —

318-330 N. El Camino Real  
Encinitas, CA 92024



CONTACT  
INFORMATION

**Vince Provenzano**

President of Brokerage  
Vince@PacificCoastCommercial.com  
(619) 469-3600 x 125  
Lic. 00780182

**Office (619) 469-3600**

10721 Treena Street, Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com  
Lic. 01209930

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





## 318-330 N. EL CAMINO REAL, ENCINITAS, CA 92024

### I. PROPERTY OVERVIEW

Executive Summary . . . . .	1
Property Highlights . . . . .	2
Property Description . . . . .	3
Income & Expense . . . . .	4
Rent Roll & Site Plan . . . . .	5

### II. AREA OVERVIEW

Amenities Map . . . . .	6
Local Statistics & Submarket Stats. . . . .	7

### III. SAN DIEGO COUNTY OVERVIEW

Highlights & Statistics. . . . .	8
----------------------------------	---



# Executive Summary 01

318-330 N. EL CAMINO REAL



OFFERING PRICE	ACTUAL NOI	ACTUAL CAP RATE	2020 SCHEDULED NOI (without vacancy factor)	& CAP RATE	2020 SCHEDULED NOI (with 5% vacancy factor)	& CAP RATE
\$14,200,000	\$832,716	5.92%	\$859,317	6.05%	\$816,777	5.75%

BUILDING AREA	PRICE PER SF BUILDING	LAND AREA	PRICE PER SF LAND	PROPERTY TYPE	OCCUPANCY
+/-47,609 SF	\$298.26	+/-121,968 SF	\$116.42	Auto Retail Center	100%

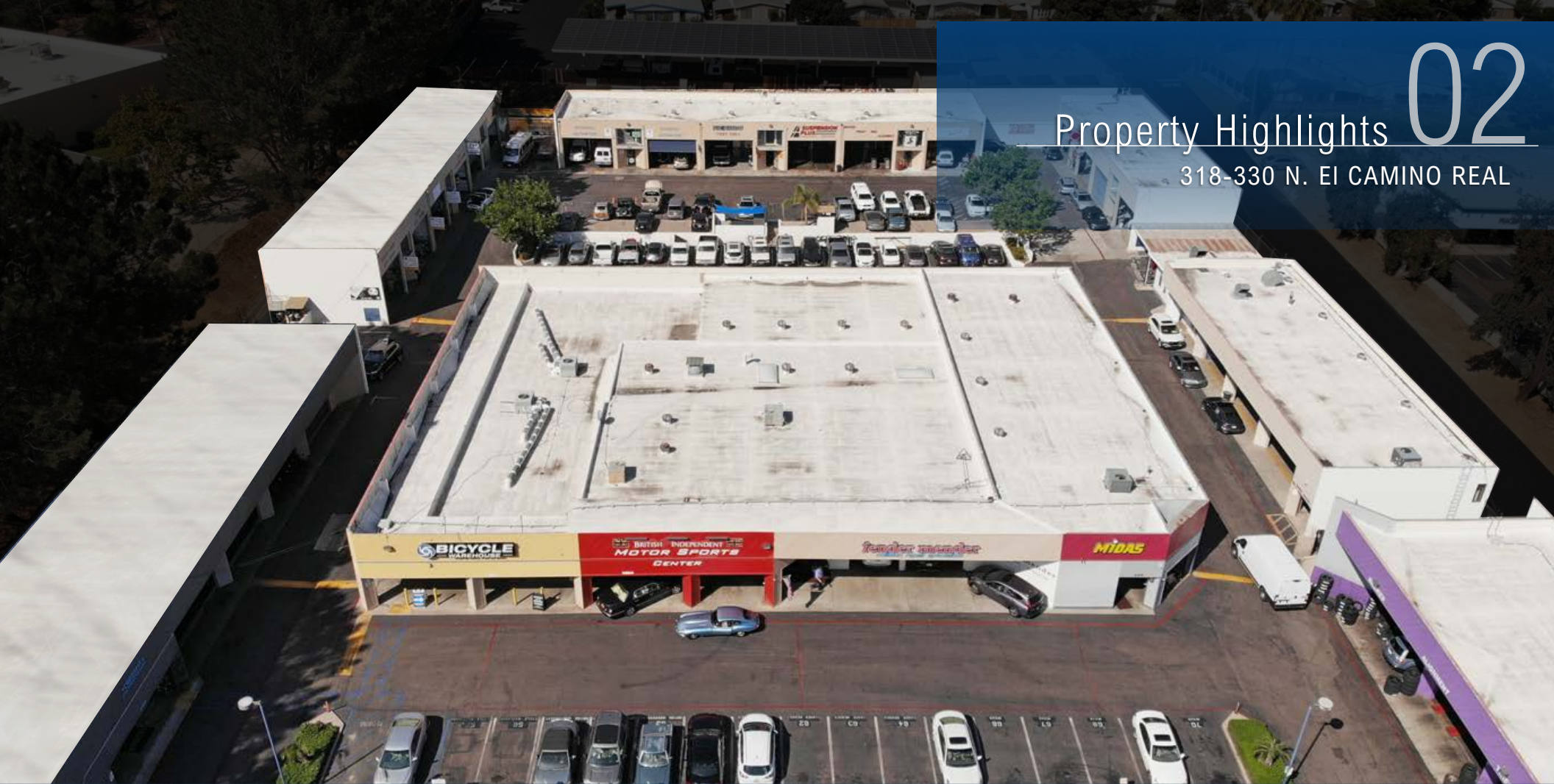
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.



