

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

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



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INFORMATION

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



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

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# Executive Summary

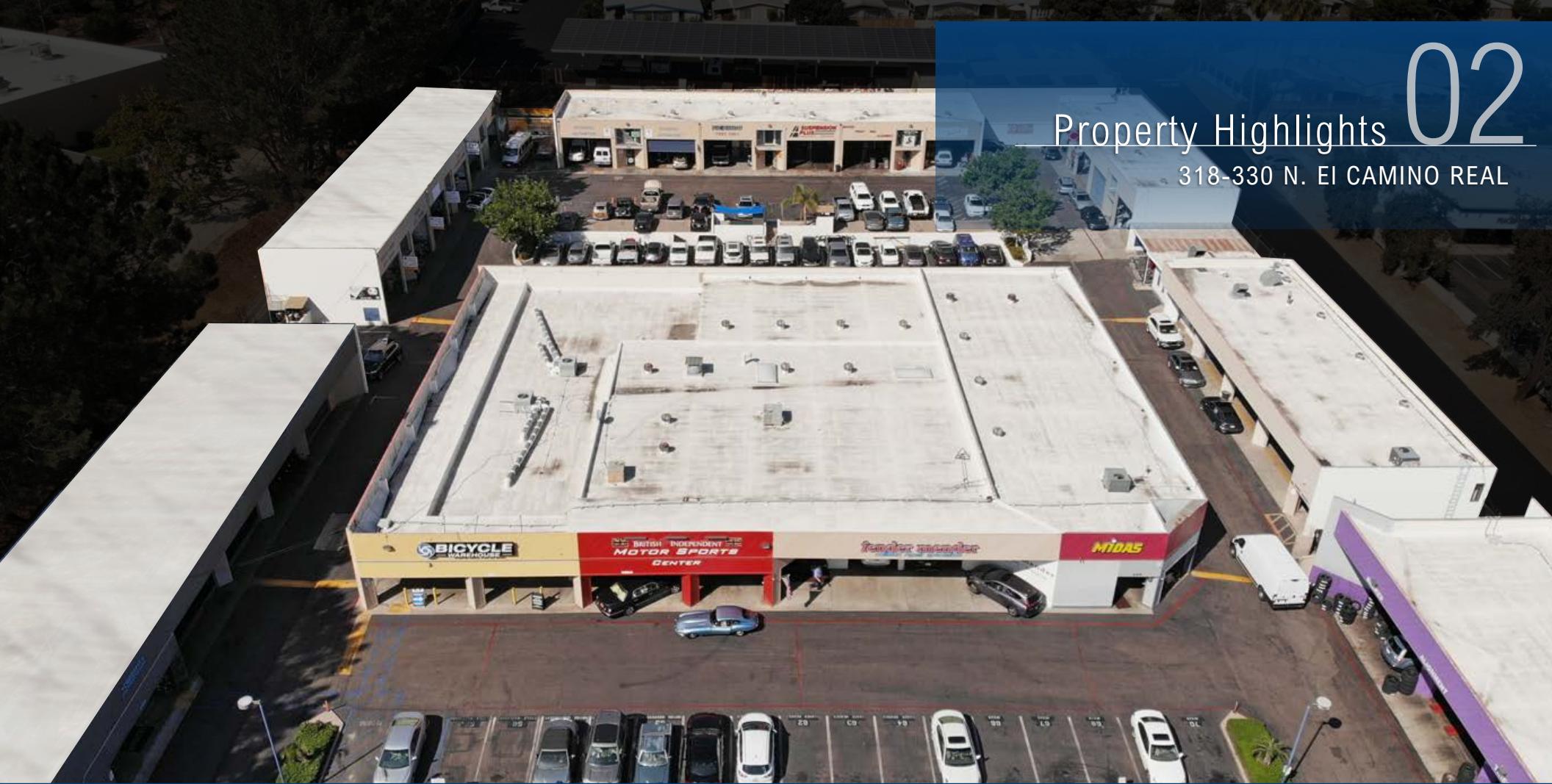
318-330 N. EL CAMINO REAL



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.



