

EXCLUSIVELY MARKETED BY

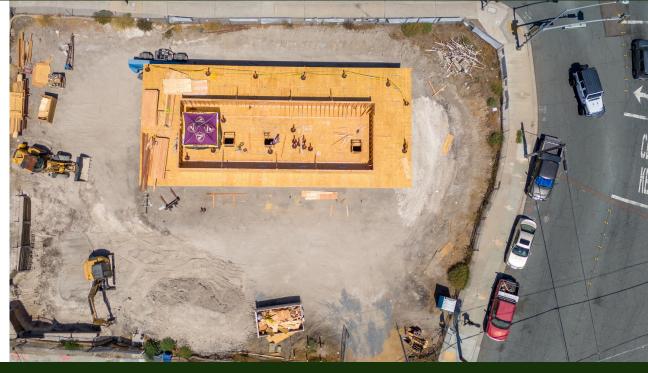
Vince Cavataio VincentCavataio@bhhscal.com M: 619-977-7544 | DRE# 01983824 2355 Northside Dr. #180 San Diego, CA 92108

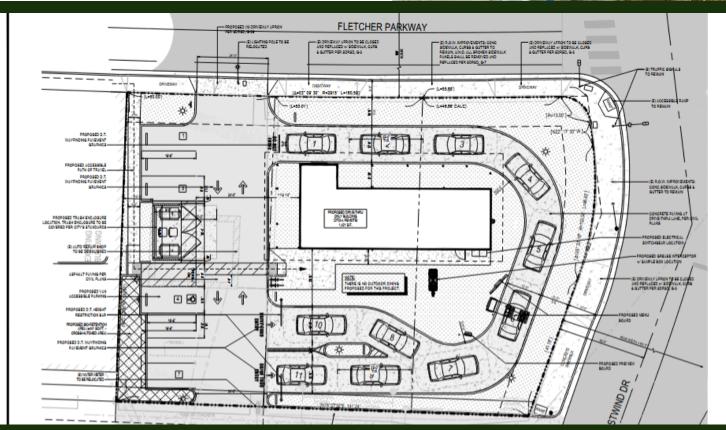
BERKSHIRE **HATHAWAY**

CALIFORNIA PROPERTIES

HOMESERVICES

COMMERCIAL DIVISION





PROJECT DATA

RETER ANALYSIS 491-491-49-40 & 491-491-49-0 PARCEL AREST - GENERAL GROSS (SAM ACRES)
- C - GIMISO USE
- GENERAL GROSS (SAM ACRES)
- GENERAL GROSS (SAM ACRES)
- GENERAL GROSS (SAM ACRES)
- FROM TURK (SAM ACRES)
- FROM TURK (SAM ACRES)
- FROM TURK (SAM ACRES) INTERIOR SIDE YURD: 0 STREET SIDE YURD: 10 (WESTWIND DRIVE) REUR YURD: 0' (ULLEY) PROPOSED OCCUPANCY GROUP: --PROPOSED CONSTRUCTION TYPE: --TOTAL BRORDED BUILDING AREA-

EASEMENT NOTES NO ELBENENTS LISTED PER PREJAMILIEV REPORT SV FIRST LIMERICAN TITLE COMPLINY, ORDE NO. DV-465758 DUTTO ALLY 18, 2021.

LEGAL DESCRIPTION & APN LOT 30, 31 & 3 IN BLOCK 16 OF FLETCHER HILLS UNIT NO. 3, IN THE CITY OF EL CLUCK, COUNTY OF SAN DISSO, STATE OF CAUPORNIA, ACCORDING TO MAP THEREOF NO. 2122, FLED IN THE OFFICE



Anthony Farace ST Specialists BANTEE, CA 92071 P: (619) 250-7962



STARBUCKS 2201 RETCHERPARK#47 B. CAJON, CA., \$2020

OFFERING SUMMARY

Price: \$4,950,000

Net Operating Income: \$240,000

Cap Rate: 4.85%

Property Type: Single Tenant NN+

Rentable Area: 1,411 SF

Lease Type: NN+ (Landlord

responsible for Roof & Structure)

Store Delivery: 2026

Options: Four (4) 5-Year Options

Monthly Rent: \$20,000

Rent Increases: 5% every 5 years

(including options)

Drive-Thru Stack: 12 vehicles

Parking: 7 dedicated stalls

Lease Structure: NN+