# 02

## Property Highlights

318-330 N. EL CAMINO REAL



### LOCATION

- One of the highest demographic & dense retail streets in all of San Diego County



### STABLE CASH FLOW

- Property has had very little vacancies over the past 5 years as retail auto space is difficult to find



### UPSIDE OPPORTUNITY

- Some rental rates below market





## Property Description

318-330 N. EL CAMINO REAL

### TOTAL BUILDING AREA

Approximately 47,609\* Square Feet  
(44,074 SF on Public Record)

\*Based upon existing rent roll; square footage to be verified by buyer during the due diligence period

### TYPE

Auto Repair Retail Center

### YEAR BUILT

1980 and 1984

\*Believed to be between this year range before Encinitas was annexed into City status.

### LAND AREA

Approximately 2.8 ACRES (121,968 SF)

### # OF TENANTS

17

### APN

257-030-54

### LEASE TYPE

NNN - Currently @ \$.45

\*All leases allow passthroughs

### ZONING

GC - General Commercial ([click here](#))

# Income & Expense

04

318-330 N. EL CAMINO REAL

## Camino Encinitas Auto Plaza

Total Building Square Footage	47,609	\$298.26/SF (building)
Total Land Square Footage	121,968	\$116.42/SF (land)
Sale Price		\$14,200,000

INCOME		2019 Actual	2020 Scheduled (without vacancy factor)	2020 Scheduled (with 5% vacancy factor)
Rental Income		\$832,716	\$850,801	\$850,801
CAM / Expense Reimbursement		\$258,745 (\$0.45)	\$350,394 (\$0.61)	\$350,394 (\$0.61)
Electricity #318 A&B		\$8,516	\$8,516	\$8,516
Vacancy Factor on Proforma 5%		\$0	\$0	(\$42,540)
<b>Total Income</b>		<b>\$1,099,977</b>	<b>\$1,209,711</b>	<b>\$1,167,171</b>
Operating Expenses		\$172,000	\$175,440	\$175,440
Taxes		\$76,594	\$164,600	\$164,600
Insurance		\$10,151	\$10,354	\$10,354
Electricity #318 A&B		\$8,516	\$8,516	\$8,516
<b>Total Recoverable Expenses</b>		<b>\$258,745</b>	<b>\$350,394</b>	<b>\$350,394</b>
<b>NET OPERATING INCOME</b>		<b>\$841,232</b>	<b>\$859,317</b>	<b>\$816,777</b>
CAP Rate		5.92%	6.05%	5.75%

