

# Sycamore Centre

VISTA, CA



OFFERING MEMORANDUM

**KW COMMERCIAL**

13400 Sabre Springs Parkway

San Diego, CA 92128

**PRESENTED BY:**

**LLOYD LAMERE**

Managing Director, Broker

0 760.855.5453

[lloydlamere@kwcommercial.com](mailto:lloydlamere@kwcommercial.com)

CalDRE #01908694 - TX #0385321

SYCAMORE CENTRE

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

# Executive Summary



<b>SALE PRICE:</b>	\$1,695,000
<b>PRICE PER UNIT:</b>	\$1,695,000
<b>LOT SIZE:</b>	0.62 Acres
<b>BUILDING SIZE:</b>	11,503 SF
<b>GRADE LEVEL DOORS</b>	1
<b>DOCK HIGH DOORS:</b>	
<b>CEILING HEIGHT:</b>	18.0 FT
<b>MARKET:</b>	San Diego
<b>SUB MARKET:</b>	SH 78 Corridor
<b>CROSS STREETS:</b>	Sycamore

## PROPERTY OVERVIEW

Dynamic 3 unit space in Industrial / retail / multi-use building currently occupied by a tenant with a short time remaining on the existing lease and willing to vacate on close of escrow. Ease of parking availability. Awesome visibility with freeway frontage off the 78. There is the ability to possibly increase the current occupancy limits to make this space attractive to pretty much everyone and anything including: schools, retail, light industrial, sports related or fitness operation and/or warehouse / office space. Property also includes Second Floor and exterior courtyard. Good for owner occupant or rental income property. Second floor area NOT calculated in official Sq Ft area but is additional "net rentable area". Additional area makes the total in excess of 13,000sf, but prospective purchasers are cautioned to validate all sq footage declarations. The listing broker has not made an independent personal measurement of the facilities, nor is he aware of one. The current property manager and previous marketing showed the total net rentable square footage as 11,503. Buyer to verify. CAP rate 8.64 to 9.36 .

SYCAMORE CENTRE

# ADDITIONAL INFORMATION

# 2

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS



# Property Description



## PROPERTY OVERVIEW

Dynamic 3 unit space in Industrial / retail / multi-use building currently occupied by a tenant with a short time remaining on the existing lease and willing to vacate on close of escrow. Ease of parking availability. Awesome visibility with freeway frontage off the 78. There is the ability to possibly increase the current occupancy limits to make this space attractive to pretty much everyone and anything including: schools, retail, light industrial, sports related or fitness operation and/or warehouse / office space. Property also includes Second Floor and exterior courtyard. Good for owner occupant or rental income property. Second floor area NOT calculated in official Sq Ft area but is additional "net rentable area". Additional area makes the total in excess of 13,000sf, but prospective purchasers are cautioned to validate all sq footage declarations. The listing broker has not made an independent personal measurement of the facilities, nor is he aware of one. The current property manager and previous marketing showed the total net rentable square footage as 11,503. Buyer to verify. CAP rate 8.64 to 9.36.

## LOCATION OVERVIEW

Go South on Sycamore off the 78. Take first Right on Thibido. Right on Industrial Court. Enter parking lot past building, then go left. On the left about 80% down the driveway fronting on 78, the next to last "attached" building in the complex.

## ADD HEADER

add text...

## ADD HEADER

add text...

## ADD HEADER

add text...

# Property Details

<b>PROPERTY NAME:</b>	Sycamore Centre
<b>STREET ADDRESS:</b>	2117 Industrial Court
<b>CITY, STATE, ZIP:</b>	Vista, CA 92081
<b>PROPERTY TYPE:</b>	Manufacturing/Warehousing/Office
<b>APN:</b>	183-260-53
<b>LOT SIZE:</b>	0.62 AC
<b>BUILDING CLASS:</b>	
<b>ZONING:</b>	
<b>RAIL ACCESS:</b>	N/A
<b>PARKING SPACES:</b>	
<b>PARKING RATIO:</b>	
<b>BUILDING FRONTAGE:</b>	
<b>CROSS STREETS:</b>	Sycamore
<b>YEAR BUILT:</b>	
<b>CONSTRUCTION TYPE:</b>	
<b>NUMBER OF STORIES:</b>	1
<b>FOUNDATION:</b>	
<b>WALLS:</b>	
<b>MEZZANINE:</b>	
<b>NUMBER OF UNITS:</b>	1
<b>CEILINGS:</b>	
<b>POWER:</b>	
<b>HVAC:</b>	
<b>COLUMN SPACE:</b>	
<b>ELEVATORS:</b>	



