



Fully Leased Investment Office Building: ±1,504 SF in Coalinga CA



Sale Price	\$265,000
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OFFERING SUMMARY

Building Size:	1,504 SF
Available SF:	1,504 SF
Lot Size:	0.264 Acres
NOI:	\$22,561.24
Cap Rate:	9%
Year Built:	1979
Zoning:	CM
Market:	Fresno
Submarket:	Coalinga
APN:	072-144-01

PROPERTY HIGHLIGHTS

- Gross Annual Rent of \$30,561
- ±1,504 SF Office Building in Coalinga, CA
- CalNeva Has Operated At This Location Since 2016
- Fully Leased Investment Property | Lease Through 2031
- Functional Office Space | Easy To Rent
- Long-Term Tenant | Low Turnover | Low Maintenance
- Ample Indoor And Outdoor Storage Space
- Fenced Outdoor Yard Area | Ample Available Street Parking
- Requires Little Management or Maintenance
- Great Access & Visibility w/ Easy Highway Access

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PROPERTY DESCRIPTION

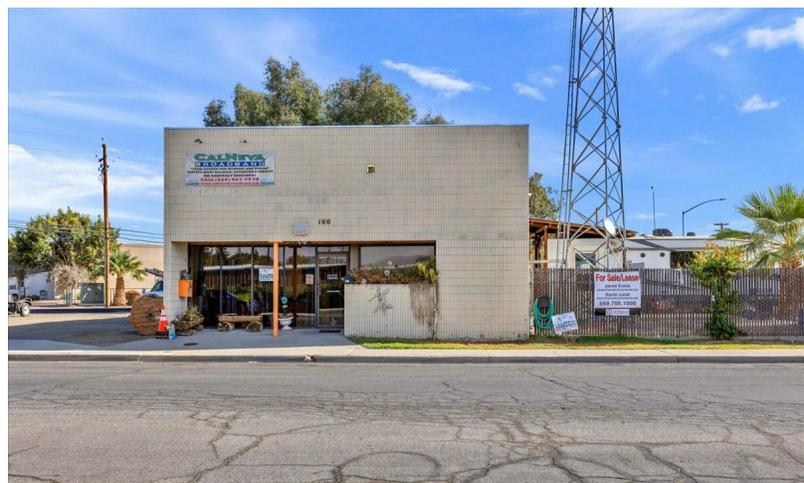
100% Leased Investment Opportunity: Prime location offering ±1,504 SF of office space on ±0.264 acres in Coalinga, California. The property sits comfortably in the heart of Coalinga, and is right off of CA 198 providing easy accessibility. The building includes an open reception space, a warehouse storage area, two private bathrooms, an fenced outdoor storage area, and open dirt lot area. The tenant has been at this location since 2016, and is signed on through September of 2031.

Tenant Info: CalNeva Broadband provides households and businesses in rural areas with easy access to internet. They provide services in areas like Huron, Sea Ranch, Gualala, and Coalinga. They also offer a variety of Digital Phone Service packages that include local and long distance, conference calling, voice messaging, and caller ID.

LOCATION DESCRIPTION

Visible location on 1st Street and East Forest Ave right off of CA 198. Leased office on a large, open lot. Centrally located around a number of national high quality tenants including Taco Bell, KFC, McDonalds, Subway, Save Mart, O'Reilly Auto Parts, Starbucks, Little Caesars Pizza, Tractor Supply Co., Burger King, and Big 5 Sporting Goods.

Coalinga is a city in the Pleasant Valley in Fresno County and the western San Joaquin Valley, in central California about 80 miles (128 km) southeast of Salinas. It was formerly known as Coaling Station A, Coalingo, and Coalinga Station. The population was 17,590 as of the 2020 census, up from 13,380 at the 2010 census. It is the site of both Pleasant Valley State Prison and Coalinga State Hospital.



