

200 W EL NORTE PKWY, ESCONDIDO, CA, 92026

OM FOR SALE



American Real Estate Group

Crystal Lee

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(858) 210-8282

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PROPERTY HIGHLIGHTS



PRICE	\$4,950,000
CAP RATE	5.52%
SALE TYPE	INVESTMENT / OWNER
PROPERTY TYPE	COMMERCIAL
USE CODE	RETAIL STORES
LOT SIZE	1.61 AC
BUILDING SIZE	15,328 SF
NO. OF TENANTS	8
YEAR BUILT	1980
ZONING	COMMERCIAL
APN	226-210-69-00
*TRIPLE NET	All expenses reimbursed.

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PROPERTY DETAILS

This property is ideally located next to very **busy streets that include El Norte Parkway and Centre City Parkway**. Furthermore, El Norte Parkway is connected to major freeways such as the Interstate 15 and Highway 78. Tens of thousands of cars go through these streets every day; therefore, **the number of potential consumers for this center is increasingly high.**

There is a very **strong mix of tenants** in this area, such as CVS, Vons, Ross, and Starbucks, that have the potential to draw in a lot of consumers around this property. Within the immediate area, there are **tens of thousands of residents** and, within a wider range, over hundred thousand residents.

Property Type	Retail
Center Type	Strip Center
Total Land Area	1.61 AC
Gross Leasable Area	15,328 SQ.FT.
Year Built	1980
Walk Score	73 (Very Walkable)
Transit Score	31 (Some Transit)



PROPERTY DETAILS



✓ End Cap Space

✓ High Ceilings / Drop Ceilings

✓ Bus Line

✓ Signage

✓ Central Air and Heating

✓ Partitioned Offices

✓ Recessed Lighting

✓ Dedicated Turn Lane

✓ Corner Space

✓ Private Restrooms

✓ Plug & Play

✓ Tenant Controlled HVAC



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PROPERTY DETAILS

RENT ROLL (100% OCCUPIED)

UNIT	TENANT	SF	RENT /SF	Monthly Rent	NNN Charge	Size %	Rent Increase	Deposit	Lease From	Lease End	Option
Stand SE	RK Brewery 190 W EI Norte	3,024	\$1.50 on 8/1/22. 1 year free base rent until 7/31/22. Tenant pays NNN.	\$4,536.00	\$2,150.00	19.73%	3%	\$10,000.00	8/1/21	1/31/27	3x15
Stand SW	Metro PCS 220 W EI Norte	1,156	\$1.94	\$2,243.91	\$809.00	7.54%	3%	\$3,000.00	4/12/17	6/30/26	No
Suite 1	Fitness Studio 220 W EI Norte	1,000	\$1.55	\$1,592.00	\$726.00	6.52%	3%	\$2,142.00	4/15/19	4/30/23	2x3yr
Suite 2	El Tirano Western Wear 200 W EI Norte	960	\$2.03	\$1,950.00	-	6.26%	3%	\$1,850.00	2/1/20	5/31/25	5yr
Suite 3-6 (4,5,6)	Market 200 W EI Norte	3,840	\$1.00	\$3,840.00	\$2,688.00	25.05%		\$4,531.20	6/16/20		5yr
Suite 7-8	North Bar	2,160	\$1.64	\$3,551.89	\$1,568.00	14.09%	3%	\$4,449.60	8/1/14	9/30/25	5yr
Suite 9-10	That Mexican Place	1,880	\$1.74	\$3,279.70	\$1,365.00	12.27%	3%	\$3,378.09	2/1/17	1/31/27	5yr
Suite 11	Flower Shop	1,308	\$1.61	\$1,831.00	\$720.00	8.53%	3%	\$3,662.00	5/1/21	7/31/26	5yr
Monthly Total		15,328		\$22,777.50	\$10,026.00	99.99%					
Annual Total				\$273,330.00							

