

FOR SALE

\$3,500,000

3039 Jefferson Street,
Carlsbad CA 92008

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Property Highlights

Capital growth Properties is pleased to offer for sale a potential redevelopment opportunity with fully approved plans and entitlements to construct a 31,945 SF condominium mixed use project consisting of two commercial spaces in parentheses 1065 SF and 1550 SF in parentheses and 14 residential units on the second and third levels.

Location, Location, Location! The 14,000 SF lot is located in the heart of the village of Carlsbad just off of Carlsbad village drive with easy access to freeway I-5 and I-78 the properties within walking distance to shops restaurants and Pacific Ocean.

Carlsbad, CA, is one of the southern California's most desirable and fastest growing communities.

Key Amenities

Nearby Dining

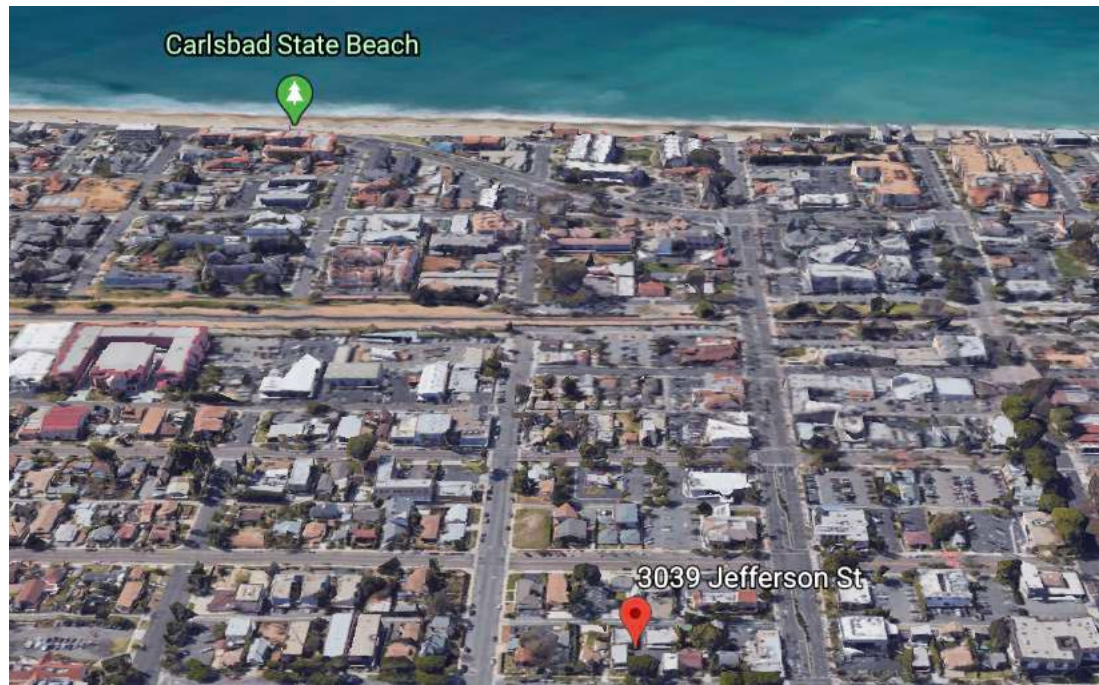
- Al's Café, 795 Carlsbad Village Drive (211 feet NW)
- KFC & Taco Bell, Carlsbad Village Dr (226 feet W)
- Pollos Maria, 3055 Harding St (364 feet NE)
- Subway, 880 Carlsbad Village Dr (495 feet N)

Nearby Services

- 1.0 miles to Carlsbad State Beach
- 0.2 miles to I-5
- 0.6 miles to Pacific Coast Highway

Nearby Public Parking Lots

- Roosevelt South Parking Lot, Roosevelt St (721 feet W)
- Roosevelt North Parking Lot, 2938 Roosevelt St (898 feet W)
- South State Parking Lot, State St (0.2 miles SW)



Property Description 3039 Jefferson Street, Carlsbad CA 92008



Site Description

Type of Ownership:
Fee Simple
Topography: Flat
Lot Size: 14,000 sq. ft.



