

# 390-398

VIA EL CENTRO  
Oceanside, CA 92058

## FOR SALE

28,313 SF Freestanding  
Oceanside Industrial Building



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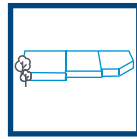
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# PROPERTY

## Features & Highlights



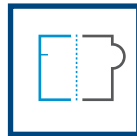
### Freestanding Industrial Facility

28,313 Square Feet



### Excellent Location

Visible from Hwy 76, with close proximity to I-5 Freeway and Pacific Ocean



### Demising Options

Building already demised into multiple suites



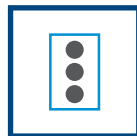
### City Zoning

Light Industrial



### Potential "Value Add" Opportunity

"Value add" opportunity once adjacent property gets redeveloped



### Access

Access from signalized intersection at Hwy 76



### Rare Opportunity

Rare opportunity to own property in the San Luis Rey River Valley/Hwy 76 Corridor



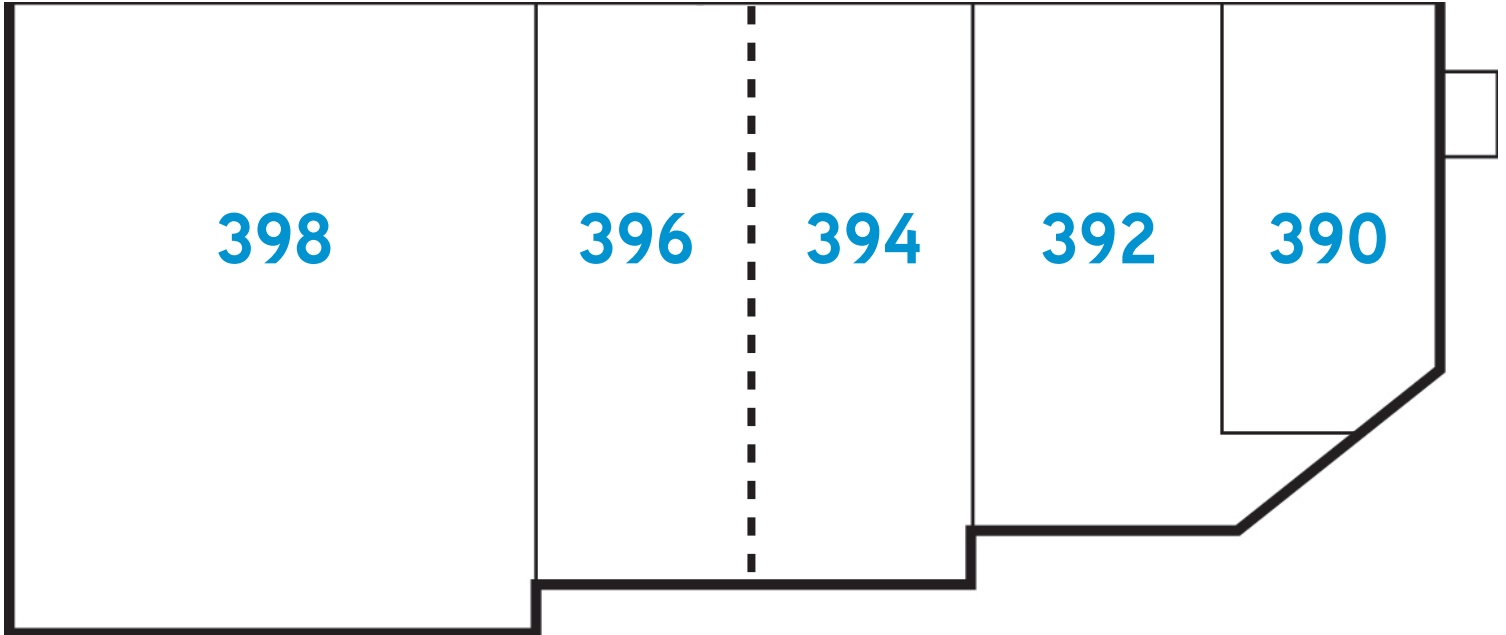
### Sale Price

\$4,875,000

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# FLOOR PLAN

## Current Divisibility



### Rent Roll

#### 390 VIA EL CENTRO

Size (SF): 3,338 SF  
 Monthly Rent: \$3,070.96 MG  
 Lease Expiration: 10/31/2024

#### 392 VIA EL CENTRO

Size (SF): 4,157 SF  
 Monthly Rent: \$3,990.72  
 Lease Expiration: **VACANT**

#### 394 VIA EL CENTRO

Size (SF): 4,418 SF  
 Monthly Rent: \$3,755.00 MG  
 Lease Expiration: 4/30/2020

#### 396 VIA EL CENTRO

Size (SF): 4,400 SF  
 Monthly Rent: \$4,048.00 MG  
 Lease Expiration: 4/30/2020

#### 398 VIA EL CENTRO

Size (SF): 12,000 SF  
 Monthly Rent: \$9,966.00 MG  
 Lease Expiration: 3/31/2021

### 2020 Projected Rent

	SQ FT	PROJECTED 2020
Vacancy (assuming \$.92/ SF)	4157	\$3,824
Buggy Whip	4400	\$4,169
Superior Foam	4418	\$4,065
Roys Auto	3338	\$3,163
Modular Wetlands	12000	\$10,265
<b>Totals</b>	<b>28313</b>	<b>\$25,487</b>
Annual Total Rent		\$305,838
Annual Utility Reimb-		\$2,405
Annual HVAC		\$324
Total Income		\$308,567
5% vacancy		\$15,428
<b>Total w/ vacancy</b>		<b>\$293,138</b>
<b>Less estimated expenses w/projected property tax</b>		<b>\$60,000</b>
<b>NOI</b>		<b>\$233,138</b>
<b>ASKING PRICE</b>		<b>\$4,875,000</b>



**Daytime Population**

189,631



**Projected Population  
(2024)**

227,685



**Average Household Income  
(2019)**

\$93,808



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