PROPERTY DETAILS

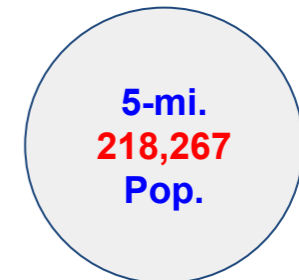
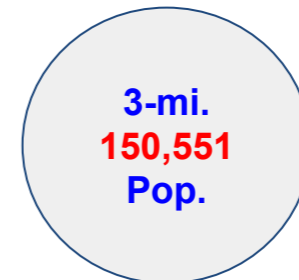
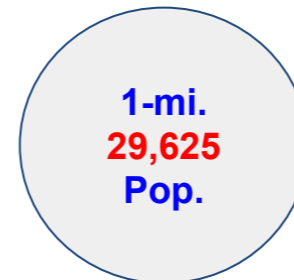
P&L SUMMARY	2020	2021	
Total Operating Income		Total Operating Income	\$273,330.00
Total Operating Expense		NNN Charges, Reimbursed by Tenant	\$80,234.47 + \$13,278.51
Net Income		Net Income	\$273,330.00
PRICE	\$4,950,000	CAP RATE	5.52%

PROPERTY DETAILS

DEMOGRAPHICS



POPULATION	1-Mile	3-Mile	5-Mile
Male Population	13,840	70,384	100,845
Female Population	14,237	71,494	102,632
White Alone	15,323	84,570	127,023
Black Alone	835	3,627	4,851
Asian Alone	1,677	7,928	12,982
Hispanic	15,944	71,466	91,167
Median Age	32.4	33.6	34.6
Total Businesses	821	6,055	7,992



HOUSING	1-Mile	3-Mile	5-Mile
Housing Units	9,691	47,494	68,189
Owner Occupied Housing Units	2,968	22,440	36,260
Renter Occupied Housing Units	6,099	22,441	28,348
Vacant Housing Units	624	2,613	3,581

PROPERTY DETAILS

1-mi
29,625
Population

3-mi
150,551
Population

5-mi
218,267
Population



PROPERTY DETAILS

HOUSEHOLDS BY INCOME (1-MILE)

Indicator	Value	Difference
<\$15,000	11.8%	+4.4%
\$15,000 - \$24,999	11.8%	+5.5%
\$25,000 - \$34,999	14.5%	+7.8%
\$35,000 - \$49,999	14.3%	+4.1%
\$50,000 - \$74,999	19.4%	+3.6%
\$75,000 - \$99,999	9.4%	-3.2%
\$100,000 - \$149,999	11.0%	-7.6%
\$150,000 - \$199,999	4.3%	-6.3%
\$200,000+	3.5%	-8.4%

HOUSEHOLDS BY INCOME (3-MILE)

Indicator	Value	Difference
<\$15,000	8.8%	+1.4%
\$15,000 - \$24,999	9.1%	+2.8%
\$25,000 - \$34,999	10.3%	+3.6%
\$35,000 - \$49,999	13.1%	+2.9%
\$50,000 - \$74,999	18.7%	+2.9%
\$75,000 - \$99,999	12.6%	0
\$100,000 - \$149,999	15.5%	-3.1%
\$150,000 - \$199,999	7.1%	-3.5%
\$200,000+	4.9%	-7.0%

HOUSEHOLDS BY INCOME (5-MILE)

Indicator	Value	Difference
<\$15,000	8.0%	+0.6%
\$15,000 - \$24,999	7.7%	+1.4%
\$25,000 - \$34,999	8.8%	+2.1%
\$35,000 - \$49,999	11.8%	+1.6%
\$50,000 - \$74,999	17.5%	+1.7%
\$75,000 - \$99,999	12.5%	-0.1%
\$100,000 - \$149,999	17.1%	-1.5%
\$150,000 - \$199,999	9.3%	-1.3%
\$200,000+	7.4%	-4.5%

PROPERTY DETAILS

15,328

TOTAL BUILDING
SIZE
(SQ.FT.)

1980

YEAR BUILT

1.61

Total Land Area
(AC)