Amenities

In the heart of Carlsbad
Village
Walk to Shops,
Restaurants, and the
Beach
Off- Street Parking
Easy freeway access



Utilities:

Water/Gas: Tenant
Electric: Tenant



Construction:

Foundation: Concrete
Roof: Composite
Exterior: Frame/
Stucco

Financial Summary

Property Information	
Number of Suites (539-939 sq. ft.)	7
Rentable Square Feet	4,519
Number of Buildings	3
Number of Stories	1
Year Built/Renovated	1976/2011
Lot Size	14,000
Number of Parking Space	14

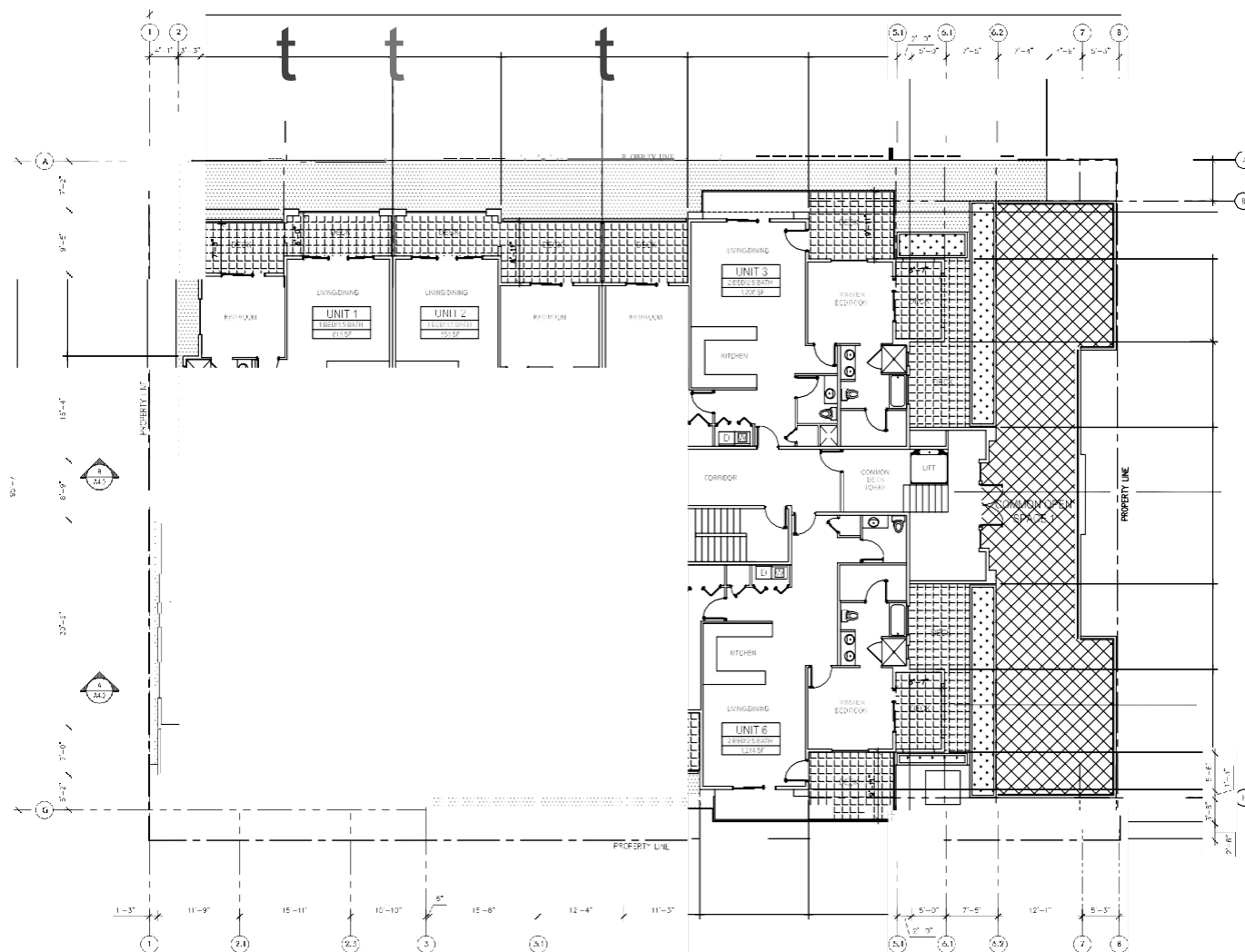
Income, Expense, & Cash Flow	Current
Gross Scheduled Income	\$106,434
Less Vacancy (5%)	\$5,332
Adjusted Gross Income	\$101,112
Other income	\$6,235
Effective Gross Income	\$107,347
Annual Operating Expenses	\$23,926
Net Operating Income	\$83,421