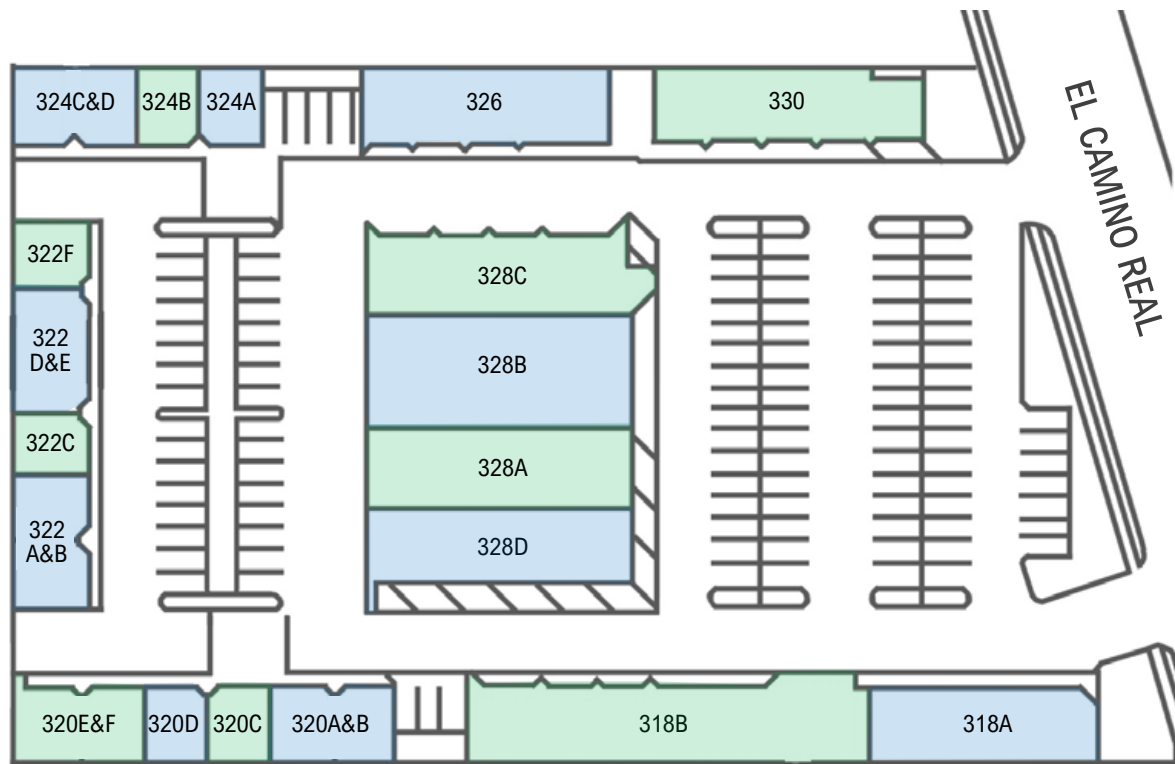
\*Disclaimer: It is believed that all leases allow for complete pass-throughs of all expenses, but buyer to verify during due diligence.

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 or lease.

SUITE	TENANT	SQ. FT.	EXP. DATE	OPTIONS
318-A	Complete Car Care	3,023	11/30/2020	NONE
318-B	Crossfit Counter Culture	5,000	10/31/2022	(1) 3 Year
320-A&B	Coast Foreign Auto	2,200	12/31/2020	(1) 5 Year
320-C	Japanese Car	1,100	12/31/2023	NONE
320-D	K&B Auto Repair	1,100	9/30/2021	NONE
320-E&F	California Body & Paint	2,200	9/30/2020	(1) 5 Year
322-A&B	Encinitas Auto	2,200	4/30/2021	(1) 5 Year
322-C	FIC Smog	1,100	8/31/2020	NONE
322-D&E	Suspension Plus	2,200	5/31/2021	NONE
322-F	So Cal Audio Installation	1,100	M-T-M	N/A
324-A 326 328-B	Fender Mender	9,360	4/30/2024	(1) 5 Year
324-B	Complete Car Care	1,100	11/30/2020	NONE
324-C&D	North County Independent Motors	2,200	6/30/2021	NONE
328-A	British Independent Motors	3,400	2/28/2020	NONE
328-C	Midas Muffler	3,775	4/30/2023	(1) 5 Year
328-D	Bicycle Warehouse	3,213	12/31/2020	(1) 3 Year
330	Evans Tire & Service Center	3,338	12/31/2022	NONE

# Rent Roll & Site Plan 05

318-330 N. EL CAMINO REAL



This Property also Offers a Unique Development Opportunity  
with Some Shorter Term Leases in Place



- LA Fitness
- Tuesday Morning
- Flippin Pizza
- Jack in the Box
- Ortho Mattress
- Relax The Back
- Olson's Hand Car Wash
- Orange Theory Fitness
- Enterprise Rent-A-Car
- Montessori School
- School of Rock Encinitas
- Consignment Classics Furniture

1

- Sprouts
- McDonald's
- Comerica Bank
- Round Table Pizza
- Himalayan Kitchen
- Foot Solutions
- SD County Credit Union