COMM

ZONING

APN

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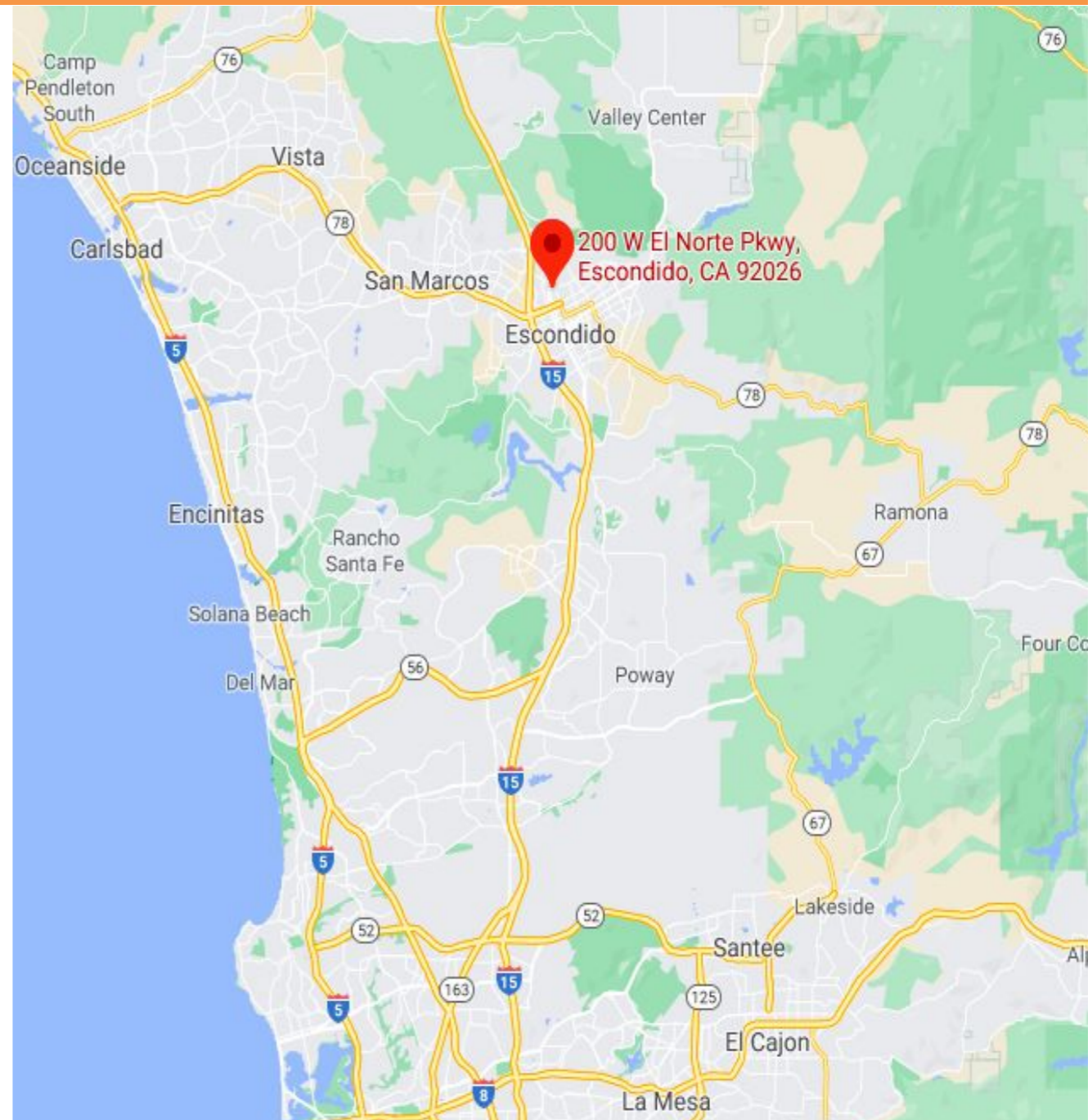