# Complete Highlights

## PROPERTY HIGHLIGHTS

- 





## Additional Photos





SYCAMORE CENTRE

# LOCATION INFORMATION

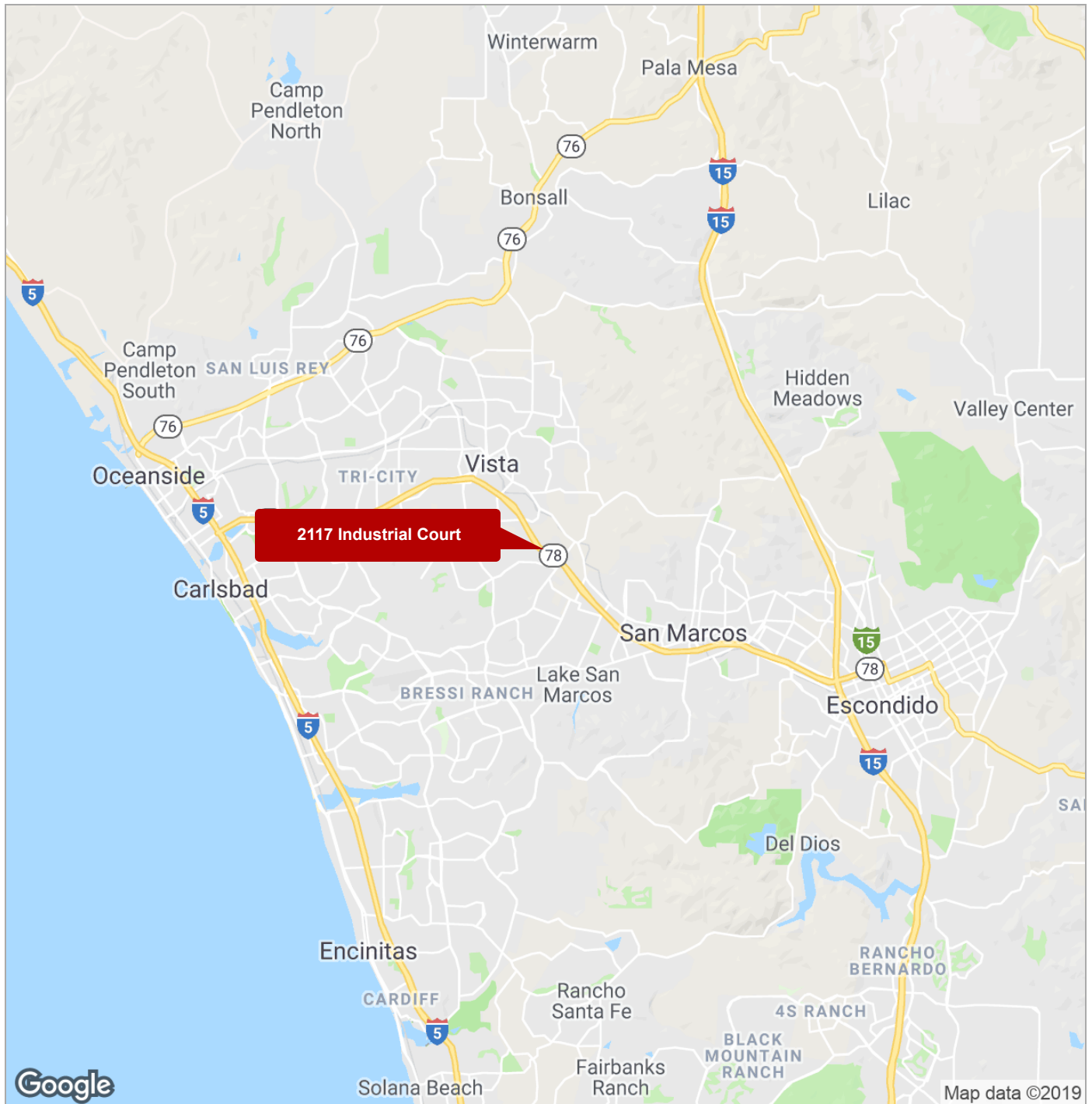
3

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

## Regional Map

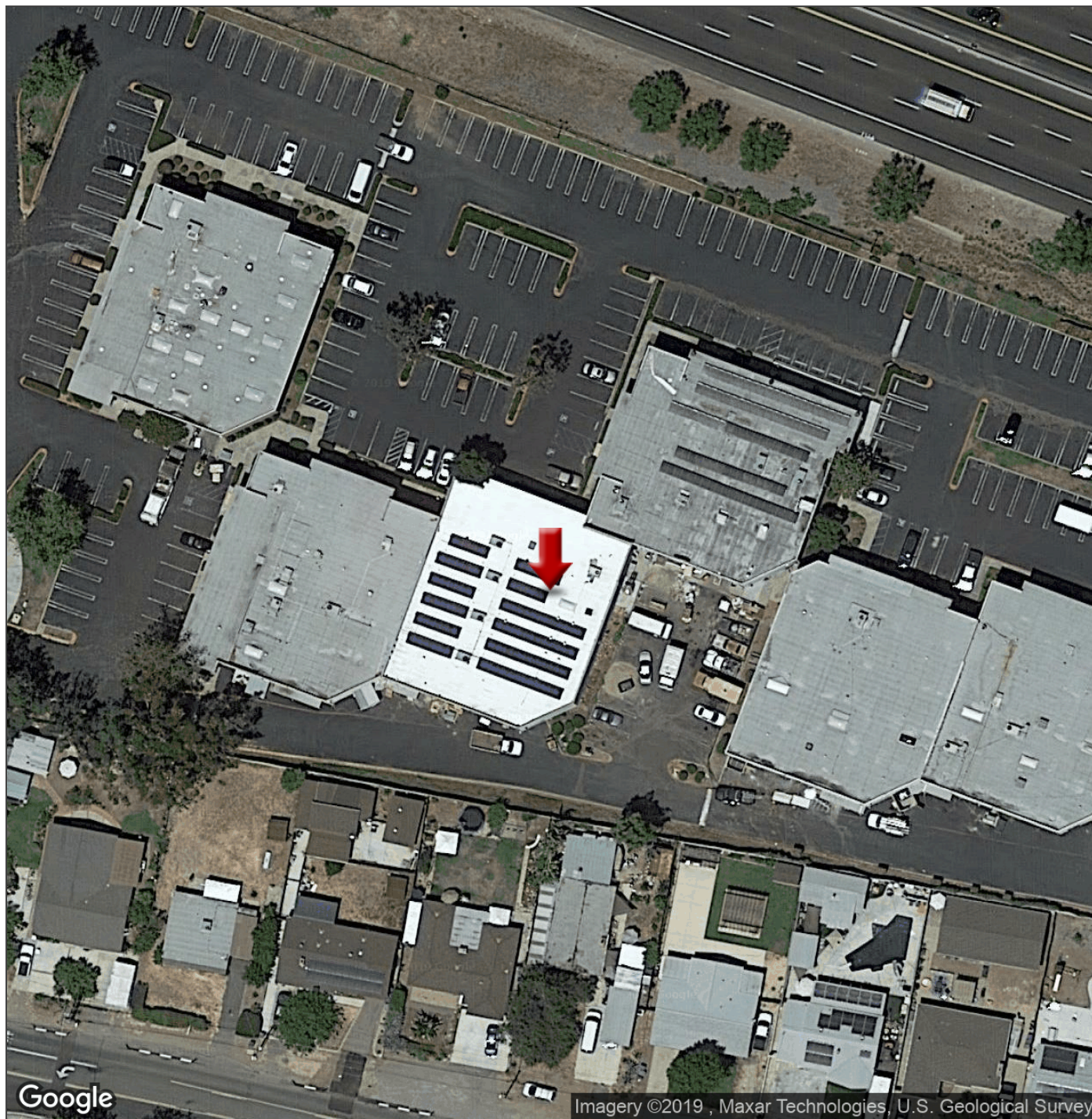


## Location Maps





## Aerial Map



SYCAMORE CENTRE

# FINANCIAL ANALYSIS

# 4

FINANCIAL SUMMARY

INCOME & EXPENSES

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$1,695,000
Price per SF	\$147.35
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



# Income & Expenses

INCOME SUMMARY		PER SF
GROSS INCOME	-	-
EXPENSE SUMMARY		PER SF
GROSS EXPENSES	-	-
NET OPERATING INCOME	-	-

SYCAMORE CENTRE

# SALE COMPARABLES

5

SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

## Sale Comps



# Sale Comps Summary

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS
------------------	-------	---------	----------	-----	------------