2

- |                    |               |
|--------------------|---------------|
| Ralphs             | Taco Bell     |
| CVS Pharmacy       | Los Tacos     |
| Trader Joe's       | Luna Grill    |
| Bodyrok            | Pick Up Stix  |
| Chase Bank         | Blaze Pizza   |
| The Habit Burger   | Citibank      |
| The Kabob Shop     | Swami's Café  |
| Corner Bakery Café | Peet's Coffee |

3

- |                |                           |
|----------------|---------------------------|
| Vons           | Starbucks                 |
| Kohls          | Five Guys                 |
| Chick-fil-A    | Kaito Sushi               |
| Poki Poki      | Pho-Ever                  |
| Firehouse Subs | T.J. Maxx                 |
| Dollar Tree    | BevMo!                    |
| Burger King    | Subman                    |
| Sushi House    | Studio Barre              |
| Yogurt Land    | Verizon                   |
| Chipotle       | Navy Federal Credit Union |
| Roberto's      | The UPS Store             |
| Subway         | Surf Brothers Teriyaki    |
| Rosanna Pasta  | Hooked On Sushi           |

4

- |                 |                        |
|-----------------|------------------------|
| CVS Pharmacy    | Smart & Final Extra    |
| Roberto's       | Gordy's Bakery         |
| In-N-Out Burger | Oggi's Pizza & Brewing |
| Java Express    | The Crack Shack        |

5

- |                  |                       |
|------------------|-----------------------|
| Target           | Barnes & Noble        |
| Best Buy         | Stater Bros. Market   |
| Office Depot     | Buffalo Wild Wings    |
| Chili's          | Dick's Sporting Goods |
| Hardcore Fitness | Panda Express         |
| Vans             | Wahoos Fish Tacos     |
| Wells Fargo Bank | Famous Footwear       |
| McDonald's       | Men's Wearhouse       |

6

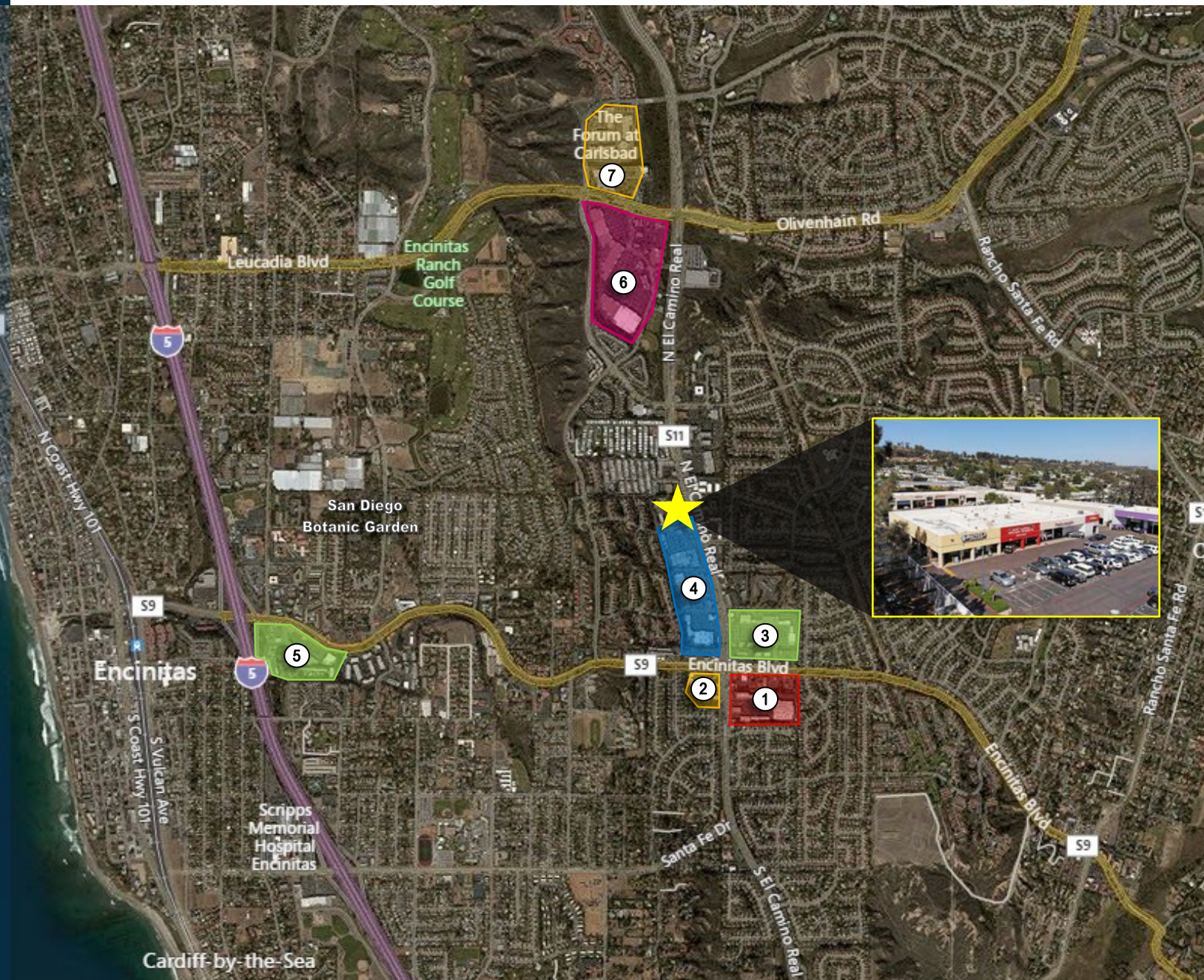
- |                   |                          |
|-------------------|--------------------------|
| J. Crew           | Bed Bath & Beyond        |
| Casa de Bandini   | Tilly's                  |
| Urban Outfitters  | Fitness Genome           |
| H&M               | White House Black Market |
| Free People       | Anthropologie            |
| Lululemon         | Verizon Wireless         |
| Victoria's Secret | Chico's                  |
| Madewell          | Jimbo's Naturally        |
| LOFT              | Buca di Beppo            |
| Panera Bread      | The Coffee Bean          |
| Talbots           | Pressed Juicery          |