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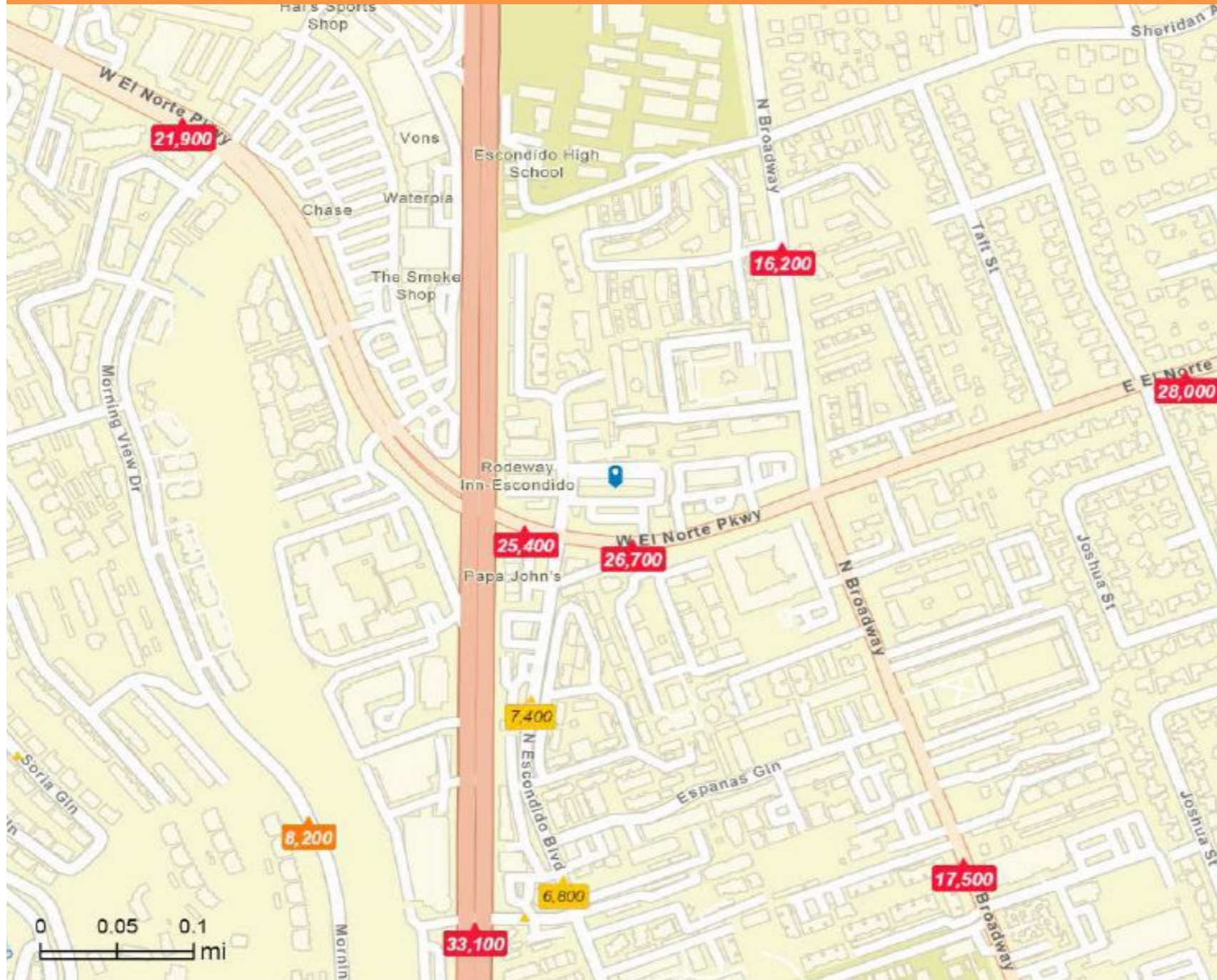
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LOCATION