#### 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 [\(click here\)](#)

# 04 Income & Expense

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

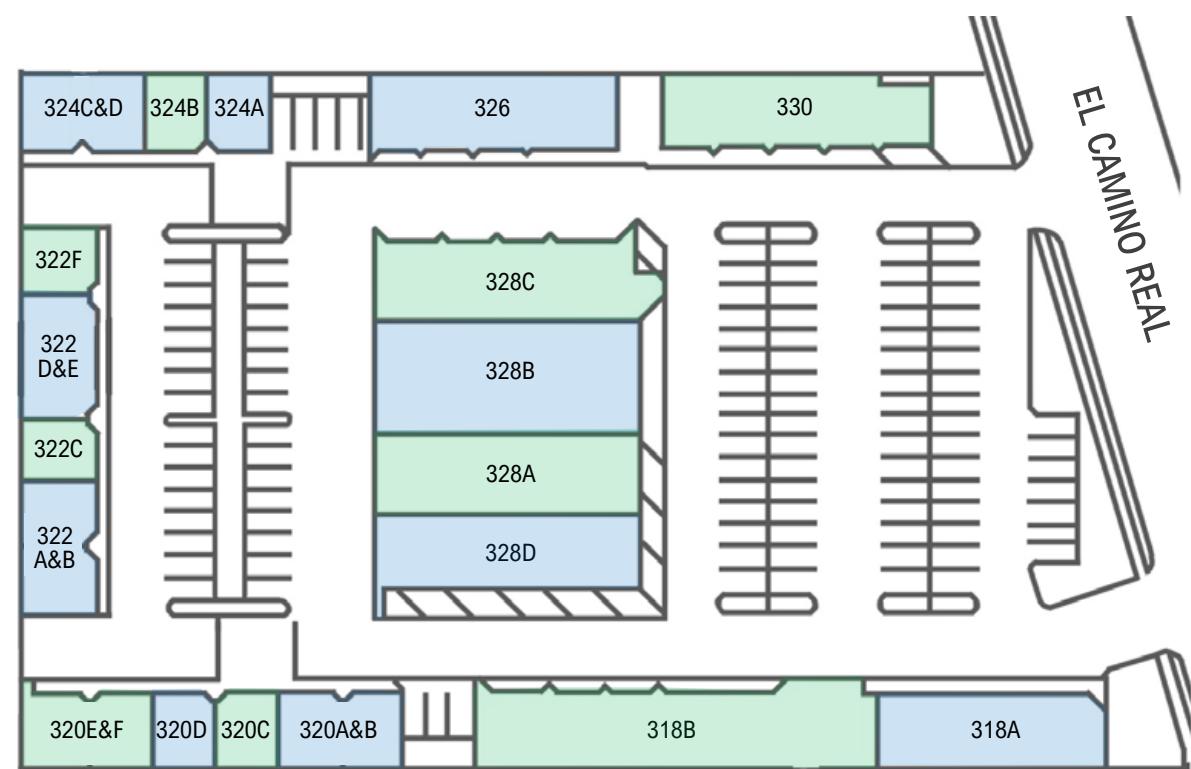
INCOME	2019 Actual	2020 Scheduled (without vacancy factor)	2020 Scheduled (with 5% vacancy factor)
Rental Income	\$832,716	\$850,801	\$850,801
CAM / Expense Reimbursement	\$258,745 (\$.45)	\$350,394 (\$.61)	\$350,394 (\$.61)
Electricity #318 A&B	\$8,516	\$8,516	\$8,516
Vacancy Factor on Proforma 5%	\$0	\$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.

