



## EXCLUSIVELY LISTED INVESTMENT OFFERING

### CALIFORNIA INVESTMENT OPPORTUNITY



315 WEST WASHINGTON AVENUE | ESCONDIDO, CA 92025



Presented By

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# Property Overview

## 315 WEST WASHINGTON AVENUE ESCONDIDO, CA 92025

**Year Built:** 1998  
**Lot Size:** 92,347 Square Feet  
**Building Size:** 17,908 Square Feet



## Investment Highlights

- Rent Increases in the Options
- Absolute Net Lease
- Recent Remodel & New Roof
- Infill North San Diego Location
- Located in Retail Corridor
- Blocks to Interstate 15 & Highway 78
- Adjacent to Latitude33, 198-unit community

### STABLE INCOME

Rental income guaranteed by Rite Aid parent corporate (S&P B Stable) Fortune 500 Company with over 4,500 locations.

### NEW ROOF & RECENT RENOVATIONS

Rite Aid recently spent \$500,000 in renovations to add a new clinic and replace the roof this year.

### RENT INCREASES IN OPTIONS

This lease allows for a 5% rental increases every 10 years in the options.

### ABSOLUTE NET LEASE

Absolute net lease with 3 years of primary lease term remaining with eight (5 year) options.

### ADJACENT TO CITY CENTER

Across the street from a 12-acre complex including Escondido City Hall and the California Center for the Arts.

### RETAIL CORRIDOR

The subject property is located on a signalized intersection with over 45,000 cars per day and is surrounded by over 1,600,000 square feet of retail tenants within a two mile radius.

### INFILL NORTH SAN DIEGO LOCATION

The property is adjacent to Latitude33 (a 198-unit apartment home community constructed in 2012) and across the street from the future West Grand development (126 apartment units). The area has an above average household income with \$77,509 in a 5-mile radius.





# Property Photos





## Lease Overview

Tenant:  
**RITE AID** (NYSE: RAD)

Landlord Income:  
**CORPORATE GUARANTEE**

Credit Rating:  
**B STABLE (S&P)**

Lease Type:  
**ABSOLUTE NET LEASE**

No landlord responsibilities whatsoever.

Lease Term:  
**3 YEARS REMAINING WITH  
EIGHT 5 YEAR OPTIONS TO FOLLOW**

Lease Commencement Date:  
**DECEMBER 11, 1998**

Next Option Begins:  
**JANUARY 1, 2021**

## Location Overview

Escondido is a city located in the inland hills of San Diego County's North County region, 20 minutes from the coast and 30 miles northeast of Downtown San Diego, California. Escondido is home to the California Center for the Arts, a unique performing arts complex, museum, and conference center which includes Escondido City Hall; the San Diego Zoo Safari Park, an expansive wildlife sanctuary; and the Daley Ranch, a wilderness preserve with extensive hiking, biking and equestrian trails.

## Pricing

Asking Price: **\$5,498,750**

Cap Rate: **6.00% CAP**

Price/SF: **\$264.08**

Monthly Income: **\$27,493.75**

Annual Income: **\$329,925**

## Building

Building Square Footage: **17,908**

Land Square Footage: **92,347**

Rent/Square Foot: **\$18.42**

Year Built: **1998**

## Rent Schedule

TERM	DATES	YEARS	RENT
Current Rent	12/11/1998 - 12/31/2020	1-20	\$329,925.00
1st & 2nd Option	1/1/2021 - 12/31/2030	21-30	\$329,925.00
3rd & 4th Option	1/1/2031 - 12/31/2040	31-40	\$346,421.28
5th & 6th Option	1/1/2041 - 12/31/2050	41-50	\$346,421.28
7th & 8th Option	1/1/2051 - 12/31/2060	51-60	\$362,917.56

## ESCONDIDO, CA





## Location Aerial



### REGIONAL DESCRIPTION

The subject property is surrounded by commercial and residential areas and is blocks from two major San Diego county arterials, Interstate 15 (220,000 cars per day) and Highway 78 (85,000 cars per day).

