

FOR SALE/LEASE

2772 LOKER AVENUE
CARLSBAD, CA 92010

11,486 SF FREESTANDING
INDUSTRIAL/R&D BUILDING

**YOUR BUSINESS
NAME HERE**

2772

MIKE CONGER
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**COMMERCIAL
ASSET
ADVISORS**

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PROPERTY HIGHLIGHTS

- 11,486 SF Freestanding Industrial/R&D Building
- Divisible to 4,065 SF and 7,421 SF
- Year Built/Renovated: 1987/2019
- Clear Height: 18' - 20'
- Loading: 1 Dock High, 1 Grade Level
- Parking: 32 Spaces
- High End, Creative Buildout with Showers and Kitchen
- 100% HVAC Climate Controlled Space
- Walking distance to Loker Retail Center
- Walking distance to community parks and hiking trails
- Zoning: PM
- Sale Price: \$2,875,000
- Lease Rate: \$1.40/NNN
- Available 9/1/2020



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SITE PLAN



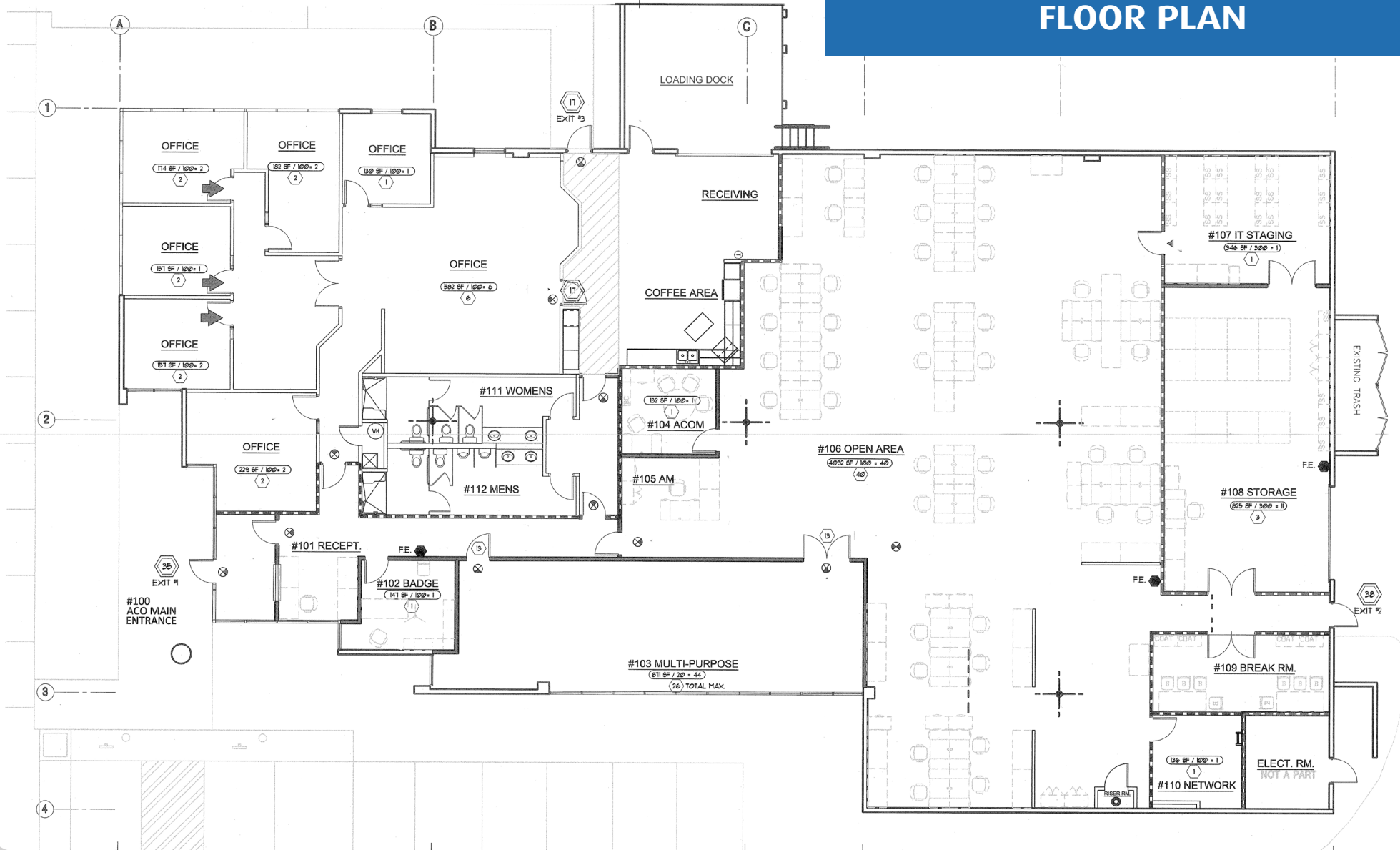
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FLOOR PLAN