# Rent Roll & Site Plan

318-330 N. EL CAMINO REAL

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



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

## Amenities Map

318-330 N. EL CAMINO REAL

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

3

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

4

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

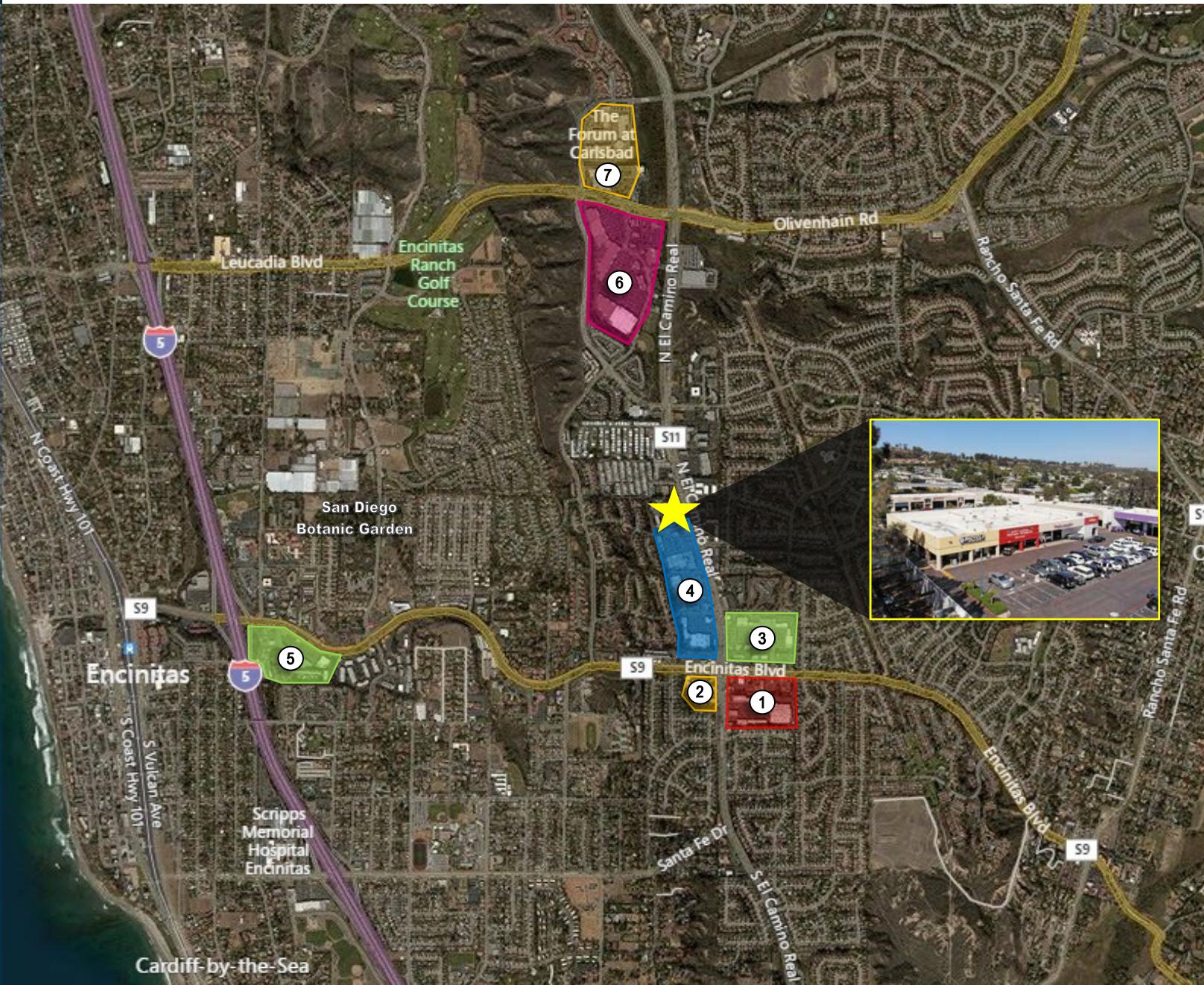
5

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

6

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

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# Local Statistics (5 mile) & Submarket Stats 07