Redevelopment Opportunity

- Current owner has fully approved plans and entitlements to build two ground floor commercial units plus 15 town homes on the 2nd and 3rd levels plus parking.

Carlsbad Village







BEJAN
ARFAA
ARCHITECTS
& ASSOCIATES

2900 Fourth Ave.
Suite 101
San Diego, CA
92104
TEL: 619-293-9118
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JEFFERSON LUXURY APARTMENTS
3039 JEFFERSON STREET

THIS DRAWING IS THE PROPERTY OF BEJAN ARFAA ARCHITECTS & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BEJAN ARFAA ARCHITECTS & ASSOCIATES.



REVISIONS

DATE
SCALE
FILE
DRAWING NO.

A1.2

UNIT DATA TABLE - THIRD FLOOR

UNIT NO.	LOCATION	UNIT TYPE	UNIT SF. *	PRIVATE OPEN SPACE	
				TYPE	AREA
	3RD FLOOR	1 BE0/1.5 BATH	818	EXT. DECK	142
	3RD FLOOR	1 BE0/1.5BATH	851	EXT. DECK	142
	3RD FLOOR	2 BE0/2.5 BATH	1,237	EXT. DECK	247
10	3RD FLOOR	2 BE0/2.5 BATH	1,066	EXT. DECK	140
11	3RD FLOOR	1 BE0/1.5BATH	8131	EXT. DECK	138
12	3RD FLOOR	2 BE0/2.5 BATH	1,272	EXT. DECK	247