7

# Amenities Map

318-330 N. EI CAMINO REAL

06







**TRAFFIC COUNT**  
39,565 VPD



**POPULATION**  
156,485



**TOTAL # HOUSEHOLDS**  
61,264



**POP GROWTH (2019-2024)**  
3.41%



**# DAYTIME EMPLOYEES**  
66,185



**MEDIAN HOME VALUE**  
\$872,351



**CONSUMER SPENDING**  
\$2,309,127



**MEDIAN INCOME**  
\$115,639

# Local Statistics (5 mile) & Submarket Stats

# 07

318-330 N. EL CAMINO REAL



## Retail

VACANCY RATE

2.4%

12 MO RENT GROWTH

2.9%

AVERAGE PRICE/SF

\$385

**CONSTRUCTION**  
Delivered SF Next 4 Qtrs

3,100



# San Diego County Highlights & Statistics

318-330 N. EL CAMINO REAL

08



**3,343,364**  
POPULATION



**\$70,588**  
MED. HOUSEHOLD INCOME



**1,224,375**  
HOUSEHOLDS



**34**  
MEDIAN AGE



**1.4%**  
RECENT JOB GROWTH



**\$484,900**  
AVG. HOME VALUE



**2.87**  
AVG. HOUSEHOLD SIZE



**34.9%**  
FUTURE JOB GROWTH (10 YR)



**3.4%**  
UNEMPLOYMENT RATE



70 Miles of  
Pristine Beaches  
& Unparalleled  
Local Demographics



World-Class  
Lifestyle & Entertainment  
Amenities



Well Educated  
& Innovative  
Labor Force



Highly Integrated  
Transportation



Diversified & Prosperous  
Economy Recognized  
as a High-Tech Hub



Largest Concentration  
Of Military  
in the World

\*Source: U.S Census Bureau



— INVESTMENT OPPORTUNITY —  
**CAMINO ENCINITAS**  
— **AUTO PLAZA** —

318-330 N. El Camino Real  
Encinitas, CA 92024



**PACIFIC COAST  
COMMERCIAL**

**SALES - MANAGEMENT - LEASING**

**VINCE PROVENZANO** | Lic. 00780182

President of Brokerage

(619) 469-3600 x 125

Vince@PacificCoastCommercial.com

**PACIFIC COAST COMMERCIAL**

10721 Treena Street, Suite 200, San Diego, CA 92131

Office (619) 469-3600

Fax (858) 560-5604

[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)

Lic. 01209930