

FOR SALE/LEASE

426 W. 2nd Avenue, Escondido, CA 92025

Sale Price: \$1,980,000

Building Size: 8,479 SF

Parcel: 20,719 SF

Price Per SF: \$233/SF

Proforma Cap Rate: 7.67%

- *Busy Intersection With Two Major Roads (53,053 Cars Per Day)*
- *Excellent Visibility and Presence*
- *High Traffic Count Along Signalized Intersection*



JOIN OTHER RETAILERS IN THE AREA:



For more information about this property, please contact:

Austin Dias
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

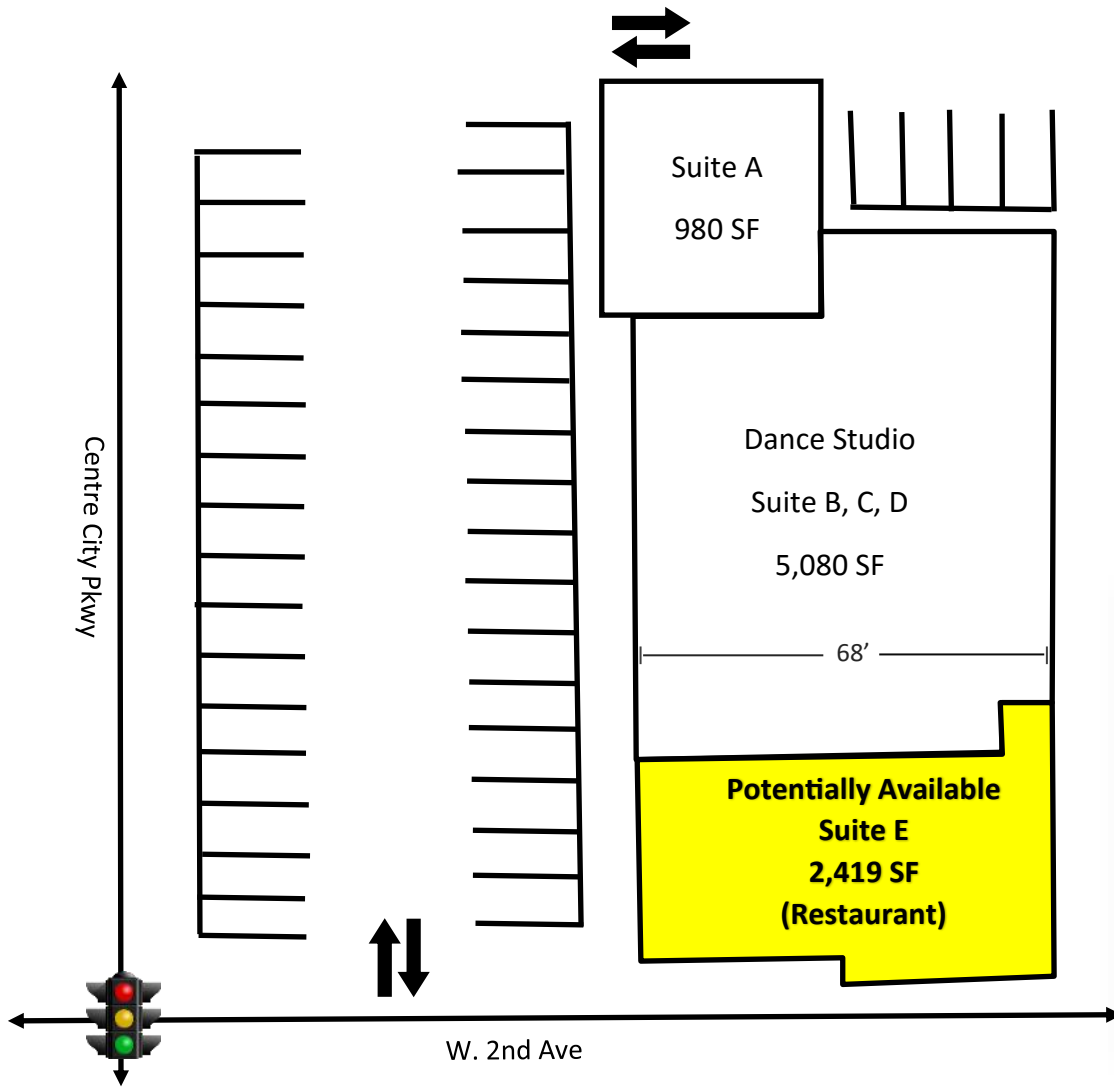
Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 00148874



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

SITE PLAN



SUITE	TENANT	SF
A	Jl Phone Repair	980
B,C,D	Dance Studio	5,080
E	Mi Rancho Tortilla Potentially Available (Month-To-Month) (Restaurant) **DO NOT DISTURB**	2,419



For more information about this property, please contact:

Austin Dias
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 00148874



FINANCIALS

SUITE	TENANT	SF	LEASE COMMENCEMENT	LEASE EXPIRATION	LEASE TYPE	RENT	RENT/SF	PROFORMA	INCREASES	OPTIONS
A	Jl Phone Repair	980	06/01/13	MTM	NNN	\$1,560	\$1.59	\$1.70 NNN	MTM	MTM
B,C,D	Dance Studio	5,080	12/1/15	11/30/2025	NNN	\$7,112	\$1.40	\$1.40 NNN	3%	None
E	Mi Rancho Tortilla	2,419	08/15/01	MTM	Gross	\$3,500	\$1.45	\$1.65 NNN	MTM	MTM
		8,998								
						12,172				

	In-Place	Proforma
Income		
Gross Scheduled Rent	146,064	151,960
CAM Charges	29,027	\$43,074
Vacancy (5.0%)	(8,757)	(0.00)
Total Gross Income	166,334	\$195,034
Estimated Expenses		
Property Taxes (Projected)	\$23,000	\$23,000
Insurance	\$5,304	\$5,304
Repairs	\$166	\$166
Utilities (House)	\$1,186	\$1,186
Landscaping	\$2,026	\$2,026
Pest	\$648	\$648
Trash	\$2,890	\$2,890
Water	\$7,854	\$7,854
	\$43,074	\$43,074
Net Operating Income	\$123,529	\$151,929
Cap Rate	6.24%	7.67%
Price	\$1,980,000	\$1,980,000

For more information about this property, please contact:

Austin Dias
 (619) 269-6077
 Austin@DuhsCommercial.com
 CA License: 01888482

Scott Duhs
 (619) 491-0614
 Scott@DuhsCommercial.com
 CA License: 00148874



AERIAL



DEMOGRAPHICS

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population:	144,283	208,798	472,371
Average HH Income:	\$66,047	\$52,769	\$94,669

For more information about this property, please contact:

Austin Dias
 (619) 269-6077
 Austin@DuhsCommercial.com
 CA License: 01888482

Scott Duhs
 (619) 491-0614
 Scott@DuhsCommercial.com
 CA License: 00148874

