



ACTIVE INVESTMENTS

a commercial real estate company

RETAIL PROPERTY FOR SALE

1770 Palm Avenue San Diego, CA 92154

FOR SALE

Property Use Type: *Investment*

Primary Type: *Retail*

Free Standing Building

Building Size: *13,600 Sq. Ft.*

Lot Size: *30,000 Sq. Ft.*

Occupancy: *100.00%*

Price: *\$2,100,000*

Price/SF: *\$154.00*

CAP Rate: *7%*

Year Built: *1960*

Net Lease Investment: *Yes*



Contact **David M. Baker**
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www.activeinvestments.net
1133 6th Avenue, 2nd Floor
San Diego, CA 92101

for
SALE

1770 Palm Avenue

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION

7% CAP RATE!!! The property is leased to "Fiesta Halls", a strong local tenant booked solid for many years offering wedding receptions and other special events. Fiesta Halls has been operating successfully in this location for seven (7) years! Their current lease is through 10/2009 with one option to extend at market rent. Their rent is currently \$.90 NNN, well below current market rent for the trade area, plus \$.05 psf annual bumps in rent starting 11/1/06.

PLEASE DO NOT DISTURB TENANTS

LOCATION DESCRIPTION

The property is on Palm Avenue just west of I-5. The property is in the city of San Diego, just outside the city limits of Imperial Beach.

No. Stories	1
Parking Ratio	3.5 / 1,000 SF
Cross Streets	Saturn Avenue
Net Operating Income	\$146,880
Tenancy	Fiesta Halls
Rent	\$.90 per sq. ft. NNN
Increases	\$.05 per sq. ft. annually
Lease Expired	11/1/2009
Option	One 5 year option at market rent

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