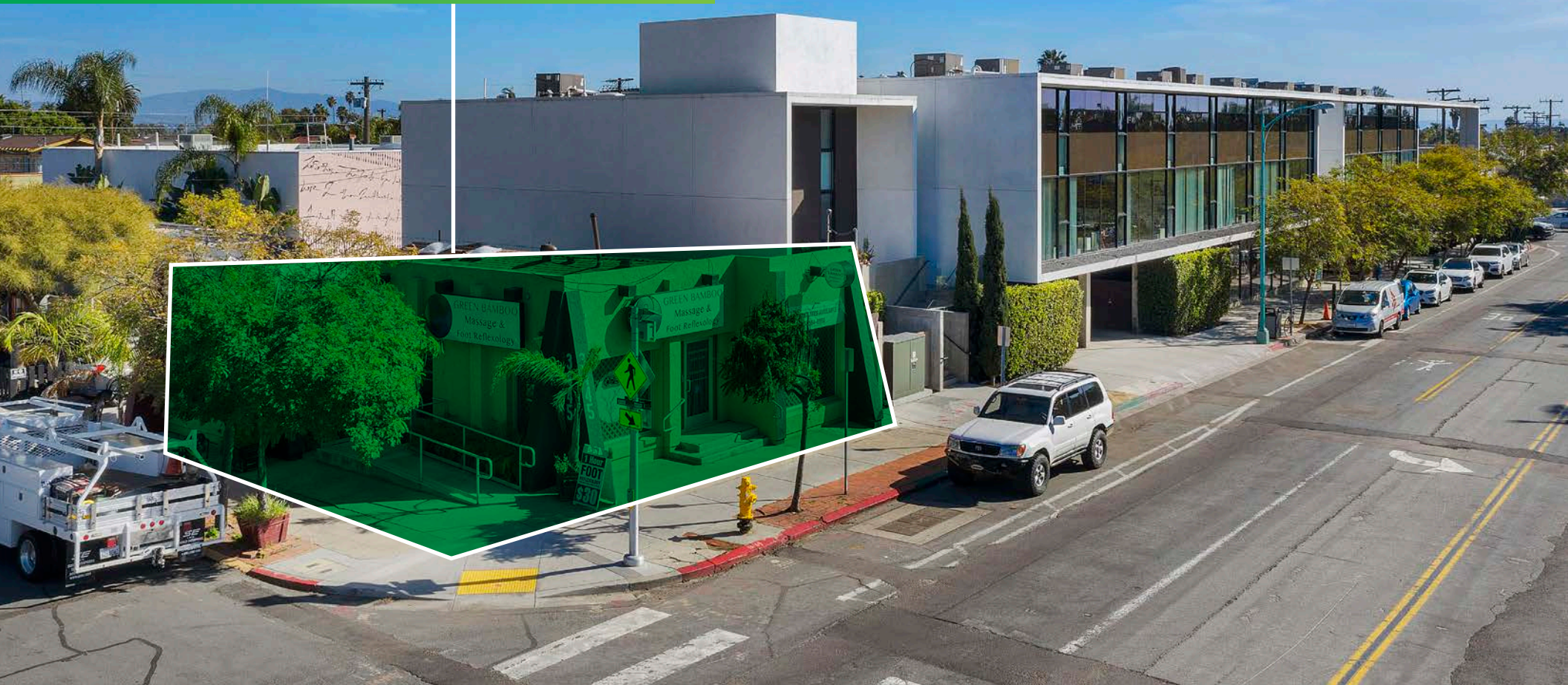


SAN DIEGO / NORTH PARK INVESTMENT FOR SALE

3445 30TH STREET

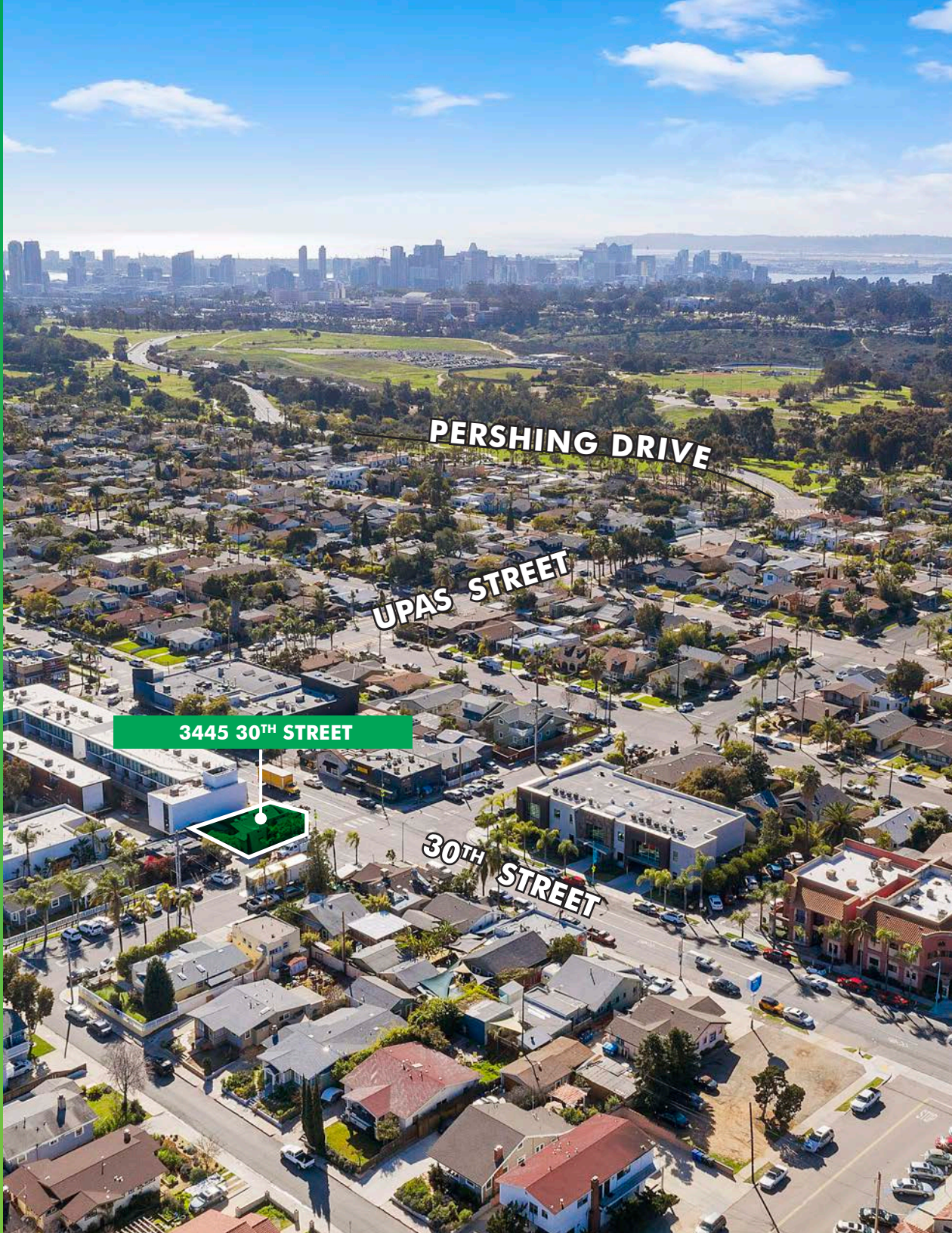
SAN DIEGO, CA 92104





EXECUTIVE SUMMARY

CBRE Inc. is the exclusive listing agent for the sale of this unique investment opportunity located on 30th Street in North Park, one of San Diego's most sought after urban neighborhoods. The Property is a single story retail building consisting of approximately 1,105 SF on approximately 1,999 SF of land. It is currently 100% leased to a single tenant with a lease expiration date of June 30, 2023. The offering presents a rare opportunity for the buyer to obtain an investment property along 30th Street ideally suited for a small 1031 exchange, a future owner/user, or an entry level developer.



HIGHLIGHTS & DETAILS

OFFERING HIGHLIGHTS

- The Property is located near the corner of 30th and Upas Streets, the southern gateway to North Park, one of San Diego's favorite and most eclectic urban neighborhoods.
- Located three blocks away from Balboa Park, the Morley Fields Sports Complex, and the popular frisbee disc golf course.
- Fast and easy access to Downtown San Diego and I-5 via Pershing Drive
- Rare San Diego freestanding commercial investment property available for under \$1MM.
- 100% leased investment with three years of term remaining provides upside for "value add" investor or future owner/user.

