

FOR SALE

INVESTMENT - OWNER / USER OPPORTUNITY
9621 CAMPO RD. | SPRING VALLEY, CA 91977

POTENTIAL RESIDENTIAL/INDUSTRIAL CONVERSION

CROWN
INN &
SUITES

**COMMERCIAL
ASSET
ADVISORS**

858.360.3000 | caacre.com

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PROJECT TYPE

Multi-Tenant
Retail Building

APN NUMBER

500-251-05-00

BUILDING SIZE

± 13,536 SF Per Title
± 13,067 SF Per Rent Roll

LOT SIZE

± 29,620 SF

YEAR BUILT

± 1973

ZONING

C-36

ASKING PRICE

\$2,499,000

CAP RATE

In-place ± 5.51% Cap
Blended ± 6.91%
5 Year Proforma Cap

ADDITIONAL INCOME

Freeway Visible Signage Income



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* No 3rd party studies or engineering have been completed. Buyer to do their own due diligence regarding feasibility.



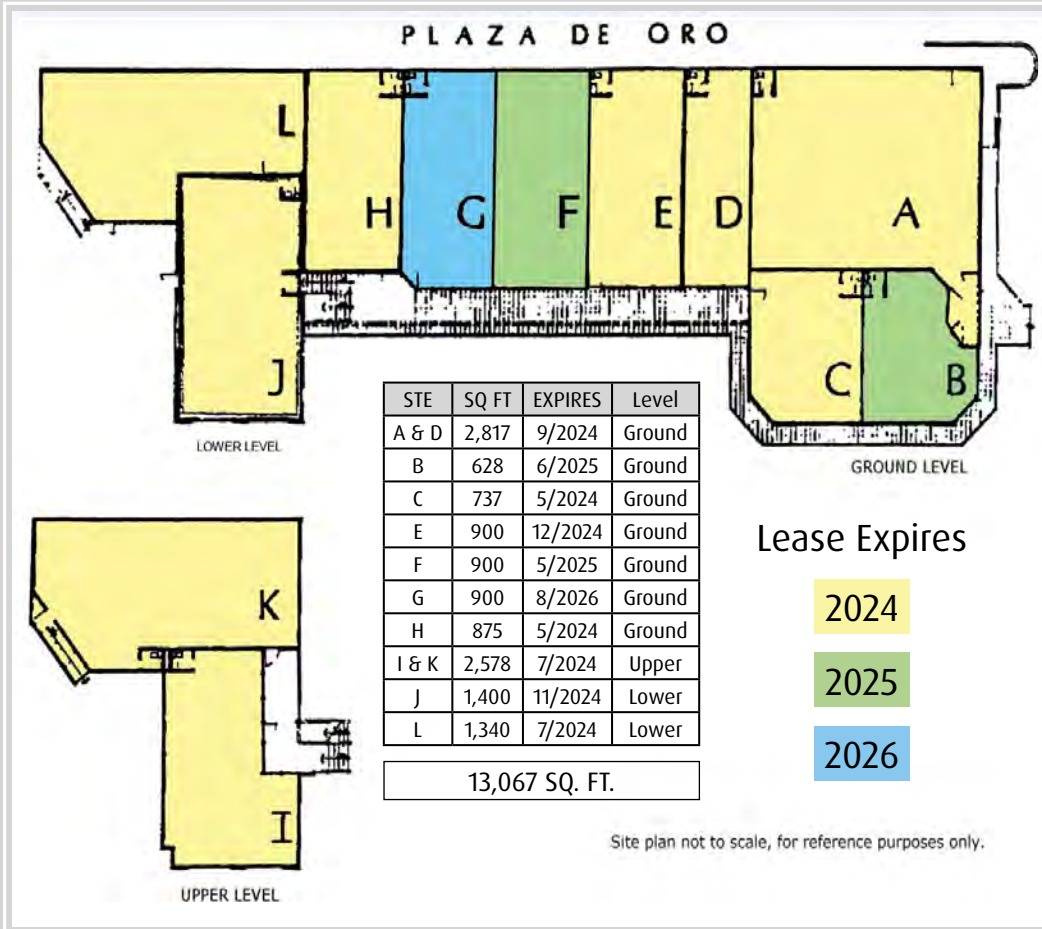
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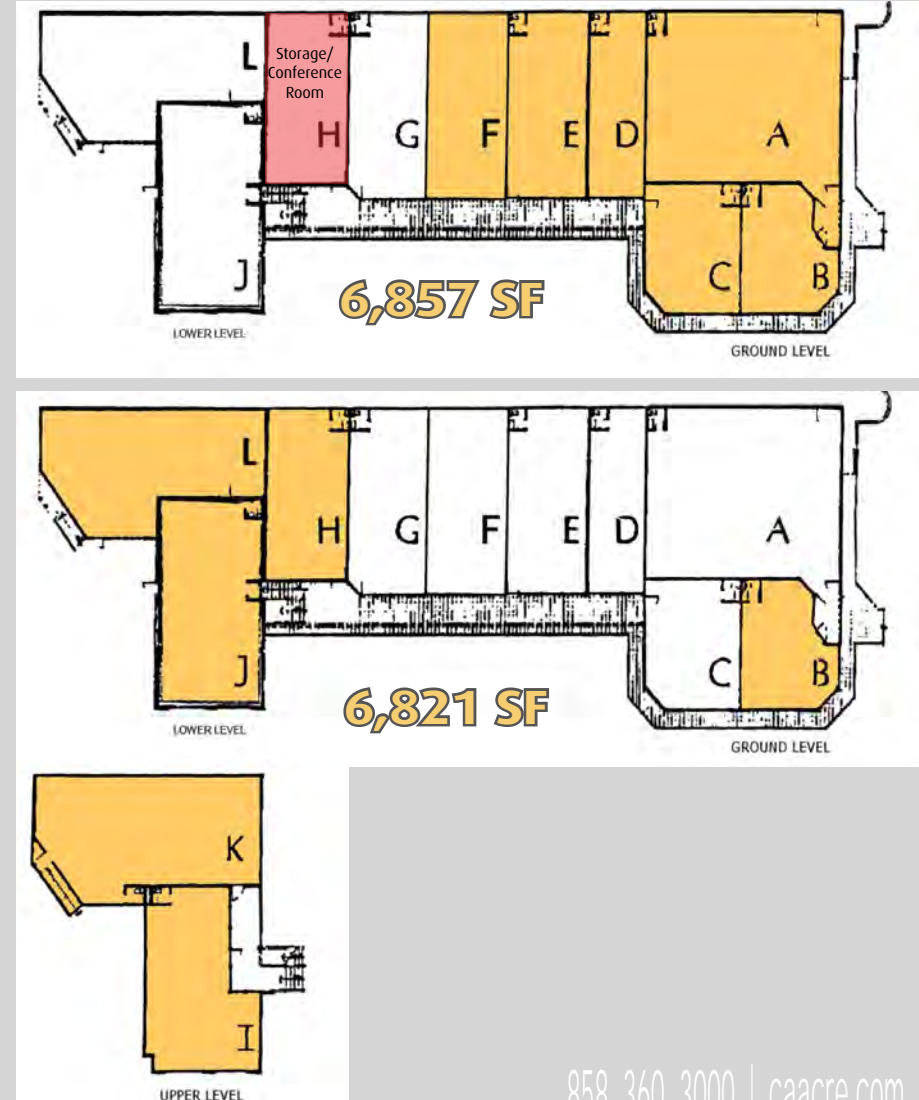
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SITE PLAN



