

NNN Pad to Albertsons

SOUTHERN CALIFORNIA (SAN DIEGO MSA)



9530 WINTER GARDENS BLVD, LAKE SIDE, CA 92040

INVESTMENT OFFERING - SINGLE TENANT RETAIL

FOR SALE

EXCLUSIVELY PREPARED BY:

MARK SIGLER

Vice President | Lic #00898206
949.263.5367 | msigler@voitco.com

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax | www.VoitCo.com

Voit

REAL ESTATE SERVICES

- I. **I. INVESTMENT OVERVIEW**
- II. **II. INVESTMENT SUMMARY**
- III. **III. INVESTMENT HIGHLIGHTS**
- IV. **IV. ARIAL PHOTO**
 - SITE MAP
 - REGIONAL MAP
 - AMENITIES
- V. **V. MARKET OVERVIEW**



MARK SIGLER

Vice President
Lic # 00898206
949.263.5367
msigler@voitco.com

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax | www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

INVESTMENT OVERVIEW

9530 WINTER GARDENS BLVD, LAKESIDE, CA 92040

PRICE	\$2,655,488
NOI	\$165,968
STARTING CAP RATE	6.25%
TENANT	DBA Learning 4 Life
TOTAL BUILDING SIZE	±5,432 Square Feet
TOTAL LOT SIZE	±18,008 Square Feet
OCCUPANCY DATE	January 1, 2015
LEASE EXPIRATION	February 29, 2028

INVESTMENT SUMMARY

BUILDING ADDRESS	9530 Winter Gardens Blvd, Lakeside, CA 92040
PURCHASE PRICE	\$2,655,488
APN	382-230-48
YEAR BUILT	1989
ZONING	C2 - General Commercial
LEASE TYPE	(NNN) Single-Tenant Triple Net
REMAINING LEASE TERM	Two (2) Years Remaining
PARKING	4/1,000

Year(s)	Dates	Monthly Rent	PSF	NOI	CAP Rate
3	3/1/25 - 2/28/26	\$13,830.74	\$2.55/SF	\$165,969	6.25%
4	3/1/26 - 2/28/27	\$14,245.66	\$2.62/SF	\$170,948	6.44%
5	3/1/27 - 2/28/28	\$14,673.03	\$2.70/SF	\$176,076	6.63%

NNN PAD to ALBERTSONS SOUTHERN CALIFORNIA, USA

MARKET & TENANT OVERVIEW



Voit Real Estate Services is pleased to offer present a single-tenant absolute net leased investment offering located in Lakeside, CA. The subject property is 100% occupied by Western Education Corporation DBA Learning4Life (“WEC”) with approximately years (2) years of remaining term with 3% annual increases, (first one (1) - 5 year fixed at 12.5% increases then to FMV).

Located at 9530 Winter Gardens Blvd in Lakeside, this investment includes WEC operates 90+ locations throughout California, the District of Columbia, the US Virgin Islands, Puerto Rico and more than 35 additional countries. Bank of America’s retail banking footprint is positioned to serve approximately 80% of the US population, currently serving roughly 48 million consumers and small businesses. WEC is a non-profit public school that provides students personalized learning career training and life skills. Each school is locally controlled, tuition free and gives students flexibility and one on one attention they need to succeed.

The property is located in the dominant shopping center in the marketplace. Anchored by Albertsons, the second-largest supermarket chain in North America. The property will continue to be a desirable commodity. Additional tenant in the shopping center include Chase Bank, Starbucks, US Bank, H&R Block and UPS Store.

The Property benefits from multiple points of ingress and egress with access from both frontage roadways. The property is also located on the “going home” side of commuter traffic on Winter Gardens Blvd.

Our schools help students who want options in education and a mentor to guide them through the process. Our teachers take the time to understand each student, and then tailor his or her education to meet their specific needs. This is our proven model of personalized learning, flexibility, one-on-one attention and workforce readiness programs. Each step of the way, we work to remove all obstacles in the way of a student’s high school diploma and life success. We offer more than a diploma. With career and life skills, we help prepare each student with courage and confidence for life beyond high school.

INVESTMENT HIGHLIGHTS

- Two (2) years remaining on existing lease term. Next 3% annual increase is March 1, 2026.
- Tenant operates over 90 locations.
- Dominant shopping center in Lakeside
- Shopping center is anchored by Albertsons. The second largest supermarket chain in North America.
- Infill market with significant barriers to entry or relocation.
- Minimal Responsibilities: Tenant responsible for property taxes, insurance, repairs and maintenance, utilities, HVAC, parking lot, and common area maintenance.
- Stable cash flow. Tenant has renewed/extended their lease twice.
- Property is located at the entrance of the shopping center featuring considerable retail frontage along Winter Garden Blvd.