**Sycamore Centre**  
2117 Industrial Court  
Vista, CA 92081

\$1,695,000

11,503 SF

\$147.35

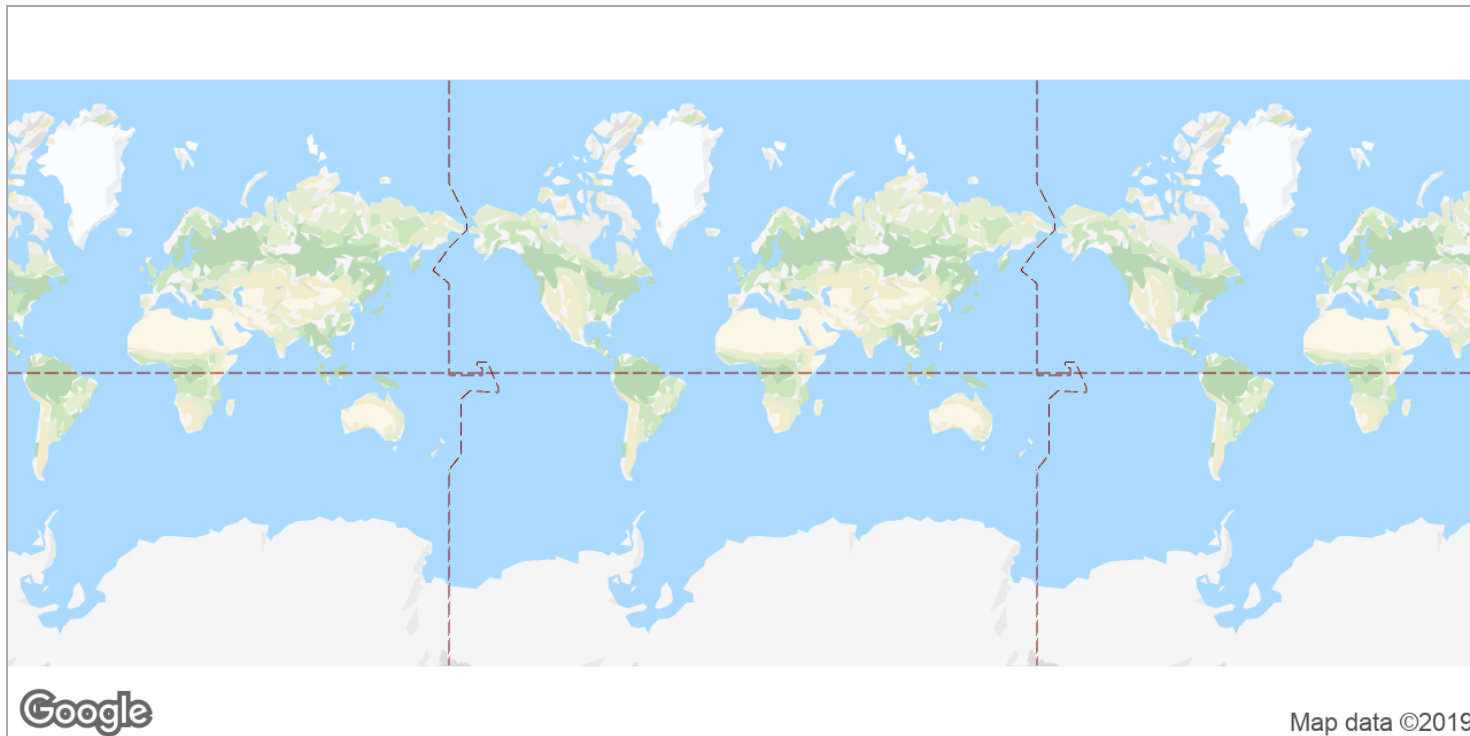
-

1

SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
------------	-------	---------	----------	-----	------------	-------

SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS
TOTALS/AVERAGES	\$	SF	\$NaN	%	

