



Wells Fargo Bank

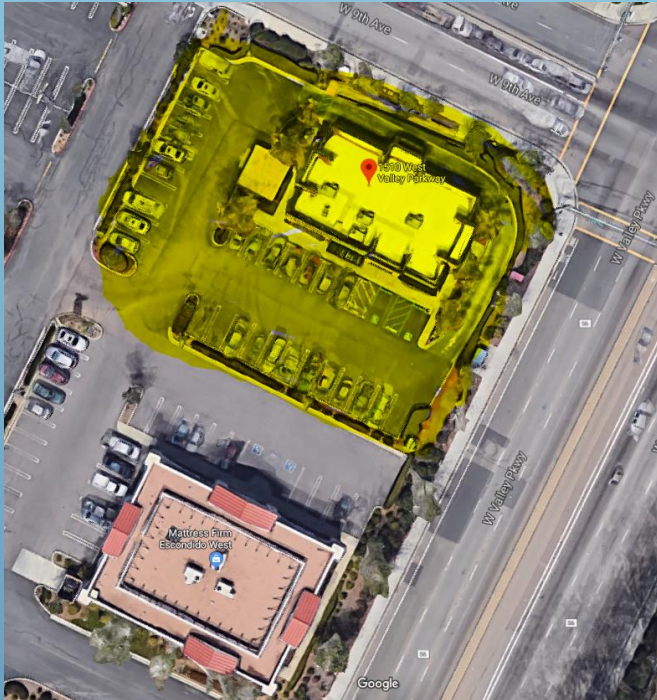
1510 W. Valley Parkway

Escondido, CA 92029

Price: \$6,250,000.00

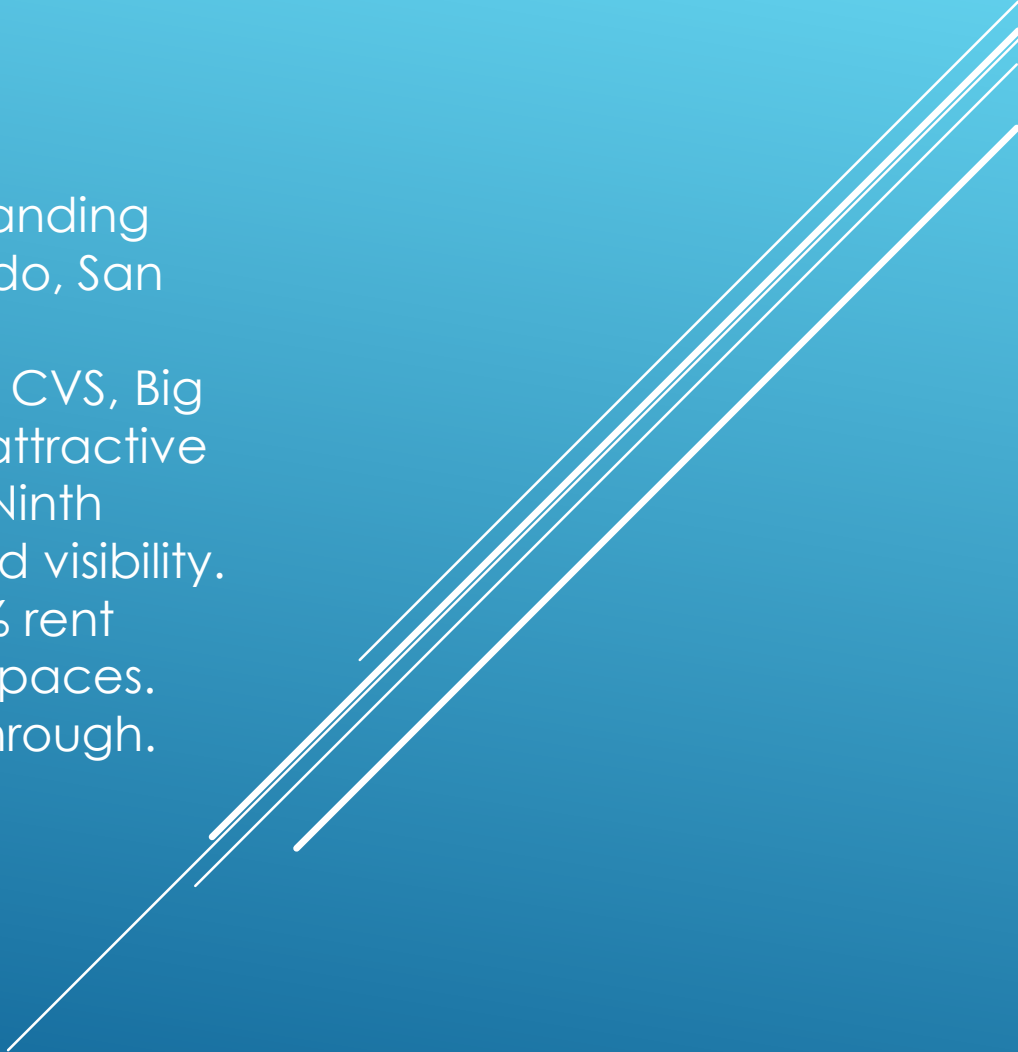
Property Information

Name:	Wells Fargo Bank
Location:	1510 W. Valley Pky Escondido, CA 92029
Facility Type:	Financial Institution
Square Feet	3,275
Number of Buildings	1
Year Built	1995
Lot size:	0.57 AC

