

FOR SALE

Multi-Tenant Retail

2608 B Street
Julian, CA 92036



CONFIDENTIAL SALE: Tenants are unaware of the sale. Please do not disturb tenants or walk on the property

Exclusively Listed by:

Erik Egelko (CalDRE #01984056)

Vice President

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No representation or recommendation is made by SVN Asset Advisory Group as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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Sales Price: \$825,000

Approx Building Size: 3,200 SF

Approx Lot Size: 7,464 SF



SVN Asset Advisory is pleased to present the "KO Corral" a multi-tenant retail property located in the heart of Julian, CA. The property consist of 7 retail suites ranging in size from 192 - 1,200 SF. The site is located 1 block from the downtown business district and has numerous amenities within walking distance.

Features:

- First time on the market in 10+ years!
- Potential to Increase Rents to Market Rate
- Diverse Tenant Mix
- Great for 1031 Exchange

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Financial Overview

Value Add Potential: The subject property presents numerous value add opportunities including: leasing vacant suites, bringing existing rents to market rate and implementing common area fees to bill back utilities to tenants.

Rent Roll

Tenant	Suite Size	Current Rent	Proforma Rent
Blue Door Winery	1200	\$1,600	\$1,815
Storage	480	\$0	\$480
Julian Art Guild	215	\$325	\$430
Hog Heaven	272	\$410	\$535
Vacant	192	\$0	\$400
L. Schwartz	256	\$425	\$510
Chocolate Store	232	\$450	\$550
Renew in Julian	398	\$700	\$810
	TOTAL	\$3,910	\$5,530
	Annual	\$46,920	\$66,360