3RD FLOOR AREA CALCULATIONS

TOTAL 3RD FLOOR AREA = 7,299 SF
TOTAL 3RD FLOOR RESIDENTIAL UNIT AREA = 6,125 SF
TOTAL 3RD FLOOR DECK AREA = 1,174 SF

LEGEND - FLOOR PLANS

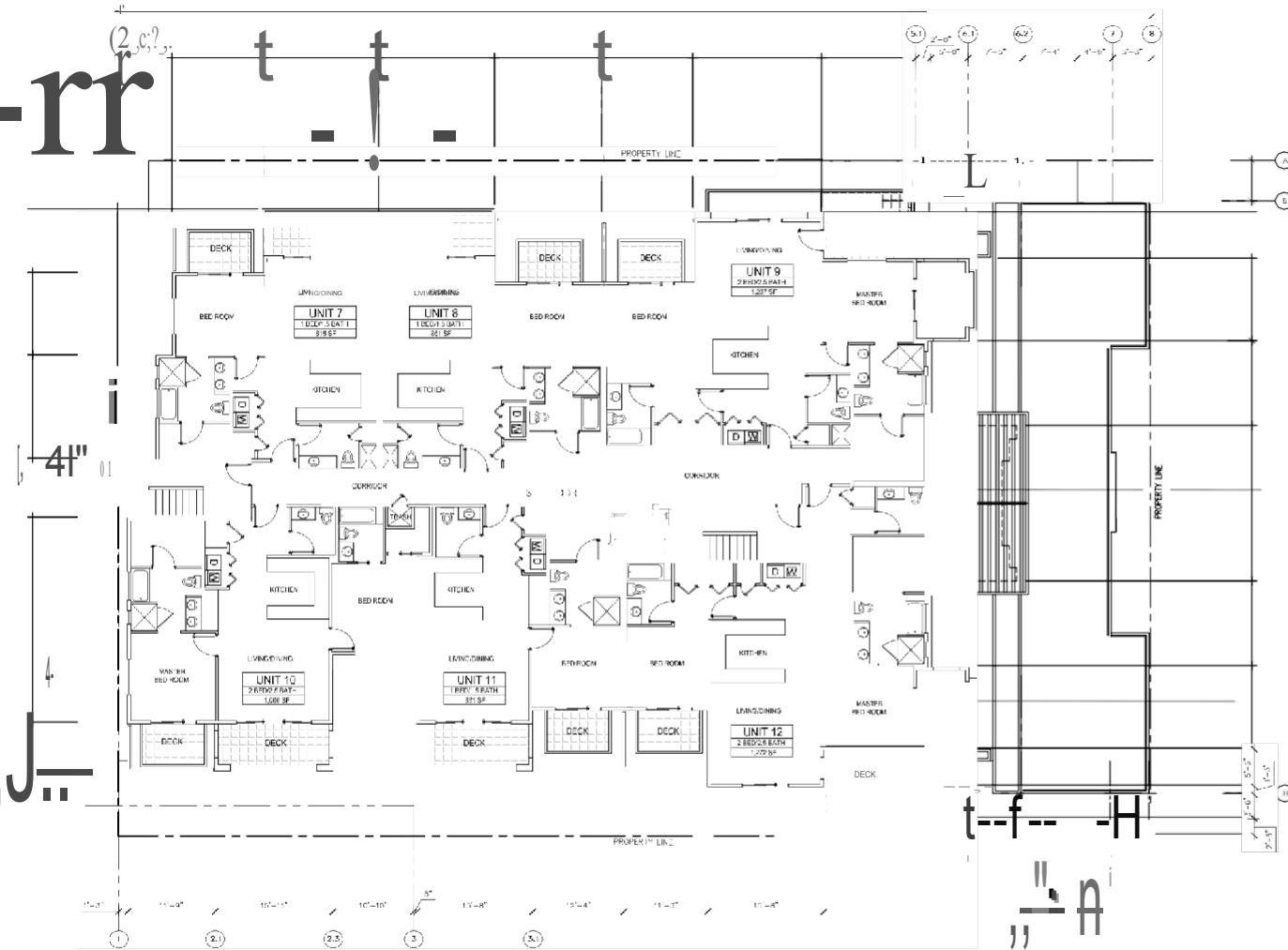


PRIVATE OPEN SPACE
TOTAL AREA ON THIS FLOOR = 1,837 SF



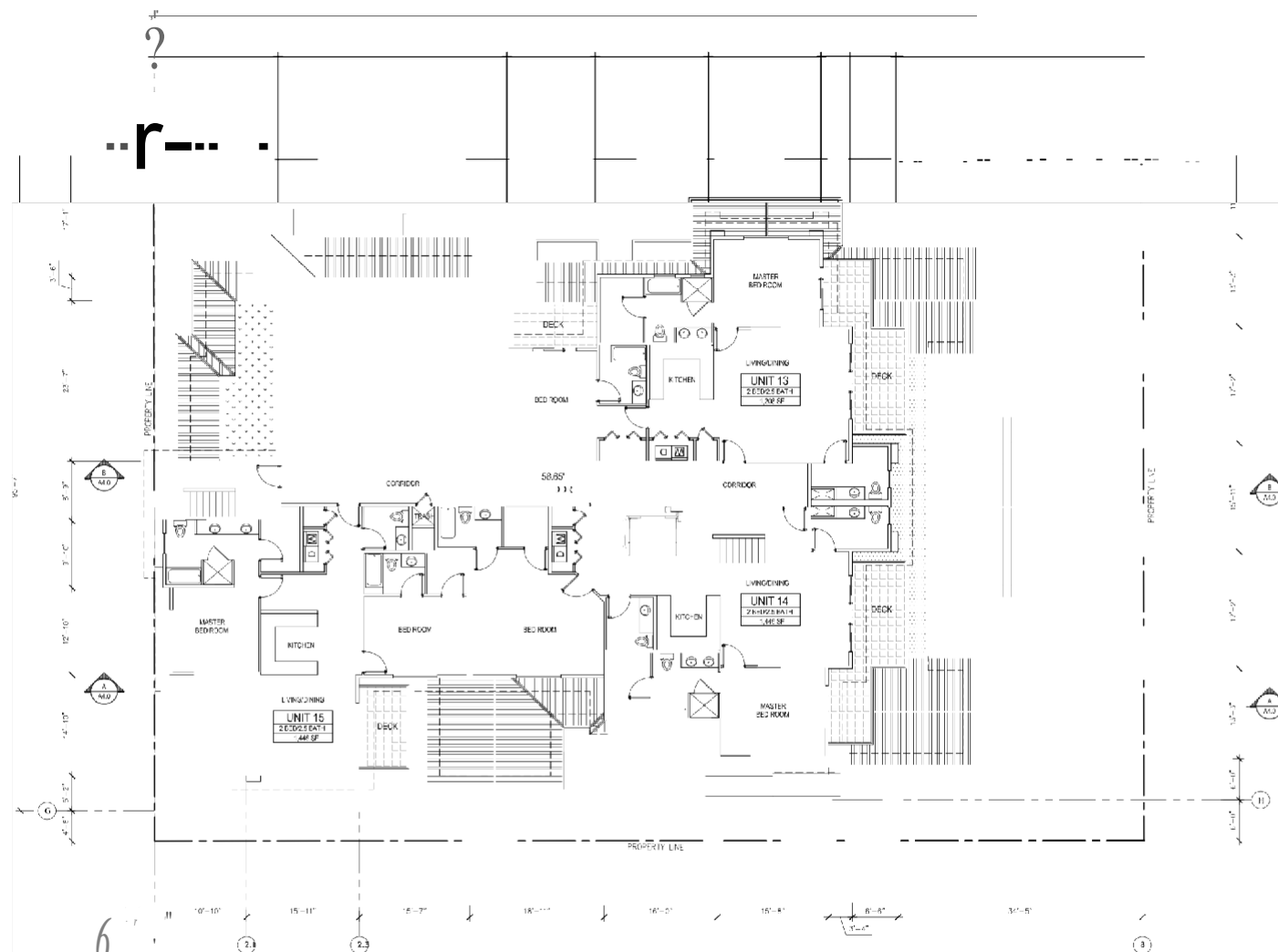
FLAT ROOF AREA
(NON-HABITABLE)

SLOPE ROOF AREA W/ STANDING SEAM METAL ROOF.
ROOF PITCH = 5:12
ROOF AREA ON THIS FLOOR = 378 SF



THIRD FLOOR PLAN

CITY OF CARLSBAD - PROJECT INFORMATION TABLE			
PROJECT NO.	3039-JEFFERSON-APT	DATE	11/11/2011
PROJECT NAME	JEFFERSON LUXURY APARTMENTS	CLIENT	THE CARLSBAD GROUP
DESIGNER	BEJAN ARFAA ARCHITECTS & ASSOCIATES	ARCHITECT	BEJAN ARFAA ARCHITECTS & ASSOCIATES
ENGINEER		STRUCTURAL ENGINEER	
MECHANICAL ENGINEER		ELECTRICAL ENGINEER	
PLUMBING ENGINEER		HAZARDOUS WASTE ENGINEER	
ENVIRONMENTAL ENGINEER		TRANSPORTATION ENGINEER	
LANDSCAPE ARCHITECT		INTERIOR DESIGNER	
CONTRACTOR		GENERAL CONTRACTOR	
PHOTOGRAPHER		VIDEO PRODUCER	
PAINTER		LANDSCAPE MAINTENANCE	
SCULPTOR		ART INSTALLATION	
OTHER		OTHER	