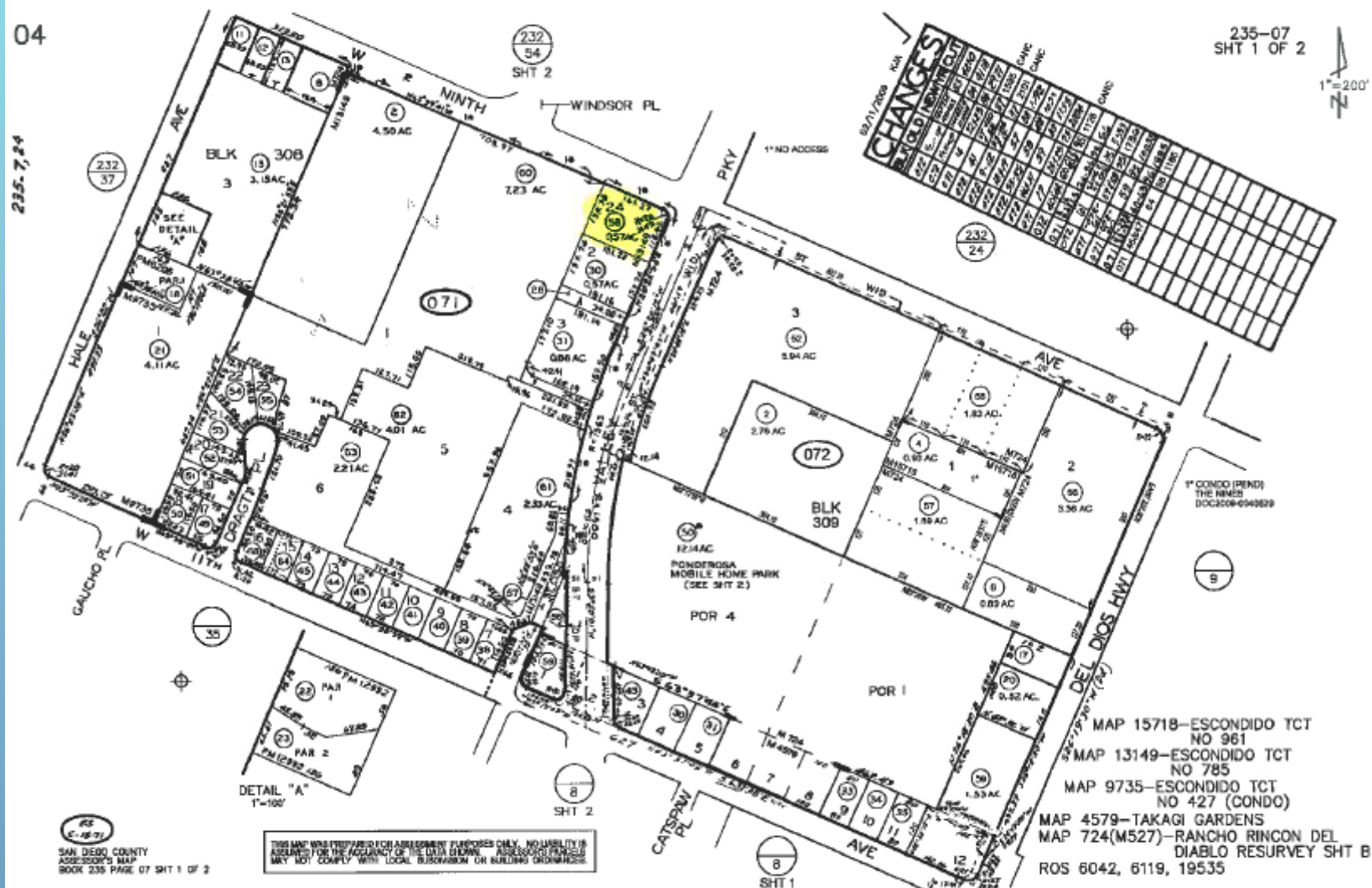


Property Information Overview

The Wells Fargo Bank, which is free standing building located in beautiful Escondido, San Diego county, California. The subject property is adjacent to Home Depot, CVS, Big Lots, Starbucks and Other stores. An attractive corner lot on West Valley PKWY and Ninth Ave. With a great street presence and visibility. Renewal option of 3X5 years and 15% rent increase each term. Ample parking spaces. This beautiful building offers a drive through.

