

RI RETAIL INSITE

CARLSBAD THEATRE

100% OCCUPIED SINGLE TENANT

I N V E S T M E N T S A L E

2822 STATE STREET | CARLSBAD, CALIFORNIA

2822

• C O N F I D E N T I A L I T Y A G R E E M E N T •



Retail Insite (hereinafter "RI") has been retained as the exclusive advisor and broker regarding the sale of the property at 2822 State Street, Carlsbad, California.

This Offering has been prepared by RI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by RI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by RI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, RI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and RI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing

this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. RI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or RI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or RI, and (v) to return it to RI immediately upon request of RI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

• D I S C L A I M E R •

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Tenant:	Marshall Sylver Seminars www.sylver.com
Price:	\$4,965,257
CAP Rate:	5.25
NOI Projection:	\$260,676
Price psf:	\$594.00
Rent Increases:	3% per Annum
Total Rentable sf:	8,355 SF (2nd floor residential unit included in SF/Lease)
Lease Term:	5 years w/ one 5-year option at fair market
Lease Commencement:	July 1, 2018 - June 30, 2023
Leased:	100%
APN:	203-181-05-00
Zoning:	VR - Village Review Redevelopment Chapter 21.35

INVESTMENT HIGHLIGHTS

- 100% Occupied by Marshall Sylver, Turning Point Seminars
- Stable investment property in Carlsbad Village
- Carlsbad Village is currently experiencing rapid renovation and growth
- Provides strong visibility to access the residential neighborhoods, restaurants, the beach, and I-5 freeway
- Carlsbad Village is home to a number of retail amenities

• TENANT PROFILE •

TENANT

Marshall Sylver, an Individual, DBA Prosperity Broadcasting

TENANT USE

Marshall Sylver designed and conducts programs created to help the small business owner and entrepreneur to gain more specialized knowledge on business operation through a series of seminars and training.

Marshall Sylver has been a guest on The Late Show with David Letterman (an unprecedented five times), Howard Stern, Rosie O'Donnell, and The Big Idea with Donnie Deutsch.





THEATRE DESCRIPTION

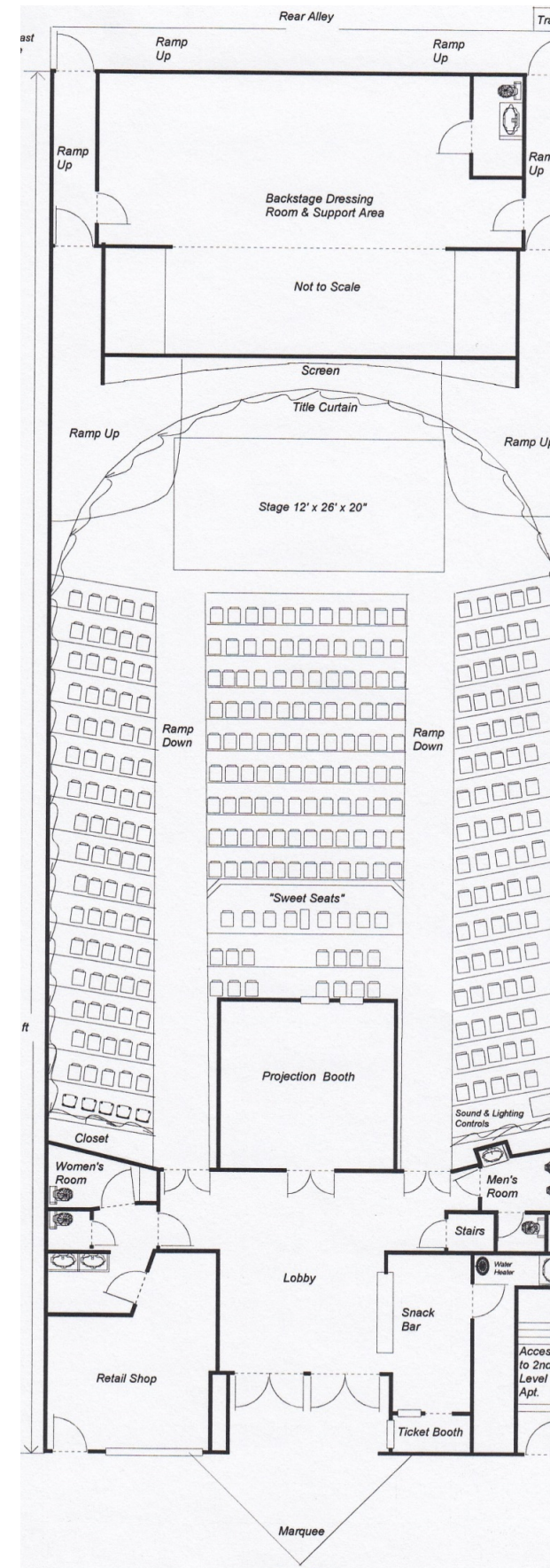
The Carlsbad Village Theatre has 334 seats that slope upward from the first row. The Primary Stage Performance Area is 312 sq. ft. (26ft. W x 12 ft. D) with a raised stage height of 22 inches. The large cinema screen, installed in 2000, is a custom fixed Stewart Ultramatte 150 Torus/Sigma screen (39.5 ft. wide x 16.5 ft. high) with a floor to ceiling title curtain.