## Sale Comps Map

**SUBJECT PROPERTY**

2117 Industrial Court | Vista, CA 92081

SYCAMORE CENTRE

# RENT COMPARABLES

# 6

RENT COMPS

RENT COMPS SUMMARY


RENT COMPS MAP

CONFIDENTIALITY & DISCLAIMER

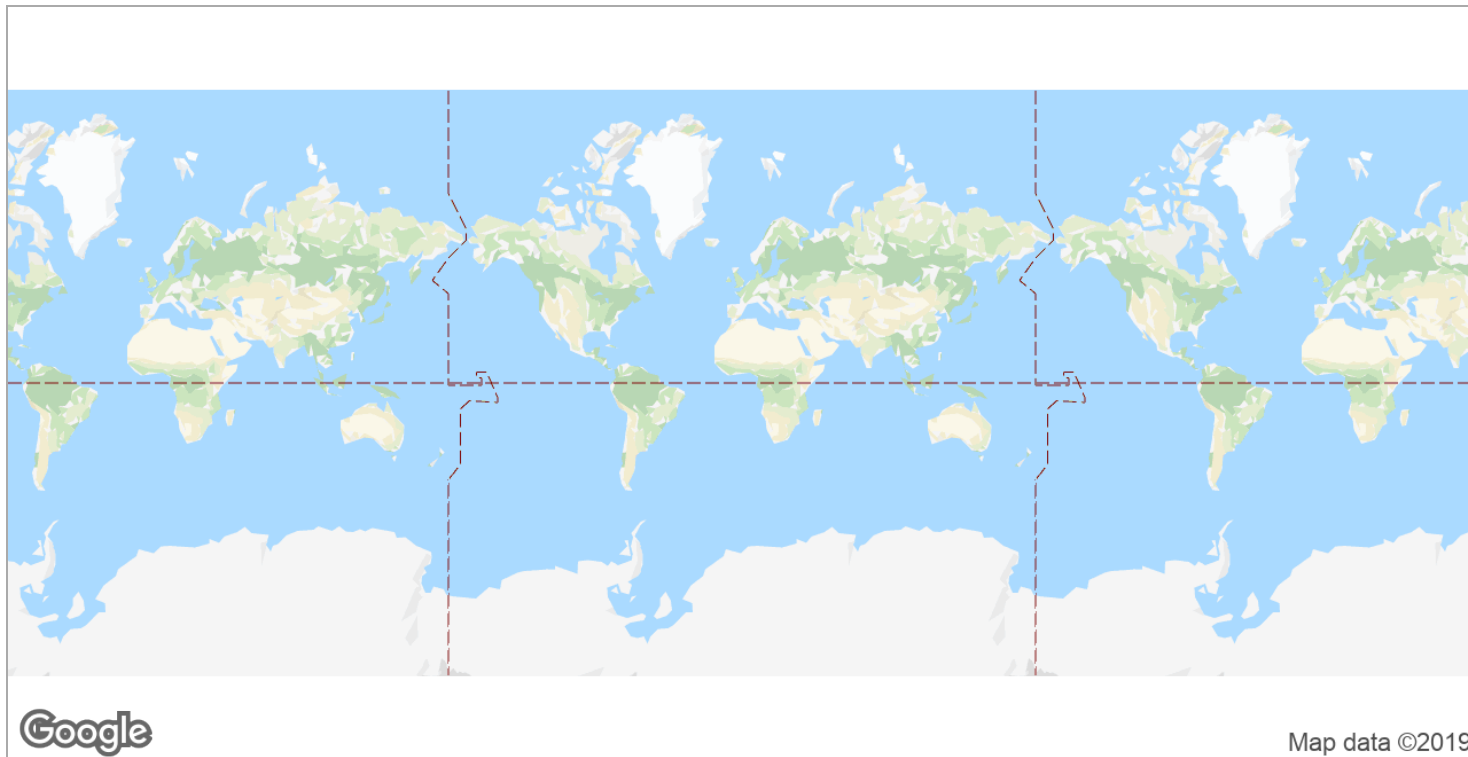
# Rent Comps



## Rent Comps Summary

SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS
 <b>Sycamore Centre</b> 2117 Industrial Court Vista, CA 92081	N/A	0 SF	11,503 SF	1
RENT COMPS	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS
TOTALS/AVERAGES	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS
	-	-	-	-

## Rent Comps Map

**SUBJECT PROPERTY**

2117 Industrial Court | Vista, CA 92081

# Confidentiality & Disclaimer

## VISTA, CA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by San Diego North Inland in compliance with all applicable fair housing and equal opportunity laws.

### PRESENTED BY:

**LLOYD LAMERE**  
Managing Director, Broker  
0 760.855.5453  
lloydlamere@kwcommercial.com  
CalDRE #01908694 - TX #0385321

**KW COMMERCIAL**  
13400 Sabre Springs Parkway  
San Diego, CA 92128

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SYCAMORE CENTRE

DEMOGRAPHICS

7

DEMOGRAPHICS MAP



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,931	85,872	232,816
MEDIAN AGE	35.5	36.3	35.3
MEDIAN AGE (MALE)	36.1	35.9	34.4
MEDIAN AGE (FEMALE)	34.1	36.3	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,577	29,450	76,752
# OF PERSONS PER HH	2.8	2.9	3.0
AVERAGE HH INCOME	\$76,237	\$71,158	\$77,604
AVERAGE HOUSE VALUE	\$478,893	\$484,244	\$480,376
RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.1%	75.5%	75.0%
% BLACK	2.6%	1.9%	2.0%
% ASIAN	4.1%	5.0%	5.6%
% HAWAIIAN	0.4%	0.4%	0.5%
% INDIAN	1.3%	0.6%	0.7%
% OTHER	13.2%	13.0%	12.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	30.8%	37.7%	38.2%

\* Demographic data derived from 2010 US Census