Several thin, white, parallel lines of varying lengths and angles are positioned on the right side of the slide, extending from the middle towards the bottom right corner.

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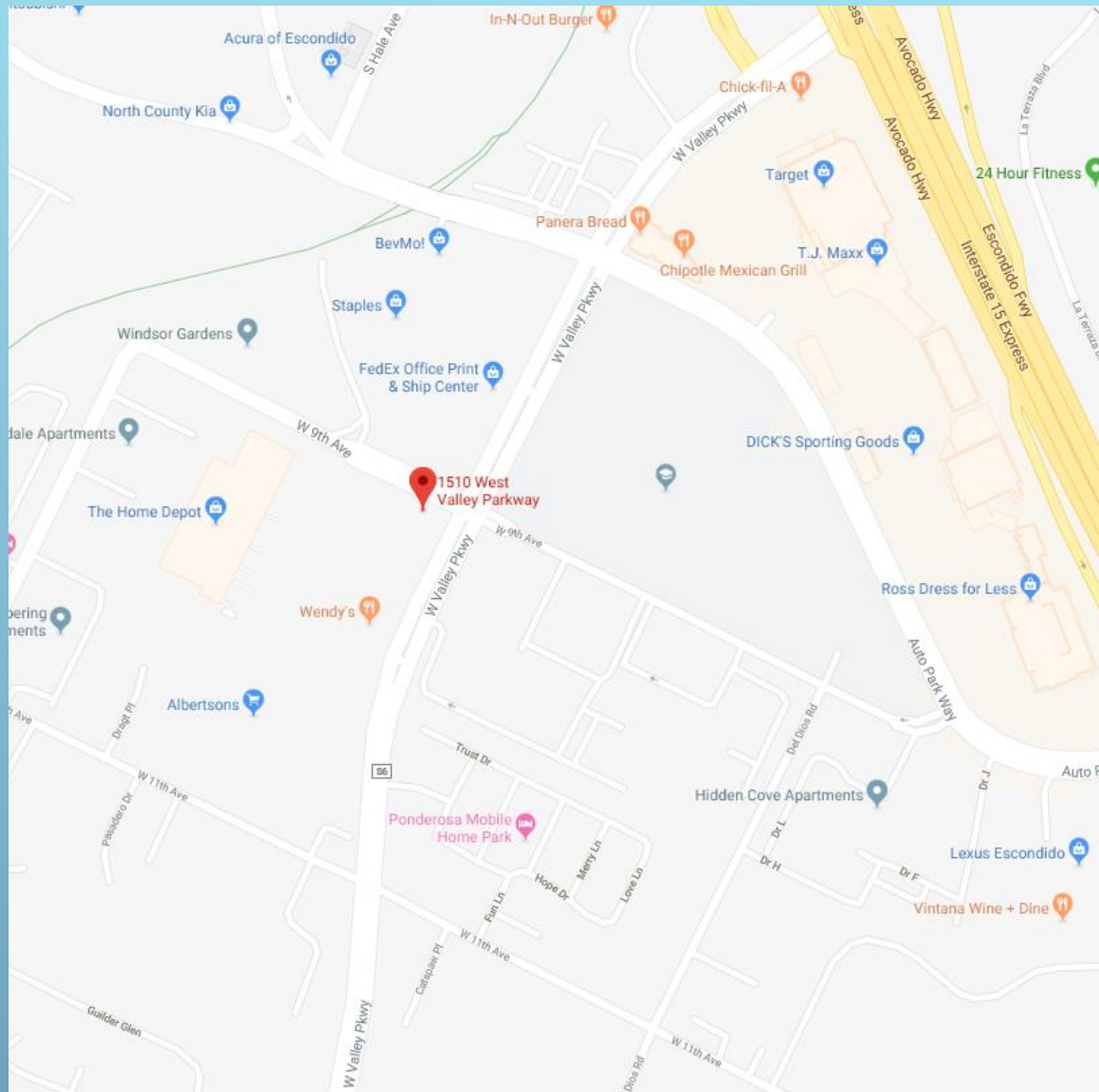
Property Photos - Exterior



