

FOR SALE

PRICE REDUCED!

Offered At:

\$900,480 (\$938/SF)

\$849,000 (\$884.38)

±960 SF GROUND-FLOOR MEDICAL OFFICE CONDOMINIUM

4407 Manchester Avenue, Suite 103

Encinitas, California



Encinitas Professional Park

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

STRATEGICALLY LOCATED JUST OFF MANCHESTER AVENUE | QUIET PARKLIKE SETTING
TWO SUITE ENTRANCES | BUILDING SIGNAGE | ABUNDANT PARKING

*4407 Manchester Avenue, Suite 103
Encinitas, California*



- » ±960 SF ground floor medical / office condo
- » Prime location within Encinitas Professional Park
- » Two private entrances to suite
- » Large reception area
- » Large conference / open office
- » One private office
- » Private restroom in-suite
- » Kitchenette area with sink
- » Ample parking
- » Zoned OP, Encinitas
- » APN: 259-190-47-51
- » HOA fees: \$510/month

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Suite Exterior & Signage



Primary Suite Entrance



Secondary Suite Entrance



Reception Area



Reception Area



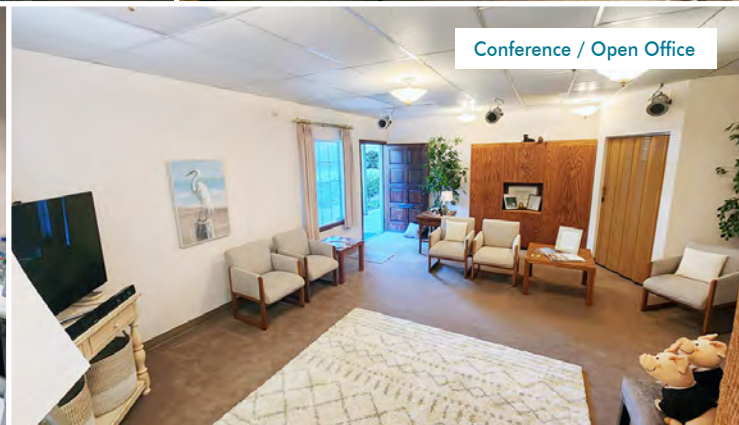
Conference / Open Office



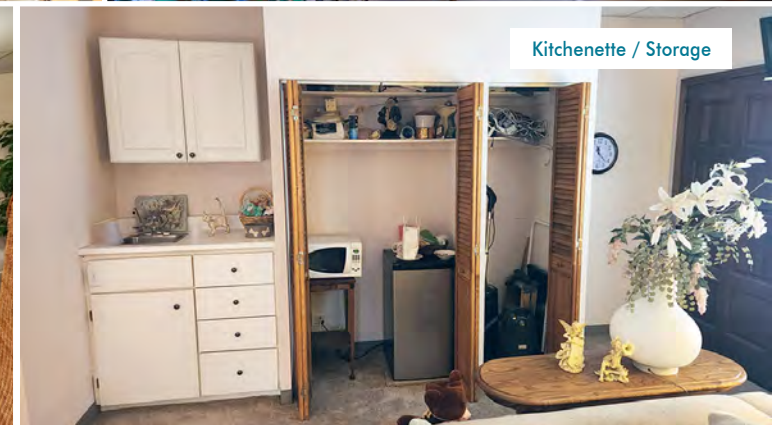
Private Office



Restroom

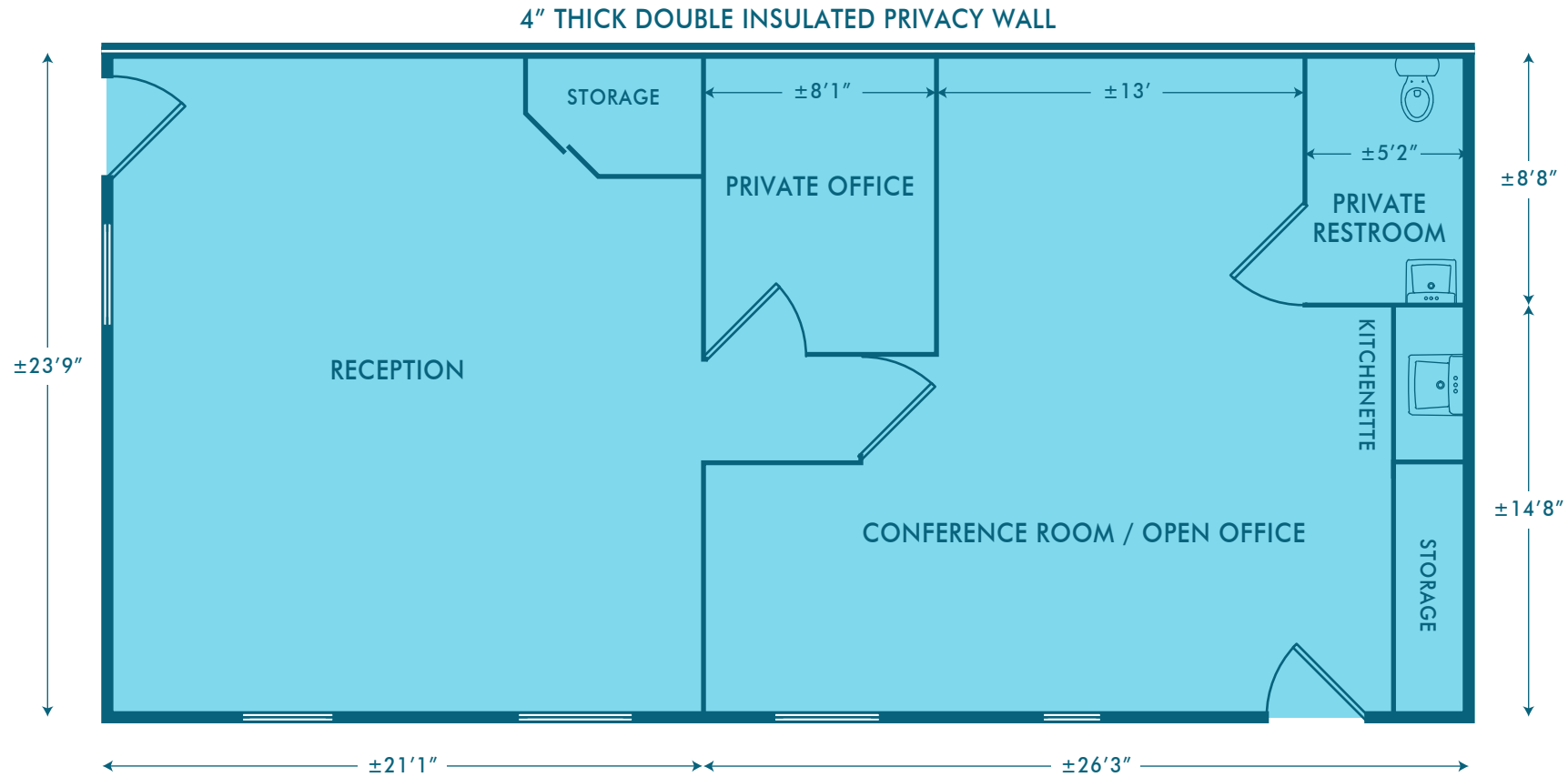


Conference / Open Office



Kitchenette / Storage

Suite 103



Suite 103