- ✓ Surrounded by **high traffic streets**, Centre City Pkwy, El Norte Pkwy, and Broadway.
 - Centre City Pkwy – 35,400 cars / day
 - El Norte Pkwy – 26,700 cars / day
 - Broadway – 20,300 cars / day
- ✓ Tenants include Metro PCS, North Bar, and El Tirano Western Wear. Other **nearby major retailers** include Vons, CVS, LA Fitness, Starbucks, and Ross.
- ✓ **Easy access to I-15** (connecting south to San Diego and north to Riverside) and Highway 78 (connecting west to I-5 and the ocean).
- ✓ **Densely populated area of 27,929 people** in a 1-mile radius and a total of 153,347 people in a 3-mile radius from the property.



LOCATION



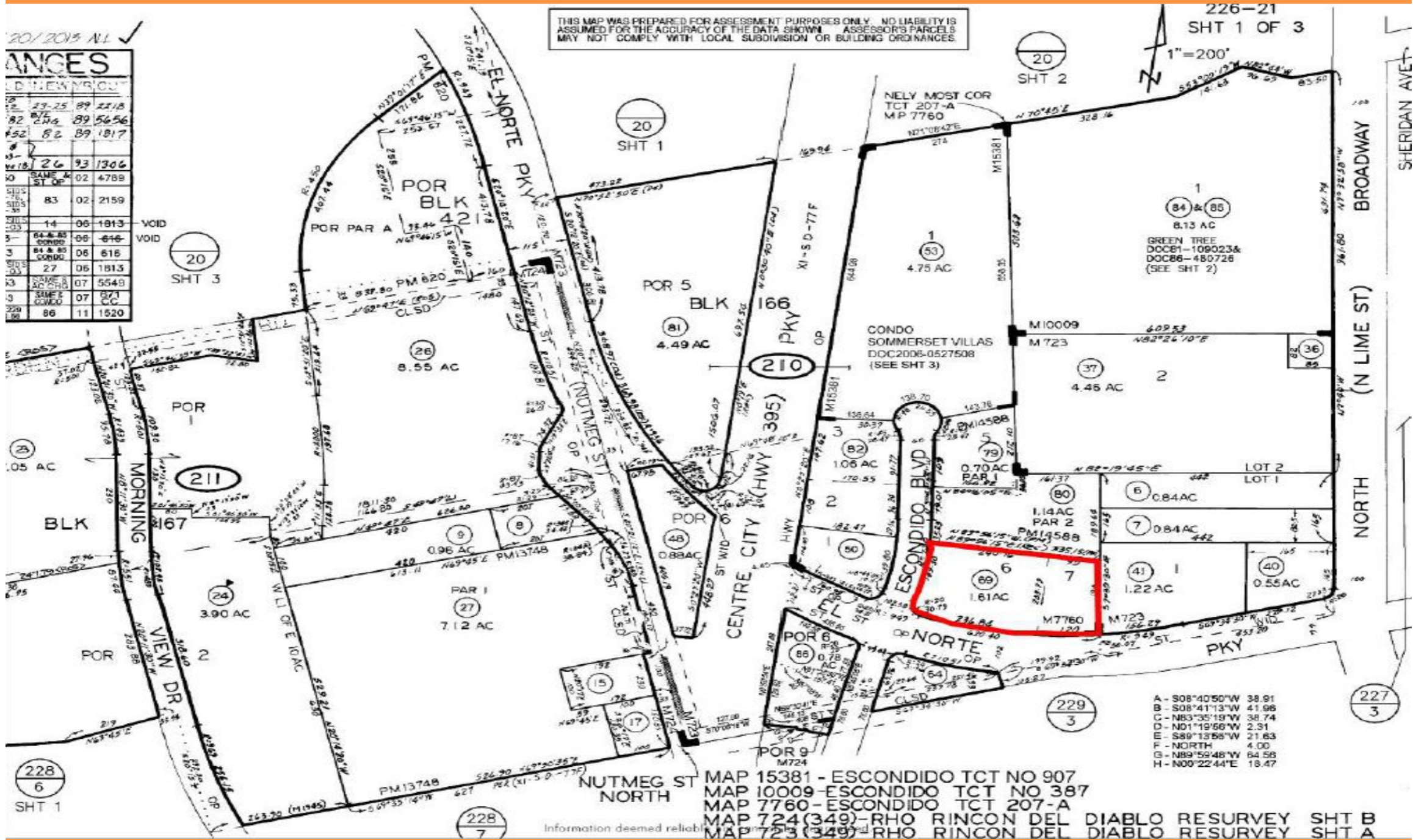
TRAFFIC COUNT MAP (CLOSE UP)



