

Office / Retail Buildings

**1201 Camino Del Mar @ 12th Street
Del Mar, CA**



Building size: 10,170 sq. ft.

Lot size: 19,166 sq. ft.

Year built: 1978

APN#: 300-075-06-00

Zoning: C



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Income: \$683,628

Suite	Tenant	Use	Sq. Ft.	Rent	Lease End	Lease/Option
*100	VACANT	Craft beer	1,625	\$10,500		Yearly CPI inc./1- 5yr opt
102	VACANT	Craft beer	975	\$0		Yearly CPI inc./1- 5yr opt
	Front Patio	Craft beer	650	\$0		
101	Prep Kitchen	Restaurant	1,170	\$10,289	4/30/20	
211	Prep Kitchen	Storage	310	\$0	4/30/20	
200	BeeSalt Balcony	Restaurant	800	\$7,547	10/30/25	
212	BeeSalt Balcony	Storage	200	\$0	10/30/25	
*214	VACANT	Office	425	\$1,800		
*215	VACANT	Office	840	\$3,600		
*201	VACANT	Office	745	\$3,022		
202	Breakwater	Office	600	\$2,500		MTM
*203	VACANT	Office	640	\$2,750		
*205	VACANT	Office	420	\$1,900		
*206	VACANT	Office	400	\$1,750		
208	Union Bank	Office	400	\$1,763		
*209	VACANT	Office	200	\$1,000		
213	A Puterbaugh	Office	165	\$676	10/30/25	4% yearly increase
kiosk	Wells Fargo	ATM		\$2,200	8/2018	5 yr lease w/5yr opt
roof	AT&T	Cell site		\$2,808	11/30/19	
roof	Sprint	Cell site		\$2,864	12/31/16	4% yearly inc. w/opts to 12/31/26
Total			10,365	\$56,969		

**Projected rent. NOTE: All leases are modified gross with landlord paying utilities except for suites 100, 101 & 200 in which utilities are paid by tenants.*



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Expenses w/o taxes: \$66,774

Insurance:	\$4,933
Gas & Electric:	\$10,000
Water & Sewer:	\$5,000
Waste Mgmt / Garbage:	\$4,000
Maintenance & Repairs:	\$22,600
Management Fee (3%):	\$20,241



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