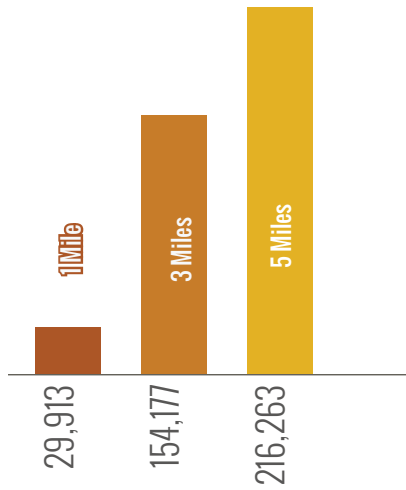
There are also over 1,600,000 square feet of retail space within a two mile radius with major national retail tenants such as Starbucks, McDonalds, Barnes & Noble, Food For Less, Stater Bros., Lowe's Home Improvement, and more. Other area amenities include:

- Palomar Medical Center (2.5 miles), Escondido's top employer, is a 319-bed hospital with over 2,600 employees and is the only designated trauma center in northern San Diego County.
- World famous San Diego Zoo's Safari Park (6.5 miles) is an 1,800 acre zoo in Escondido. The park is visited by 2 million people annually, has the world's largest veterinary hospital and houses over 2,600 animals.
- Across the street from city center's 12-acre complex which includes:
  - Escondido City Hall offices
  - California Center for the Arts' two theatres, art museum, and conference center
  - San Diego Children's Discovery, a non-profit providing hands-on exhibits to 140,000 visitors in 2016

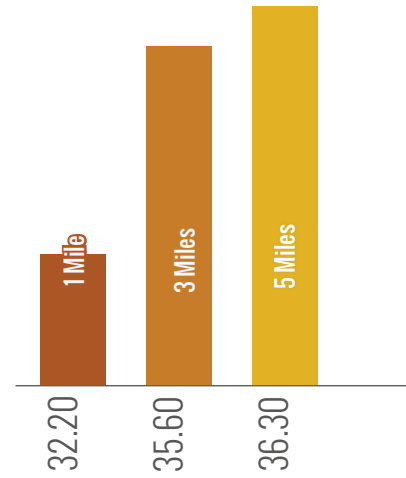


# Demographic Snapshot | 2017

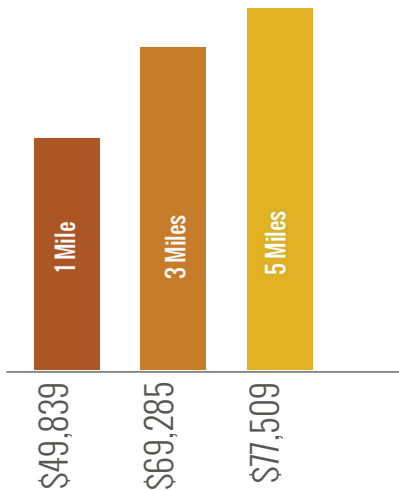
## Total Population



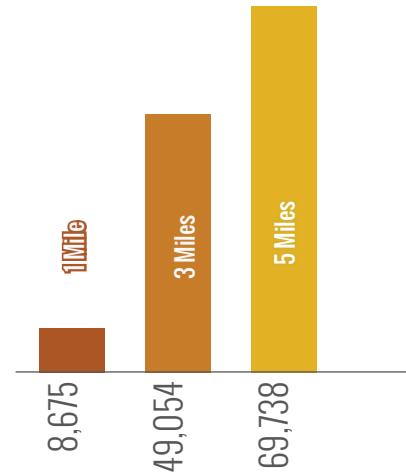
## Average Age



## Average Household Inc



## Total Households



Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate.

Buyer and their representatives understands that Rite Aid tenant information was gathered by sources deemed to be reliable including Rite Aid public quarterly and annual reports. Demographic information was provided by Nielsen Information Systems.

By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.



## Investment Property Recap



**315 WEST WASHINGTON AVENUE  
ESCONDIDO, CA 92025**

**Year Built:** 1998  
**Total Lot Size:** 92,347 Square Feet  
**Total Building Size:** 17,908 Square Feet

## Pricing

**Price:** \$5,498,750      **Cap Rate:** 6.00%      **Total Monthly Income:** \$27,493.75      **Total Annual Income:** \$329,925

## Lease Overview

**Tenant:**  
*Rite Aid (NYSE: RAD)*

**Landlord Income:**  
*Corporate Guarantee*

**Credit Rating:**  
*B Stable (S&P)*

**Lease Type:**  
*Absolute NET Lease*  
**No landlord responsibilities whatsoever.**

**Lease Term:**  
*3 years remaining with eight (five year) options to follow*

**Next Option Begins:**  
*January 1, 2021*



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## OFFERING MEMORANDUM



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