± 960 SF GROUND-FLOOR MEDICAL OFFICE CONDOMINIUM

Encinitas, California

4407 Manchester Avenue



Panera BREAD
Duce di Beppo Italian Restaurant
TILLYS

Walmart
REI CO-OP

ME Massage Envy
HomeGoods

Starbucks COFFEE
VONS
Mendocino Farms

BevMo!
five BELOW
rubio's
TJ-maxx
Burlington
DOLLAR TREE

Chick-fil-A
FIVE GUYS BURGERS and FRIES
KOHLS
O'Reilly AUTO PARTS

Walgreens

SPROUTS FARMERS MARKET
McDonald's

THE HOME DEPOT

ALDI
Michaels

BREAKFAST REPUBLIC - CALIFORNIA

TRADER JOE'S
Peet's Coffee
the Habit BURGER GRILL
Board & Brew
Ralphs
DISCOUNT TIRE

Orangetheory
LAIFITNESS

TARGET
El Pollo Loco
BEST BUY
PET SMART
ROSS DRESS FOR LESS
DICK'S SPORTING GOODS
Bath & Body Works

- Harvest Ranch Market
- Champagne Bakery
- West Village Cleaners
- Pilates On Cue
- Soul of Yoga Institute
- Vitality Wellness Center

PANDORA MOVIE

Encinitas, California

Located along six miles of Pacific coastline in northern San Diego County, the city of Encinitas offers a unique blend of old-world charm and sophistication, and new-world culture. With a population of 60,000+ people, the City of Encinitas has something for everyone. With its pristine beaches and rolling hills, famous Botanic Garden and vibrant downtown business district, the City of Encinitas attracts visitors from all over the world.