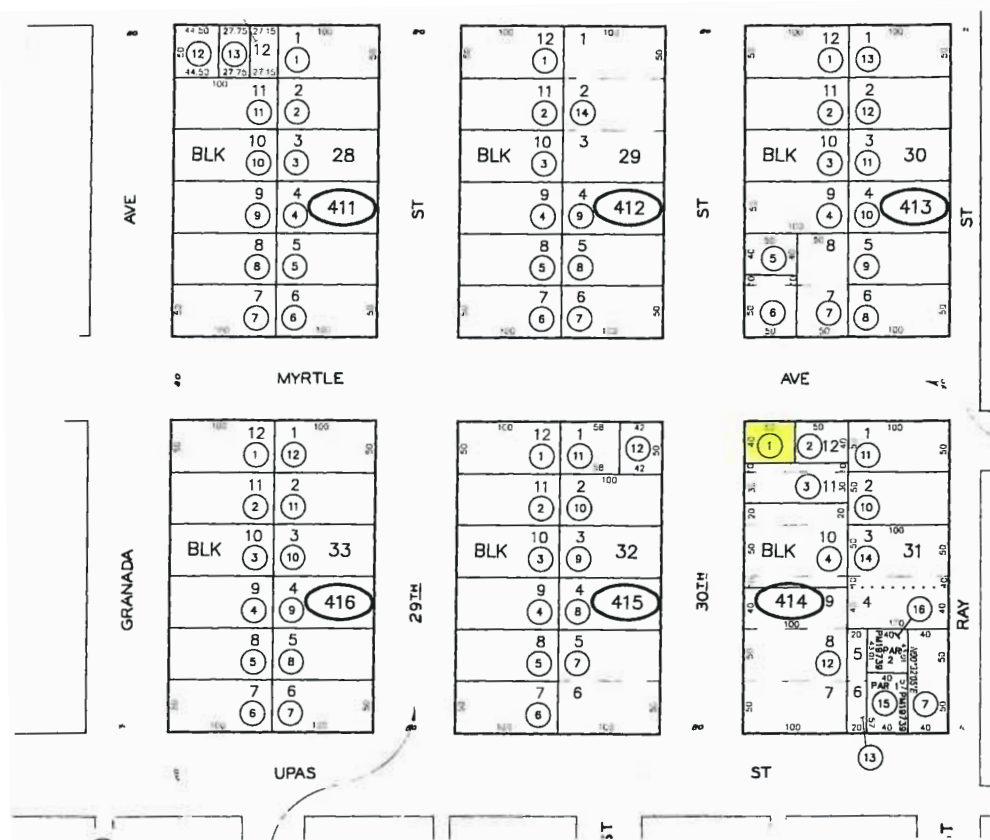
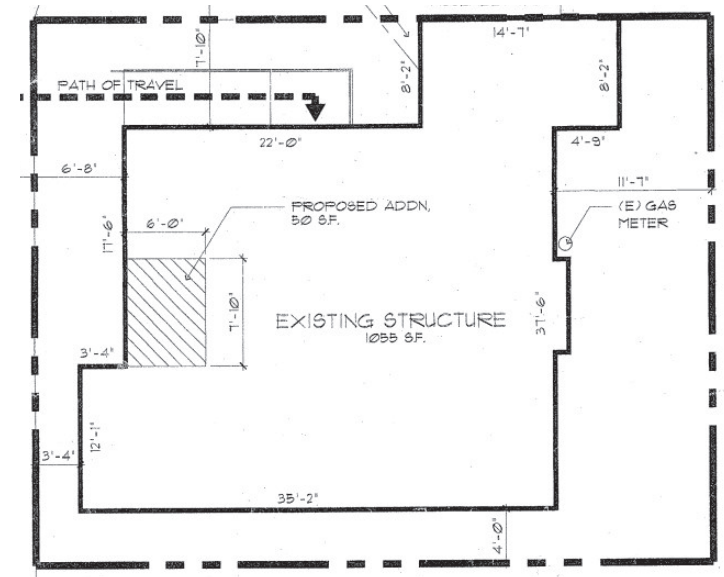
OFFERING DETAILS

- Modified net lease – Tenant pays 50% of property tax
- 2019 NOI – \$33,000 (approx.)
- **Asking price – \$895,000**

PROPERTY DETAILS

3445 30TH STREET, SAN DIEGO, CA 92104

- APN: 533-054-03
- Building Size: 1,105 SF (approx.)
- Land Size: 1,999 SF (approx.)
- Year Built: 1960, renovated in 2010
- Zoning: Commercial Neighborhood / CN-1-3



- The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small scale, low intensity developments that are consistent with the character of the surrounding residential areas. The zones in this category may include residential development.
- Allows retail, office, residential, and commercial services, including visitor accommodations
- Residential density = 1 unit per 1,500 SF land
- FAR = 1.0 (with 0.75 bonus for residential mixed use)
- Height Limit = 30'



TENANT INFORMATION

- Tenant – Green Bamboo Massage and Foot Reflexology
- Current Rent – \$3,414.45, Modified Net
(Tenant pays ½ property tax)
- Annual Rent Increases – 3% (escalates June 30)
- 2019 NOI – \$33,065.97
- Lease Expiration Date – June 30, 2023
(no options to extend or purchase)



3445 30TH STREET

SAN DIEGO, CA 92104

North Park

3445 30TH STREET



Bankers Hill



Balboa Park

South Park



Downtown



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

3445 30TH STREET

SAN DIEGO, CA 92104

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