YEAR

The Theatre has been operating continuously since 1995 and is "Multi-Purpose Entertainment Ready"! Its amenities can accommodate the following Contemporary Entertainment categories and more:

AMENITIES

- Live Stage Performances** - Concerts, Plays, Standup Comedy, Musicals & Dance
- Large Cinema Screen Presentations** - Film Festivals, Documentary and Sports Action Films
- Business Seminars** - Blu Ray Digital media & PowerPoint Presentations
- Corporate Meetings, Fund Raisers & Special Events** - Various Corporate, Private & Community Events
- Digital Internet Media Streaming & Live Digital Internet Webinar Uploading** - Internet Sports streaming to the Large Cinema Screen & Live Stage Webinar Productions



**FORMER
CARLSBAD VILLAGE THEATRE**

**Gross Building Area Summary
1st & 2nd Floor
(Not-To-Scale)**

Lobby, Concession & Rest Rooms	1,150 sf.
(T) Tenant - Beauty Salon	250 sf.
Projection Booth	296 sf.
Auditorium	2,679 sf.
Stage & Screen Performance Area	900 sf.
Backstage Area	1,263 sf.
Basement Area	<u>367 sf.</u>
1st Floor Sub Total	6,905 sf.
(T) Tenant - 2 nd Floor Apt.	1,000 sf.
Mezzanine Work Area	600 sf.
Top of Projection Booth	90 sf.
Backstage Lofts	<u>248 sf.</u>
2nd Floor Sub Total	1,938 sf.
1st & 2nd Floor – Gross Building Area	8,843 sf.
* Lease is based off a square footage of 8,355 sf.	



• PROPERTY HIGHLIGHTS •

The Theatre is centrally located in the “Core Area” of the Carlsbad Village, directly across the street from the Coaster Train Station and within walking distance to all of the popular beach front motels, retail shops, coffee houses, pubs, micro-breweries, and a variety of indoor and outdoor dining opportunities. Free on-street and off-street public parking is available throughout the Village and at the Coaster Train Station parking lot (510 spaces) during non-commuter days/hours (after 5 PM on weekdays and all day Saturday and Sunday).

The Theatre was built in 1927 and is in excellent condition. The property has a historic architectural design, but is not a “Registered Historic Property.” Major renovations have included: a new cinema screen, theatrical stage, carpet, drapes, projection booth, seismic code compliance, increased electrical power capacity and distribution. Major upgrades have included: audio / visual / lighting fixtures together with a comprehensive inventory of multi-purpose entertainment operating equipment. Continuous upgrades were made annually to the theatre premises and its operating equipment to accommodate the needs of its contemporary users. The Sales Price includes the extensive Personal Property Inventory.