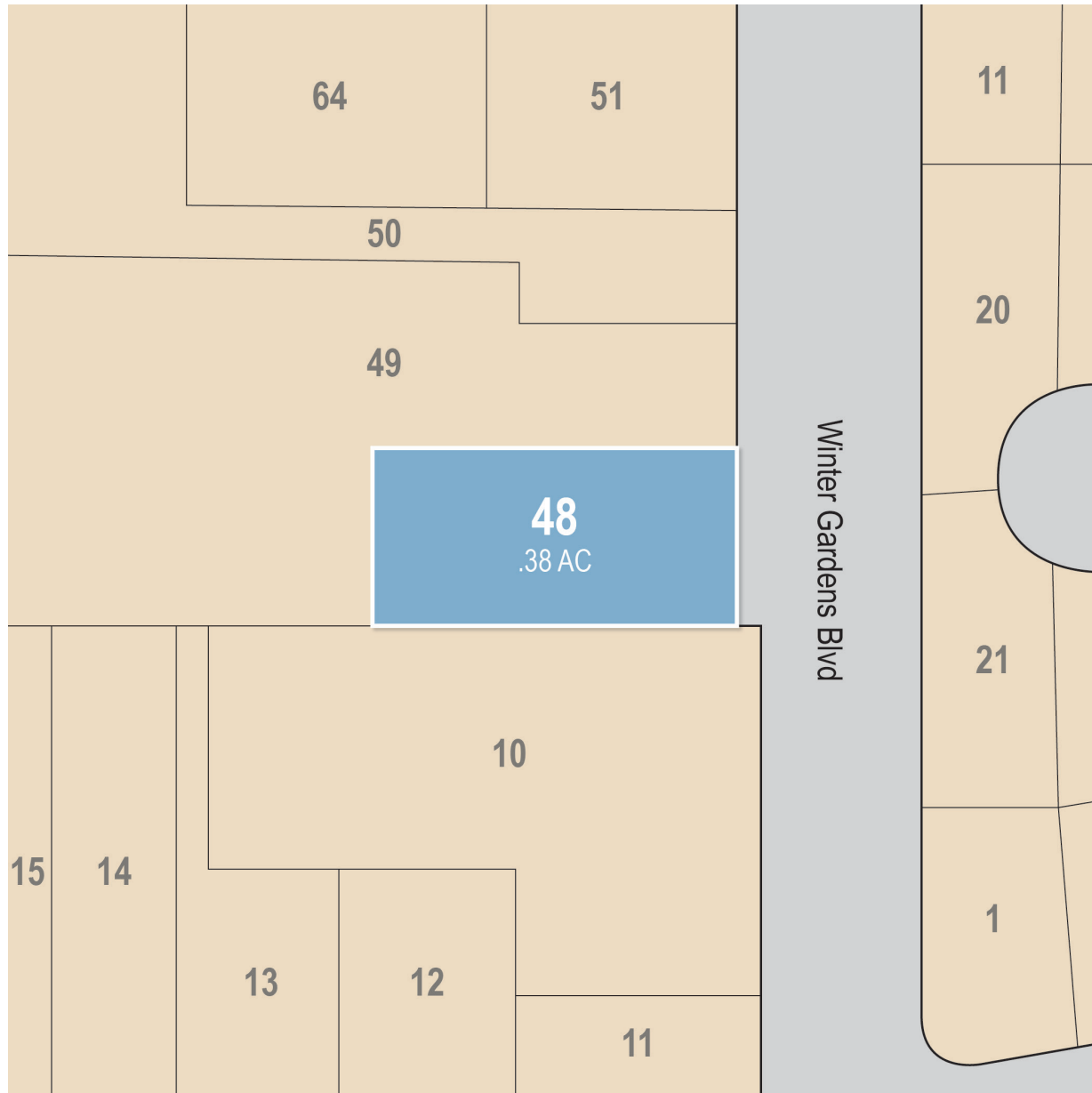
LEASE ABSTRACT

TENANT	Western Education Corp
LEASE COMMENCEMENT	March 1, 2015
LEASE EXPIRATION	February 29, 2028
LEASE TYPE	Single-Tenant NNN
CURRENT ANNUAL NOI	\$165,968
RENEWAL OPTION	None
LANDLORD RESPONSIBILITIES	Roof Structure

SITE MAP



PARCEL MAP



OBLIQUE





EXCLUSIVELY PREPARED BY:

MARK SIGLER

Vice President | Lic #00898206
949.263.5367 | msigler@voitco.com

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax | www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

Voit

REAL ESTATE SERVICES