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AMPLE PARKING



GREAT NATURAL LIGHT



GRADE LEVEL ROLL UP DOOR



PHOTO GALLERY



HIGH END "CREATIVE" FINISHES

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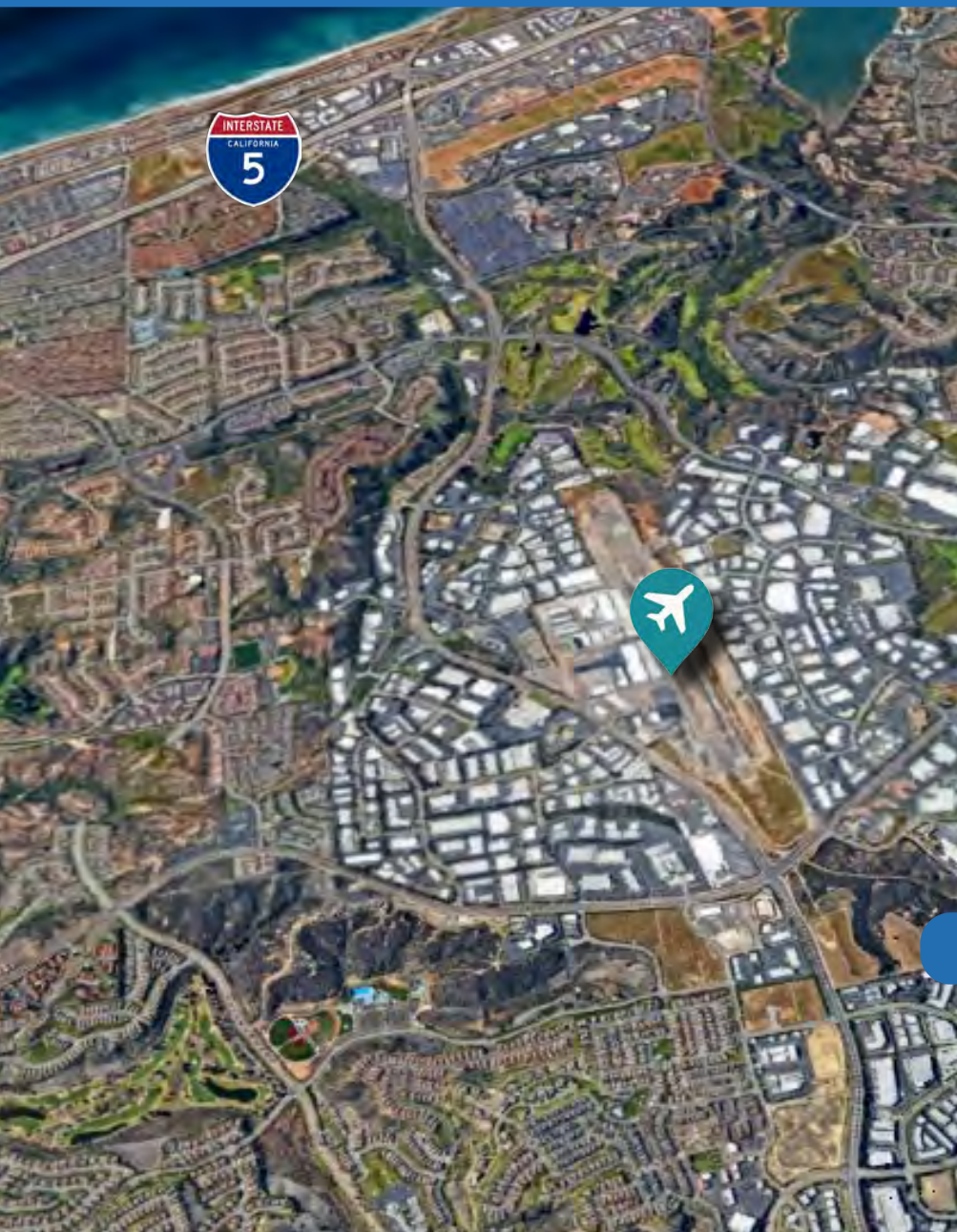
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AMENITY MAP