318-330 N. EL CAMINO REAL



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



## 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 08

318-330 N. EL CAMINO REAL



**3,343,364**  
POPULATION



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



**1,224,375**  
HOUSEHOLDS



**1.4%**  
RECENT JOB GROWTH



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



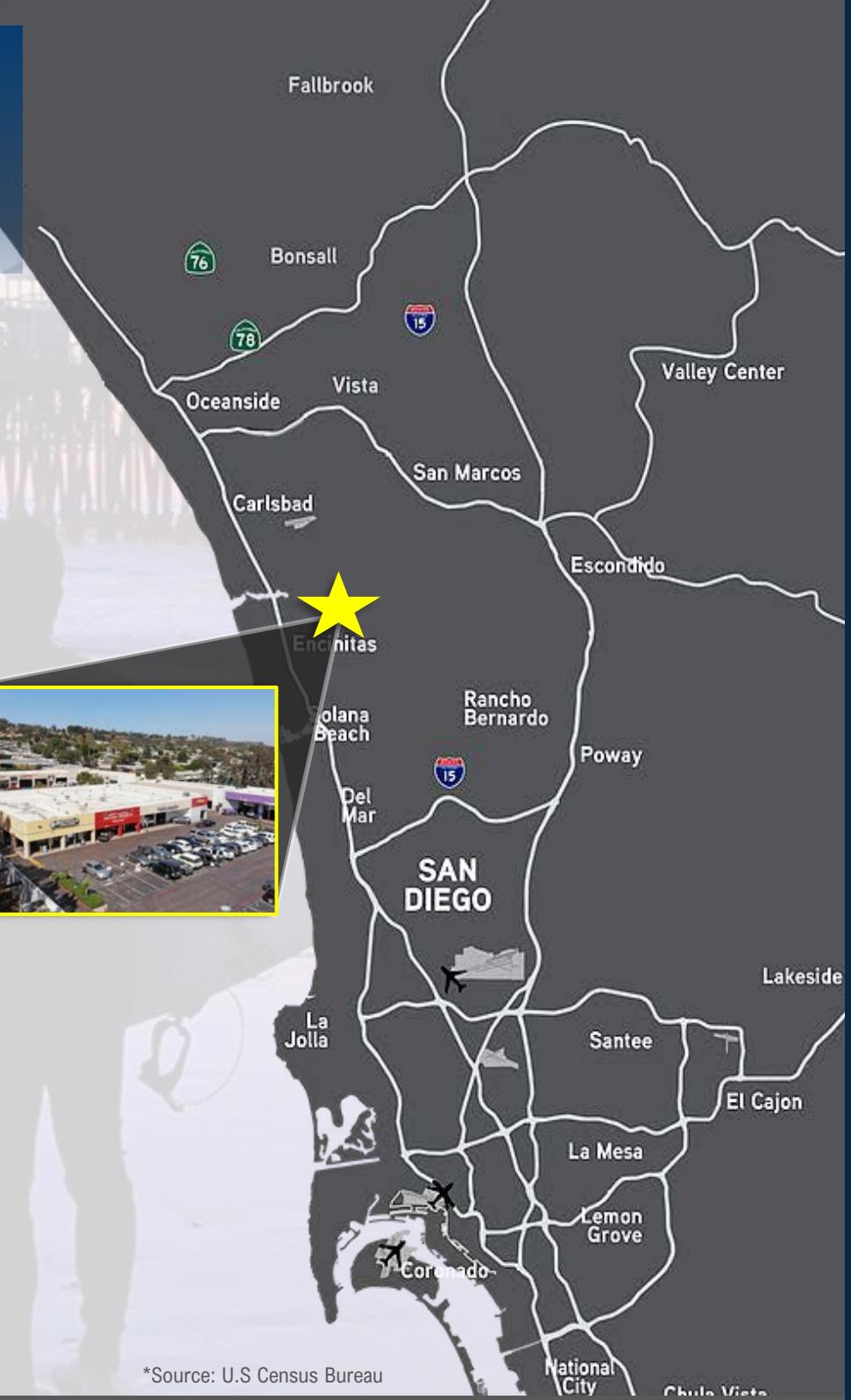
**2.87**  
AVG. HOUSEHOLD SIZE



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



**3.4%**  
UNEMPLOYMENT RATE



\*Source: U.S. Census Bureau



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

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