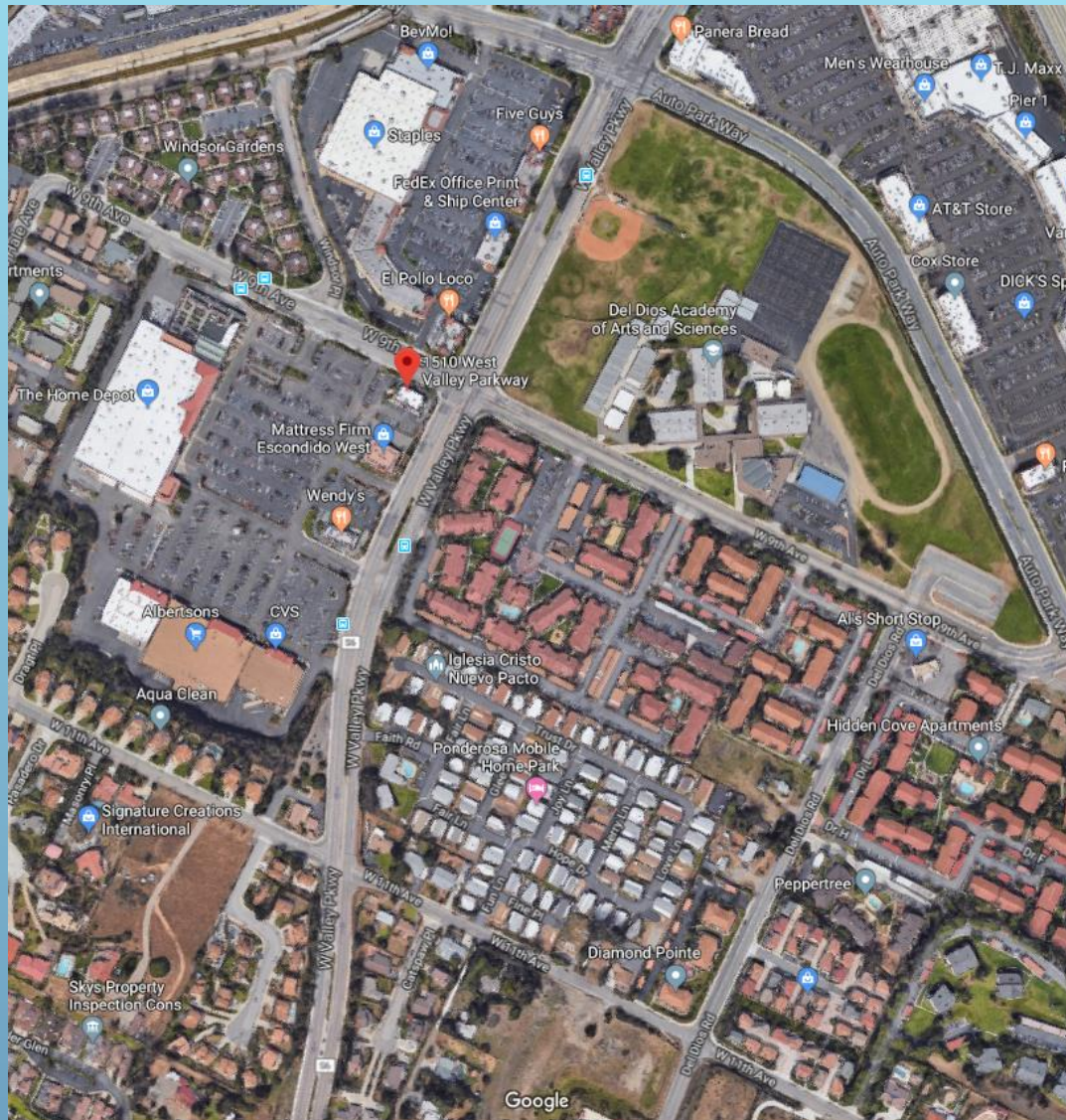


PROPERTY PHOTOS EXTERIOR

Property Location Information



Property Location – Ariel View



Financial Information

Tenant Name	SF	% Bldg Share	Lease Date		Monthly Rent per/SF	Total Rent per/Month	Total Rent per/year	Changes On	Changes To	Lease Type	Options
			Comm.	Exp.							
Wells Fargo	3262	100%	9/28/2007	9/28/2022	\$ 6.90	\$ 22,594.88	\$ 271,138.56	9/29/2022	\$ 25,984.11	NNN	Three 5-year option

Operating Statement

Income	Year 1	Per SF	Year 2	Per SF
Scheduled Base Rental Income	\$271,138.56	\$ 83.10	\$ 271,138.56	\$ 83.10
Effective Gross Revenue	\$ 271,138.56	\$ 83.10	\$ 271,138.56	\$ 83.10
Operating expenses	Year 1	Per SF	Year 2	Per SF
Net Operating Income	\$ 271,138.56	\$ 83.10	\$ 271,138.56	\$ 83.10

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**COLDWELL
BANKER** 

RESIDENTIAL BROKERAGE

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