POTENTIAL OPTIONS FOR OWNER/USER



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AFTER TAX EFFECTIVE MONTHLY COST / RSF ANALYSIS

Proforma Owner / User Scenario

ESTIMATED OCCUPIED RENTABLE SQUARE FOOTAGE:	6,903
APPROXIMATE TOTAL SQUARE FOOTAGE:	13,536
PRICE PER SQUARE FOOT (shell plus tenant improvements):	\$184.62
TOTAL PROJECT COST:	\$2,499,000
DOWN PAYMENT %:	15%
DOWN PAYMENT \$:	\$374,850
LOAN AMOUNT:	\$2,124,150
INTEREST RATE:	6.00%
AMORTIZATION:	25.00

SCHEDULED IN PLACE RENTAL INCOME	
ANNUAL TENANT INCOME (Assumes \$1.65/SF Gross of 49% occupancy)	\$131,326

ESTIMATED ANNUAL PROPERTY EXPENSES (4):	
COMMON AREA MAINTENANCE (Estimate)	21,965
INSURANCE (Estimate)	8,225
MANAGEMENT FEE (Estimate)	6,566
TAXES (1.16300% of Sales Price) with Fixed Assessments Included	31,442
TOTAL (5)	\$68,198

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.
(\$164,231)	(\$68,198)	\$131,326	(\$101,103)	\$50,232	(\$50,871)	\$14,578	(\$36,294)
MONTHLY COST PER SF (PROPERTY)			\$0.62		\$0.31		\$0.22
MONTHLY COST PER SF (OCCUPIED SPACE)			\$1.22		\$0.61		\$0.44



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.