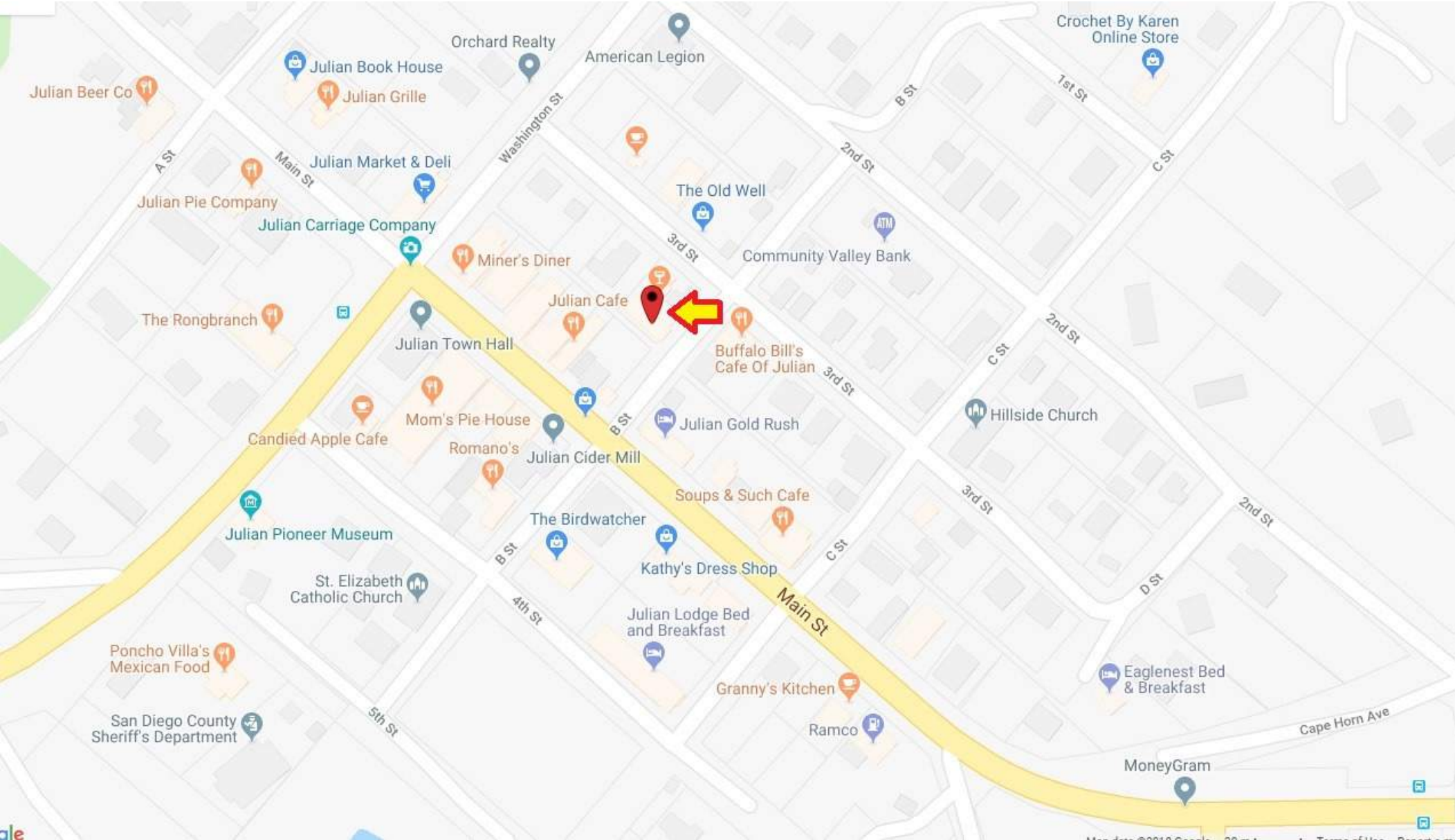
Estimated Annual Expenses

	Current	Proforma
Water/ Sewer	\$600	\$0*
Insurance	\$2,355	\$2,355
Garbage	\$1,439	\$0*
Prop taxes	\$8,900	\$9,945
Maintenance	\$3,000	\$3,000
Power	\$2,557	\$0*
Total income	\$46,920	\$66,360
Total expenses	\$18,851	\$15,300
NOI	\$28,069	\$51,060
CAP RATE	3.40%	6.19%

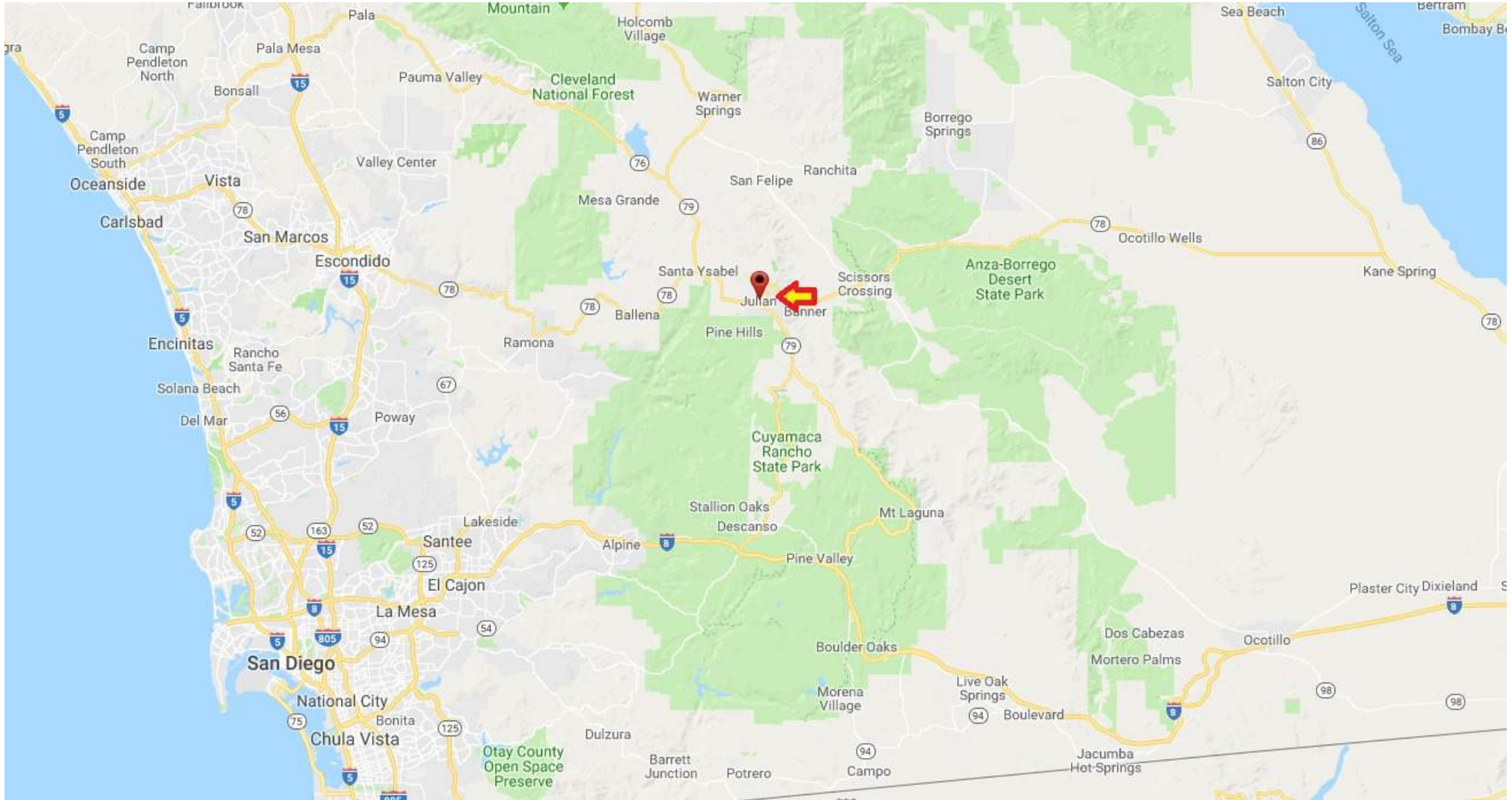
*Proforma based upon implementation of CAM fees to cover water, trash, sewer and electric. Property taxes based upon new sales price