The century-old Downtown 101 coastal shopping district features historic architecture, quaint shops, cafes, specialty retail stores and upscale restaurants.

Encinitas is home to some of the most beautiful beaches in California and is known for its excellent surfing conditions. Each year, surfers from all over gather in Encinitas to compete in local surfing tournaments. The San Elijo Lagoon Reserve boasts the largest coastal wetland in San Diego County and is home to nearly 300 different bird species throughout the year.

San Diego Botanical Gardens, complete with an Amazon Rainforest, showcases the largest display of bamboo in the world, while the gardens of the Self Realization Center offer spectacular views of the Pacific Ocean in a serene garden-like setting.

Golf enthusiasts can enjoy a round of golf at the Encinitas Ranch Golf Course, a championship 18 hole, par 72 course with panoramic ocean views. This public facility has five tees and facilitates golfers at all skill-levels.

The warm California sunshine provides for year-round enjoyment of our beautiful parks, beaches and trails. Encinitas is a spectacular place to live, work, visit and raise a family.

Sources: Costar, City of Encinitas

2023 Population

6,721	61,330	125,840
1-Mile Radius	3-Mile Radius	5-Mile Radius

2023 Households

2,612	23,518	49,670
1-Mile Radius	3-Mile Radius	5-Mile Radius

Average Household Income

\$173,122	\$166,987	\$166,977
1-Mile Radius	3-Mile Radius	5-Mile Radius

Daytime Employees

1,871	29,271	61,929
1-Mile Radius	3-Mile Radius	5-Mile Radius

Consumer Spending

\$130M	\$1.1B	\$2.3B
1-Mile Radius	3-Mile Radius	5-Mile Radius

Small business loan financing options

Which loan option makes the most sense for your business? This summary is designed to help you determine possible options for your business based on different loan scenarios.

Preferred Rewards

BANK OF AMERICA
Preferred Rewards
For Business

Prospective loan information

Purchase price	\$900,000
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Key financial comparisons estimates

Loan options	Conventional loan 10/20	Conventional loan 15/15	SBA 7(a) and Express loan 25/25	SBA 504 loan 25/25
Interest rate (estimate)	5.91%	5.90%	5.66%	5.85%
Maturity (yr)	10	15	25	25
Amortization (yr)	20	15	25	25
Fixed rate term (yr)	10	15	25	25
Purchase price	\$900,000	\$900,000	\$900,000	\$900,000
Down payment	20%	20%	10%	10%
Financing amount	\$720,000	\$720,000	\$810,000	\$810,000
SBA (25 year loan for 504)				\$360,000
Bond Debenture Rate (Set by SBA)				6.04%
Prepayment Fee				10 yrs declining
Bank of America loan	\$720,000	\$720,000	\$810,000	\$450,000
Rate – with promos/discouts applied	5.91%	5.90%	5.66%	5.85%
Principal	\$720,000	\$720,000	\$810,000	\$810,000
Monthly payment	\$5,121	\$6,037	\$5,052	\$5,187
Down payment	\$180,000	\$180,000	\$90,000	\$90,000
Year 1 cash outlay	\$241,452	\$252,443	\$150,622	\$152,238
Balloon	\$468,269	N/A	N/A	N/A
Prepayment Fee	5/4/3/2/1	5/4/3/2/1	5/3/1	None
Financing fee estimates	\$5,400	\$5,400	\$1,500	\$14,040
Interest expense*	\$357,667	\$366,649	\$705,540	\$722,844

Clients have the option to pay off or refinance the balance before or at maturity. The above interest expense figures reflect the amount of interest that would be paid during the full term of the original loan.

*If 10/20 loan's balloon of \$468,269 were refinanced for 10 years at 5.91%, total interest expense would be \$506,573

A Prepayment Fee schedule of 5%/4%/3%/2%/1% of the original loan amount will be applied to all conventional (non-SBA) real estate applications dated 7/20/20 and beyond. Conventional OOCRE loan with a 20/20 tenor may be available to certain clients with property type constraints and annual performance covenant monitoring.