FOURTH FLOOR PLAN 


UNIT DATA TABLE					
UNIT NO.	LOCATION	UNIT TYPE	UNIT SF. *	PRIVATE OPEN SPACE	
				TYPE	AREA
13	4TH FLOOR	2 BED/2.5 BATH	1,273	EXT. DECK	251
14	4TH FLOOR	2 BED/2.5 BATH	1,163	EXT. DECK	177
15	4TH FLOOR	1 BED/1.5 BATH	1,446	EXT. DECK	141


4TH FLOOR AREA CALCULATIONS


TOTAL 4TH FLOOR AREA	=	<u>4.735SF</u>
TOTAL 4TH FLOOR RESIDENTIAL UNIT AREA	=	<u>3.812SF</u>
17.0% OF 3RD FLOOR (6,125 sf x .80)	=	<u>4.900 SF</u>
80% OF 2ND FLOOR (7.5Msf x .80)	=	<u>60.70SF</u>
TOTAL 3RD FLOOR DECK AREA	=	<u>1.306 SF</u>
(INCLUDES COMMON & PRIVATE OPEN SPACES)		


LEGEND - FLOOR PLANS

 PRIVATE OPEN SPACE
TOTAL AREA ON THIS FLOOR = 569 SF

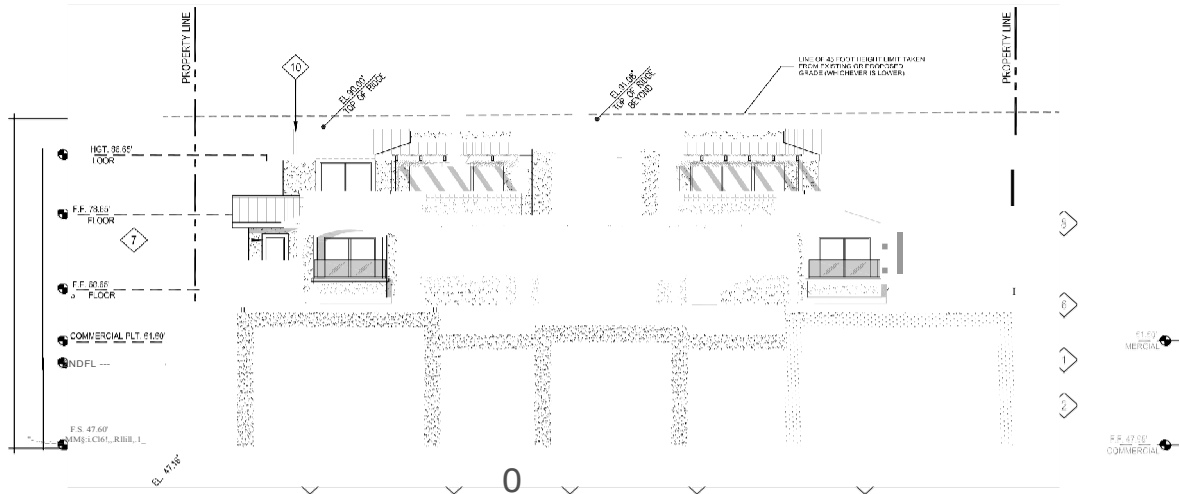
 COMMON OPEN SPACE
TOTAL AREA ON THIS FLOOR = TJJ.

 FLAT ROOF AREA
(NON-HABITABLE)

 SLOPE ROOF AREA W/ STANDING SEAM METAL ROOF.
ROOF PITCH = 5:12
ROOF AREA ON THIS FLOOR = 1,691 SF

 LANDSCAPE AREA IN RAISED PLANTERS = 148 SF
MAINTAINED BY PROPERTY MANAGEMENT --
SEE LANDSCAPE PLANS

[illegible]