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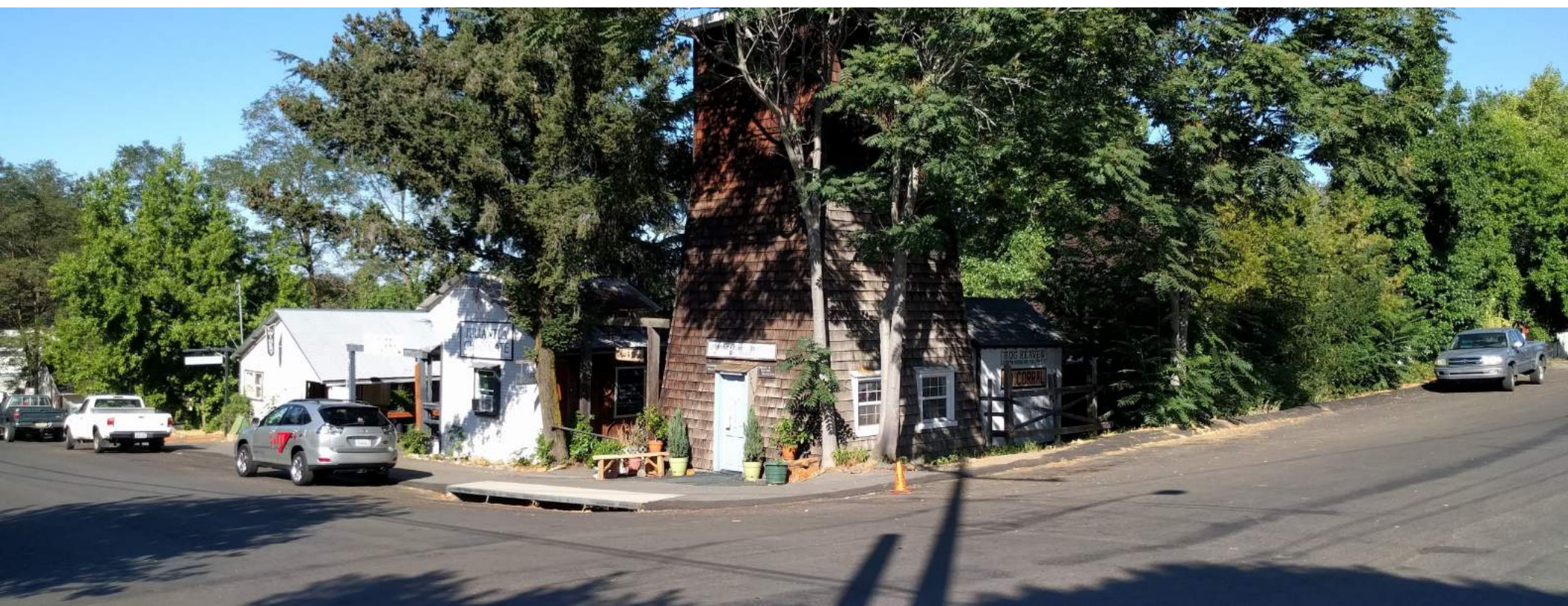
Retail Map



County Map









JULIANTLA
CHOCOLATE

WINE

HOG HEAVEN

STOP



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4849 Ronson Court #216, San Diego, CA 92111

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