Advantages of each type of loan

Conventional	SBA 7(a)	SBA 504
Finances diverse business needs	Finance diverse business needs	Real estate focused
No SBA fees	Low down payment	Low down payment
Cashout may be possible	Fixed rates up to 25 years	Low fixed rates
One-time close	SBA fees financed	Low SBA fees
	One time close	

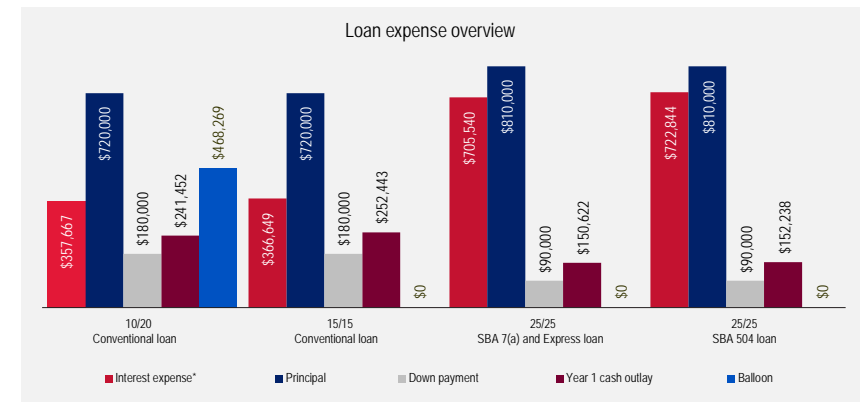
Interpreting comparisons

- The lowest estimated required down payment is under either of the SBA options at 10% of purchase price: \$90,000.
- The lowest estimated monthly payment is under the SBA 7(a) and Express loan option at \$5,052
- The least estimated interest expense is incurred under the Conventional loan option at \$357,667.

We're committed to finding the smartest path to long-term growth for your business.

Our small business specialists will work to help you strengthen your business and plan for the future. If you have any questions, please contact me.

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All programs subject to credit approval and loan amounts are subject to creditworthiness. Bank of America may prohibit use of an account to pay off or pay down another Bank of America account. Small Business Administration (SBA) financing is subject to approval through the SBA 504 and SBA 7(a) programs. Loan terms, collateral and documentation requirements apply. Actual amortization, rate and extension of credit are subject to necessary credit approval. Bank of America credit standards and documentation requirements apply. Some restrictions may apply. Bank of America Practice, N.A. is a division of Bank of America Corporation.

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Preferred Rewards for Business Overall Program Rules: The Preferred Rewards for Business program is only available to Small Business, Merrill Small Business, and Bank of America Private Bank® Small Business clients. Other categories of clients, such as those commonly referred to as Business Banking, Global Commercial Banking, Global Corporate Investment Banking, or Institutional clients are not eligible to participate in the program. Subject to certain exceptions, eligible business checking accounts generally are any Small Business checking account and the following Analyzed checking accounts: Full Analysis Business Checking or Analyzed Business Interest Checking. Clients in the eligible business categories may enroll in the program. To enroll you must have an active, eligible Bank of America business checking account, and maintain a qualifying balance of at least \$20,000 for the Gold tier, \$50,000 for the Platinum tier, or \$100,000 for the Platinum Honors tier in your combined qualifying Bank of America business deposit accounts (such as checking, savings, certificate of deposit) and/or your Merrill business investment accounts (such as Working Capital Management Accounts, Business Investor Accounts, Delaware Business Accounts). The qualifying balance is calculated based on either (i) your average daily balance for a three calendar month period, or (ii) your current combined balance, provided that you enroll at the time you open your first eligible business checking account and satisfy the balance requirement at the end of at least one day within thirty days of opening that account. Refer to your Business Schedule of Fees for details on accounts that qualify towards the combined balance calculation and receive program benefits. Eligibility to enroll is generally available three or more business days after the end of the calendar month in which you satisfy the requirements. Benefits become effective within 30 days of your enrollment, or for new accounts within 30 days of account opening, unless we indicate otherwise. Certain benefits may be available without enrolling in the program if you satisfy balance and other requirements.

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For more information or tours, please contact:

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