

7-11 CORPORATE STORE

3504 EL CAJON BLVD
SAN DIEGO, CA 92104
100% REMODELED

For Sale!
\$3,995,000

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Before Remodel

SUMMARY

- This retail commercial property is located in a prime corner location in San Diego, CA.
- Seller open to 1031 exchange, Trade, Seller Financing.
- This former liquor store which was built around 1980, has had a complete overhaul in 2020. 7-11 Corporate came in and did a complete remodel including, a new parking lot, plumbing, electrical, roof, walls, flooring, interior walls, ceiling, brand new A/C units, lighting, etc. Estimated to be over \$3 million in renovation.
- During the pandemic there has been no interruption in rent. A great selling point in that you are safe on the rent for a long term future investment.
- Comes with a type 21 liquor license.
- This is a 711 corporate store and has a Taco Restaurant inside. (Taco Shop is owned by 7-11) No extra income.
- You may visit the store but please do not disturb the workers.
- WELLSFARGO just appraised the property at \$3,650,000

PROPERTY FACTS: REBUILT IN 2020

Sale Type: Investment

Price: \$3,995,000

Sale Condition: 1031 Exchange

Price per SF: \$1,016

Property Type: Retail

Tenancy: Single

Property Subtype: Freestanding

Building Height: 1 story

Building Size: 3,931 SqFt

Building FAR: 0.26

Building Class: C

Land Acres: 0.35 Acres

Year Built: 1980

Frontage: 101 SqFt on El Cajon Blvd

Parking: 12 spaces

RENT “NNN” ROLL

Lease Year	Annual	Monthly	Total Income	NOI
1 (initial term) 2020	\$110,000.04	\$9,166.67	\$110,000.04	2.75%
2-5 (initial term) 2021	\$120,000	\$10,000	\$600,000	3.00%
6-10 (initial term)	\$132,000	\$11,000	\$660,000	3.30%
11-15 (First Extended Term)	\$144,200	\$12,100	\$721,000	3.60%
16-20 (Second Extended Term)	\$159,720	\$13,310	\$798,600	4.00%
21-25 (Third Extended Term)	\$175,692	\$14,641	\$878,460	4.40%
26-30 (Fourth Extended Term)	\$193,261.20	\$16,105.10	\$966,306	4.84%
	(They Pay all Property Taxes)		=\$4,733,766.04	

PHOTO GALLERY



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