EAST EXTERIOR ELEVATION



NORTH - EXTERIOR ELEVATION

LEGEND - ELEVATIONS

- STUCCO FINISH WITH LIGHT SAND FINISH
- STANDING SEAM METAL ROOF ROOF PITCH= 5: 2
- 1 CANVAS AWNING AT STORE FRONTS

KEYNOTES - EXTERIOR ELEVATIONS

- CANVAS AWNING AT STORE FRONTS
- STUCCO 1 COLOR 1 WITH LIGHT SAND FINISH
- STUCCO 1 COLOR 2 WITH LIGHT SAND FINISH
- ALUMINUM STOREFRONT GLAZING SYSTEM IN BRONZE FINISH
- GLASS RAILING IN STAINLESS STEEL CHANNEL
- STAINLESS STEEL TOP RAILING
- DOOR/WINDOW EIFS TRIM WITH PLASTER FINISH ALTERNATE COLOR
- SOLID WOOD EAVE
- TILE INSET BAND AT DECK WALLS
- STANDING SEAM METAL ROOFING
- STUCCO FINISH PARAPET WITH EIFS TRIM
- HEAVY TIMBER TRELLIS
- <S> DECORATIVE METAL VENT SCREEN
- <3> NEW SDG TRANSFORMER

CITY OF CARLSBAD - PROJECT INFORMATION TABLE					
PRIVATE PROPERTY USE					
3038 JEFFERSON STREET					
BU VI LAM ARCHITECTS					
LIVID USE (AA, F, T, M, Y, H, O, S, I, N, G)			ACCESS (R, S, P, A, R, C, I, N, G)		
CONTRACTOR/CONSTRUCTION COMPANY			OPEN SPACE DATA		
CITY OF CARLSBAD - 11111 WASH DR. PLAN			COMMON (PRIVATE)		
SITEDATA (AREA)			SEE "UNIT OF AREA" ON SHEET A-0		
13,976 SF			TOTAL DITS IN		
ON-SITE			DRIVEWAY		
TOTAL PARKING			SEE PARKING SCHEDULE FOR		
PARKING (SPACES)			TOTAL		
17			3		
HANDICAP			2		
TOTAL			19		

BEJAN ARIAN ARCHITECTS ASSOCIATES

2000 Fourth Ave. Suite 100 San Diego, CA 92101
PH: 619-293-3118 FAX: 619-293-3419

JEFFERSON LUXURY APARTMENTS

3038 JEFFERSON STREET

REVISIONS

NO.	DATE	SCALE	FILE	DRAWING NO.
1				A3.0

Sale Comparables

1

425-457 Carlsbad Village Dr

SOLD

Carlsbad, CA 92008

San Diego County

Recorded Buyer: **Equity Three Properties, LLC**
True Buyer: **Viewpoint Equities, Inc.**

Recorded Seller: **Ryburn Building Llc**



Sale Date: **01/24/2019 (64 days on mkt)**
Sale Price: **\$3,700,000 - Confirmed**
Price/SF: **\$552.24**

Bldg Type: **RetailStorefront Retail/Office**
Year Built/Age: **Built 1987 Age: 32**
GLA: **6,700 SF**
Land Area: **0.26 AC (11,326 SF)**
Zoning: **VR-1**

PrFrma Cap Rate: -

Parcel No: **203-296-08-00**
Financing: -
Comp ID: **4653788** - Research Status: **Confirmed**

2

1048 Carlsbad Village Dr

SOLD

Carlsbad, CA 92008

San Diego County

Recorded Buyer: **Carlsbad Village Partners Lp**
3444 Camino Del Rio N
San Diego, CA 92108
True Buyer: **R&V Management**

Recorded Seller: **Grant Hldgs**



Sale Date: **09/12/2018**
Sale Price: **\$1,575,000 - Confirmed**
Price/SF: **\$264.22**

Bldg Type: **RetailRestaurant**
Year Built/Age: -
GLA: **5,961 SF**
Land Area: **0.59 AC (25,700 SF)**
Zoning: **C**

PrFrma Cap Rate: -

Parcel No: **203-320-39**
Financing: -
Comp ID: **4561473** - Research Status: **Confirmed**