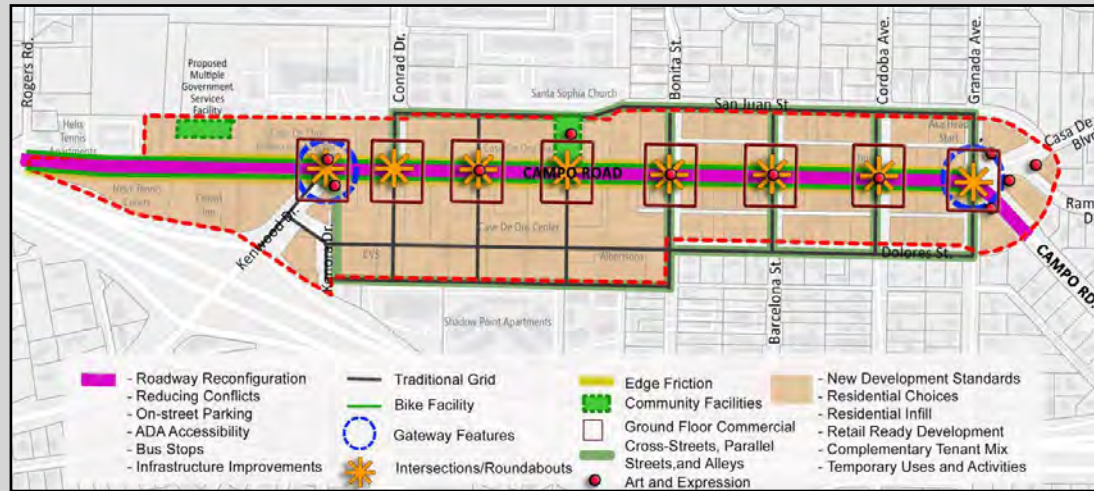
4. Estimated expenses include est. property taxes, plus est. insurance, est. maintenance, and est. utilities. Please consult your tax advisor about property expenses which may be tax deductible.

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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CAMPO ROAD CORRIDOR REVITALIZATION SPECIFIC PLAN



Robust public engagement throughout Specific Plan Phases 1, 2, and 3 resulted in the emergence of several themes that led to the development of the overall Vision for the Corridor. These include:

- Emphasize increased walkability, bikeability, and transportation safety.
- Incorporate trees, landscaping, and open space throughout the Corridor.
- Improve aesthetics through façade improvements, encourage building patterns that promote walkability, and create a sense of place and community identity.
- Support existing businesses and attract a mix of vibrant restaurants and boutique shops that will enhance the character of the community.
- Incorporate arts and culture into the community through public murals, events, and galleries.
- Facilitate a strong sense of identity through signage and visual elements.

VISION STATEMENT	Create an attractive, vibrant, and pedestrian-oriented mixed-use district and center of activity in which a historically rich, culturally diverse community can live, work, shop, dine, and socialize. Campo Road should continue to serve as the heart of the Corridor.				
GOALS	A welcoming place for everyone.	A connected corridor.	A cohesive look and feel of the place.	A thriving community.	An accessible and equitable place.
STRATEGIES	Art and Expression Community Facilities Complementary Tenant Mix Cross-slopes and ADA Accessibility Edge Friction- street trees and lighting Gateway Elements Intersection Design and Roundabouts Reducing Conflicts Roadway Reconfiguration	Bike Facilities Bus Stops Intersection Design and Roundabouts Off Street Parking On-Street Parking Roadway Reconfiguration Traditional Grid-Street Extensions Cross Streets, Parallel Streets and Alleys	Art and Expression Bike Facilities Edge Friction- street trees and lighting Infill Development Intersection Design and Roundabouts New Development Standards Roadway Reconfiguration Traditional Grid-Street Extensions Cross Streets, Parallel Streets and Alleys	Complementary Tenant Mix Infill Development Infrastructure Improvements New Development Standards Off Street Parking Residential Choices Ground Floor Commercial and Retail Ready Areas Roadway Reconfiguration Temporary Uses and Activities	Bike Facilities Bus Stops Community Facilities Cross-slopes and ADA Accessibility Infrastructure Improvements Intersection Design and Roundabouts On-Street Parking Residential Choices Roadway Reconfiguration Reducing Conflicts



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**FUTURE
ROUNDBOUNT**

9621 CAMPO RD

THE HUB
Pickle Ball Club

CROWN
BY GYROS

CAMPO RD

gladly coffee

Carl's Jr.