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Businesses and services shown include: PIZZA PORT, CRAVORY, Peet's Coffee & Tea, STARBUCKS, STAPLES, SUBWAY, SPROUTS, BRD ROCK, RICHARD WALKER'S, the hat method, Bravo Jewellers, TRADER JOE'S, Holiday Inn, Eureka Burger, BevMo!, MENDOCINO FARMS sandwich market, PURE/BURGER, CHASE, Happiness Hubs & Spa, Luna Grill, CVS pharmacy, MISSION, Pasta Amici, FISH DISTRICT, Rubio's, Lowe's, Chipotle, NOODLES, Panera Bread, and FIVE GUYS.

Location: 2772 LOKER

Streets: EL CAMINO REAL, PALOMAR AIRPORT RD, LOKER AVE W, EL FUERTE ST, FARADAY AVE

Airport: MCCLELLAN-PALOMAR AIRPORT

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**OWNER/USER EFFECTIVE COST OF OWNERSHIP
AFTER TAX EFFECTIVE MONTHLY COST PER RENTABLE SQUARE FOOT ANALYSIS**

APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE:	11,486
APPROXIMATE TOTAL SQUARE FOOTAGE:	11,486
PRICE PER SQUARE FOOT (shell plus tenant improvements):	\$250.30
TOTAL PROJECT COST:	\$2,874,946
DOWN PAYMENT %:	15%
DOWN PAYMENT \$:	\$431,242
LOAN AMOUNT:	\$2,443,704
INTEREST RATE:	3.50%
AMORTIZATION:	25.00

SCHEDULED IN PLACE RENTAL INCOME	
TENANT INCOME (ANNUAL)	\$0

ESTIMATED ANNUAL PROPERTY EXPENSES (4):	
ASSOCIATION FEE (estimate)	10,209
INSURANCE (Estimate)	1,750
TAXES (1.10152% of Sales Price)	31,668
TOTAL (5)	\$43,627

ANNUAL MORTGAGE EXPENSE (1)	ANNUAL PROPERTY EXPENSES	ANNUAL TENANT INCOME	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	AVG. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	DEPRECIATION ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.
(\$146,805)	(\$43,627)	\$0	(\$190,432)	\$73,241	(\$117,191)	\$16,771	(\$100,421)
MONTHLY COST PER SF (PROPERTY)			\$1.38		\$0.85		\$0.73
MONTHLY COST PER SF (OCCUPIED SPACE)			\$1.38		\$0.85		\$0.73

1. Based on Loan Amortization Table
 2. Average annual principal paydown based on 10 year accumulation from Loan Amortization Table
 3. Assumes 35% effective tax rate (state & federal) plus deduction for depreciation based on 39 year straightline estimated schedule - 65% (bldg value) of sale price. Consult your tax advisor.
 4. Estimated expenses include est. property taxes, plus est. insurance, est. maintenance, and est. utilities. Please consult your tax advisor about property expenses which may be tax deductible.
 Note: Consult with your tax advisor. There are no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale.

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