Sale Comparables

3

1265 Carlsbad Village Dr

SOLD

Carlsbad, CA 92008

San Diego County

Recorded Buyer: **Mjfn Holdings Llc**
2501 State St
Carlsbad, CA 92008

Recorded Seller: **Carlsbad Vlg Drive Invtrs Llc**

True Buyer: **Soil Retention**



Sale Date: **03/01/2019**
Sale Price: **\$3,500,000 - Confirmed**
Price/SF: **\$333.11**

Bldg Type: **Class B Office**
Year Built/Age: **Built 2005 Age: 14**
RBA: **10,507 SF**
Land Area: **0.45 AC (19,602 SF)**
Zoning: **O, Prof. Office & Comm.**
Sale Conditions: **Purchase By Tenant**

PrFrma Cap Rate: -

Actual Cap Rate: -

Parcel No: **156-180-21**
Financing: **Down payment of \$3,500,000 (100.0%)**
Comp ID: **4699342** – Research Status: **Confirmed**

4

550 Grand Ave

SOLD

Carlsbad, CA 92008

San Diego County

Recorded Buyer: **550 Grand Ave Investment LLC**
595 Grand Ave
Carlsbad, CA 92008

Recorded Seller: **Ahronee Ester Trust**
4139 Illinois St
San Diego, CA 92104

True Buyer: **Bassam Mustafa**



Sale Date: **08/01/2019**
Sale Price: **\$1,550,000 - Full Value**
Price/SF: **\$473.14**

Bldg Type: **RetailStorefront**
Year Built/Age: **Built 1951 Age: 68**
GLA: **3,276 SF**
Land Area: **0.11 AC (4,792 SF)**
Zoning: **C**

PrFrma Cap Rate: -

Parcel No: **203-291-02**
Financing: **Down payment of \$232,500 (15.0%); \$775,000 from Pacific Premier Bank\$542,500 from Pacific Premier Bank**
Comp ID: **4856115** – Research Status: **Full Value**

Sale Comparables

5 3150 Pio Pico Dr - Carlsbad Financial

SOLD

Carlsbad, CA 92008

San Diego County

Recorded Buyer: **N & G LLC**
7848 Prairie Shadow Rd
San Diego, CA 92126

Recorded Seller: **Waters Edge Properties LLC**
1825 Aston Ave
Carlsbad, CA 92008



Map Page: Thomas Bros. Guide
1106-F5

Sale Date: **11/26/2018 (56 days on mkt)**
Sale Price: **\$3,425,000 - Confirmed**
Price/SF: **\$298.97**

Bldg Type: **Class B Office**
Year Built/Age: **Built 1978 Age: 40**
RBA: **11,456 SF**
Land Area: **0.64 AC (27,878 SF)**
Zoning: **C1, Carlsbad**
Sale Conditions: **-**

PrFrma Cap Rate: **-**
Actual Cap Rate: **5.00%**

Parcel No: **205-020-30**
Financing: **Down payment of \$3,425,000 (100.0%)**
Comp ID: **4591309** — Research Status: **Confirmed**

6 2501 State St

SOLD

Carlsbad, CA 92008

San Diego County

Recorded Buyer: **Carlsbad 17 Lp**
1257 Highbluff Ave
San Marcos, CA 92078

Recorded Seller: **Mjfn Holding Llc**



Map Page: Thomas Bros. Guide
1106-D5

Sale Date: **02/25/2019**
Sale Price: **\$5,250,000 - Confirmed**
Price/SF: **\$663.55**

Bldg Type: **Class B Office**
Year Built/Age: **Built 1940 Age: 79**
RBA: **7,912 SF**
Land Area: **0.40 AC (17,424 SF)**
Zoning: **CM, Carlsbad**
Sale Conditions: **Redevelopment Project**

PrFrma Cap Rate: **-**
Actual Cap Rate: **-**

Parcel No: **155-200-10**
Financing: **Down payment of \$5,250,000 (100.0%)**
Comp ID: **4696633** — Research Status: **Confirmed**