KENWOOD DR

94



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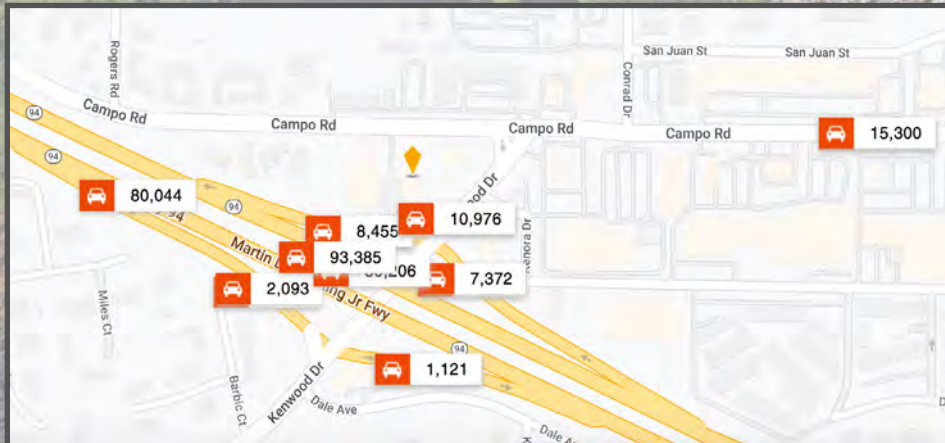
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DEMOGRAPHICS

TRAFFIC COUNT

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Kenwood Dr	Kenora Dr	0.02 NE	2018	10,158	MPSI	.04
2 Kenwood Dr	Kenora Dr	0.02 NE	2022	10,976	MPSI	.04
3 Martin Luther King Jr Fwy	Kenwood Dr	0.04 SE	2015	8,900	ADT	.05
4 Martin Luther King Jr Fwy	Kenwood Dr	0.04 SE	2022	8,455	MPSI	.05
5 Martin Luther King Junior Freeway	Kenwood Dr	0.02 SE	2020	80,206	MPSI	.06
6 94		0.00	2022	93,385	MPSI	.07
7 Martin Luther King Jr Fwy	Kenwood Dr	0.04 W	2018	7,372	MPSI	.07
8 Martin Luther King Jr Fwy	Kenwood Dr	0.04 W	2022	7,720	MPSI	.07
9 Martin Luther King Jr Fwy	Kenwood Dr	0.07 E	2018	2,093	MPSI	.11
10 Martin Luther King Jr Fwy	Kenwood Dr	0.07 E	2022	2,096	MPSI	.11



Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	15,705	56,680	136,706
2023 Estimate	15,962	57,484	138,491
2010 Census	15,435	54,922	131,478
Growth 2023 - 2028	-1.61%	-1.40%	-1.29%
Growth 2010 - 2023	3.41%	4.66%	5.33%
2023 Population by Hispanic Origin			
2023 Population	5,456	17,842	48,442
2023 Population			
White	11,492 72.00%	42,344 73.66%	101,752 73.47%
Black	2,005 12.56%	6,479 11.27%	14,796 10.68%
Am. Indian & Alaskan	243 1.52%	737 1.28%	1,972 1.42%
Asian	955 5.98%	3,575 6.22%	10,055 7.26%
Hawaiian & Pacific Island	195 1.22%	650 1.13%	1,373 0.99%
Other	1,073 6.72%	3,699 6.43%	8,543 6.17%
U.S. Armed Forces	84	579	1,647
Households			
2028 Projection	5,422	20,393	48,452
2023 Estimate	5,508	20,684	49,106
2010 Census	5,300	19,728	46,628
Growth 2023 - 2028	-1.56%	-1.41%	-1.33%
Growth 2010 - 2023	3.92%	4.85%	5.31%
Owner Occupied	3,078 55.88%	12,209 59.03%	27,342 55.68%
Renter Occupied	2,430 44.12%	8,474 40.97%	21,764 44.32%
2023 Households by HH Income			
Income: <\$25,000	631 11.46%	2,829 13.68%	7,160 14.58%
Income: \$25,000 - \$50,000	887 16.10%	3,238 15.66%	8,801 17.92%
Income: \$50,000 - \$75,000	1,024 18.59%	3,144 15.20%	7,584 15.44%
Income: \$75,000 - \$100,000	759 13.78%	2,701 13.06%	6,532 13.30%
Income: \$100,000 - \$125,000	646 11.73%	2,412 11.66%	5,158 10.50%
Income: \$125,000 - \$150,000	460 8.35%	1,878 9.08%	4,326 8.81%
Income: \$150,000 - \$200,000	585 10.62%	2,142 10.36%	4,602 9.37%
Income: \$200,000+	516 9.37%	2,338 11.30%	4,942 10.06%
2023 Avg Household Income	\$103,941	\$107,560	\$101,712
2023 Med Household Income	\$81,983	\$85,459	\$78,856



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