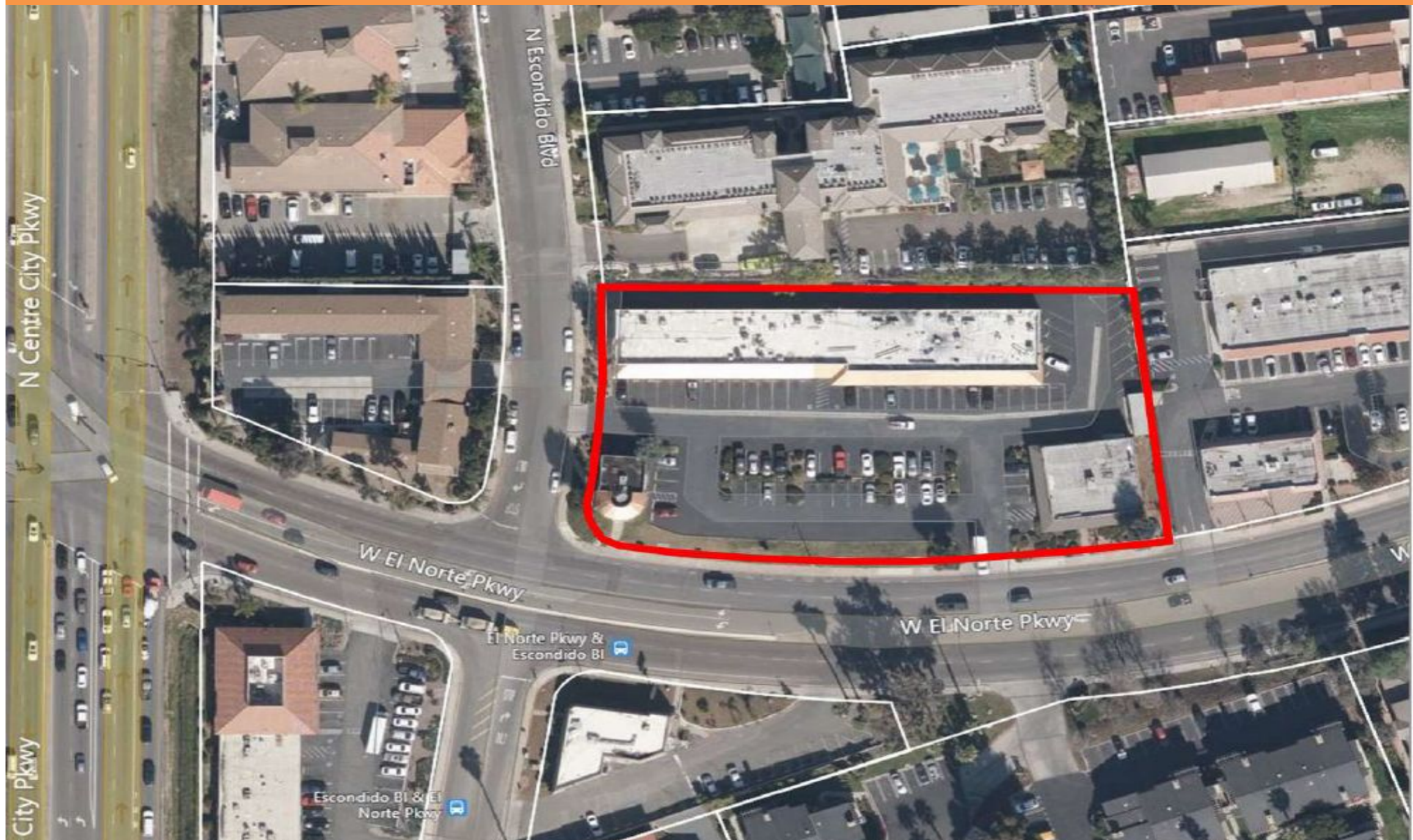
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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PROPERTY PHOTOS



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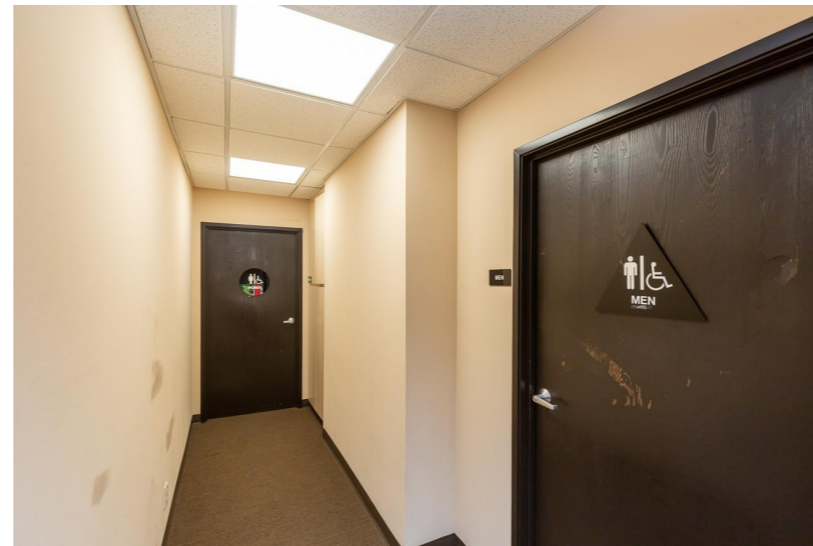
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190 W EL NORTE PHOTOS, 3200 SF (INTERIOR - FOR LEASE)



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190 W EL NORTE PHOTOS, 3200 SF (EXTERIOR - FOR LEASE)



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Presented By

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