In 2018, Marshall Sylver leased the building to conduct seminars and is recognized as a leader in motivational persuasion and influence. www.sylver.com

1927



1945



1947



1954



CARLSBAD STATE BEACH

PACIFIC OCEAN



STATE STREET



ROOSEVELT STREET

GRAND AVENUE



Carlsbad is a seaside resort city stretched along 7 miles of the Pacific Coastline in North San Diego County. The locals refer to the city as “The Village by the Sea”, Carlsbad’s Mediterranean climate attracts visitors year-round to its quaint hotels and five-star luxury resorts.

Carlsbad Neighborhoods are divided into four district quadrants, for city planning and growth management purposes.

Northwest quadrant includes the downtown “Village” and “Old Carlsbad.”

Northeast quadrant is made up of mostly single-family homes set on larger lots, known as Chestnut Hills.

Southeast quadrant is home to the Omni La Costa Resort and Spa. This area features newer master-planned communities set among rolling hillsides, golf courses, and open space.

The last quadrant is the Southwest which extends along the Pacific Ocean to the south of the center of Carlsbad.

McClellan-Palomar Airport (CRQ), located 2 miles east of LEGOLAND and near Oceanside Harbor serves as the gateway to and from San Diego’s North County. CRQ is the fourth busiest single runway in the United States, with an estimated 96,000 passengers yearly. The airport contributes \$108 million a year to the local economy.

There are 25 notable corporate headquarters in Carlsbad, including Callaway Golf Company, Life Technologies, Via Sat, Inc. and Gemological Institute of America (GIA).

Carlsbad is a small town with all the conveniences of a large city with streets lined with antique stores, boutique shops and outdoor cafes. Annually, more than 100,000 people attend one of the largest one-day festivals in the nation, Carlsbad Village Street Faire.

Carlsbad Company Stores – is an upscale outlet shopping center boasting with 90 stores,

including Banana Republic, Barneys New York, Crate and Barrel, Michael Kors, Cole Haan.






Bressi Ranch Village Center – is a unique blend of shops, services, restaurants and everyday convenient stores. Bressi Village is home to Trader Joe’s and Stater Bros, along with a list of eateries including, Board & Brew, Fish District Eatery, Kasi and Luna Grill. The service stores include a pharmacy in Starter Bros., Gateway Dental and Carlsbad Optometry, plus Verizon Wireless, Chase Bank, The Bar Method, Postal Annex, Premiere Cleaners and multiple hair and nail shops.

The Shoppes at Carlsbad formally known as Westfield Plaza Camino Real – is undergoing a 2 phased renovation that will turn the Plaza into an upscale, outdoor retail center by the end of 2014. The mall will feature more than 140 specialty stores, a “Dinning Terrace” food court, and 3 freestanding restaurants. A new 24 Hour Fitness will be one of the new anchor locations. 24 Hour Fitness has dedicated 40,000 sf as a Super-Sport club featuring a roof-top basketball court, state-of-the-art training area, lap pool, and exterior aquatic area. The other anchors include a new Regal 12 screen Megaplex Cinema, JCPenny, Macy’s, Macy’s Home, and Sears.

TOP TOURIST ATTRACTIONS

- Gemological Institute of America (GIA)
- LEGOLAND California Resort
- Oceanside Pier
- Batiquitos Lagoon

DEMOGRAPHICS:

	Estimated Population: 3,000,000 <small>San Diego</small>
	Average Household Income: \$146,414
	Estimated Annual Visitors: 2,000,000
	Median Price of Available Homes: \$761,344
	Average Age: 41.6

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I N V E S T M E N T S A L E

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