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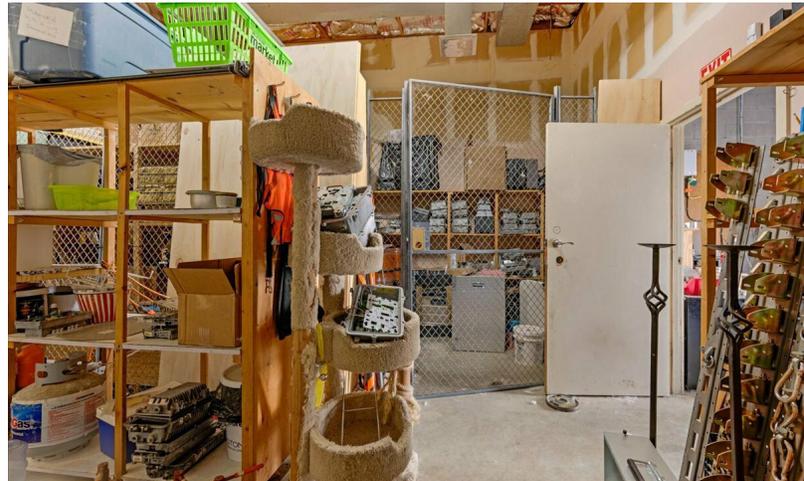
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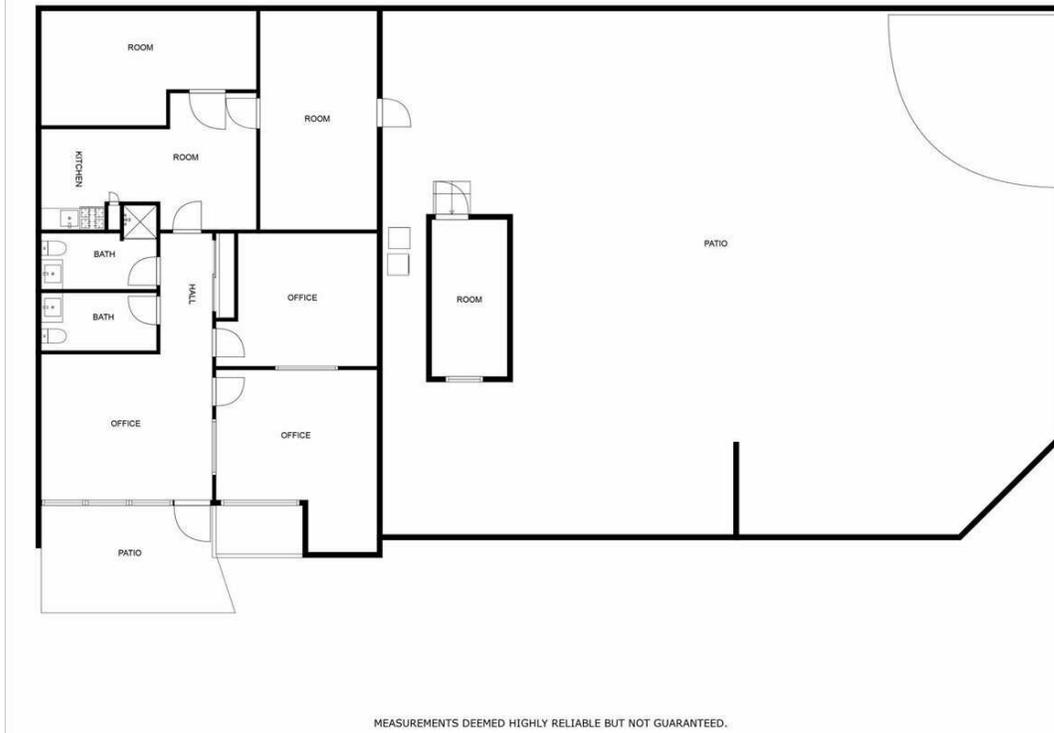
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INCOME SUMMARY

FULLY LEASED INVESTMENT OFFICE BUILDING: ±1,504 SF IN COALINGA CA

Base Rent	\$30,561
GROSS INCOME	\$30,561

EXPENSES SUMMARY

FULLY LEASED INVESTMENT OFFICE BUILDING: ±1,504 SF IN COALINGA CA

Property Taxes	\$3,000
Property Insurance	\$3,000
Capital Reserve (7%)	\$2,000
OPERATING EXPENSES	\$8,000

NET OPERATING INCOME	\$22,561
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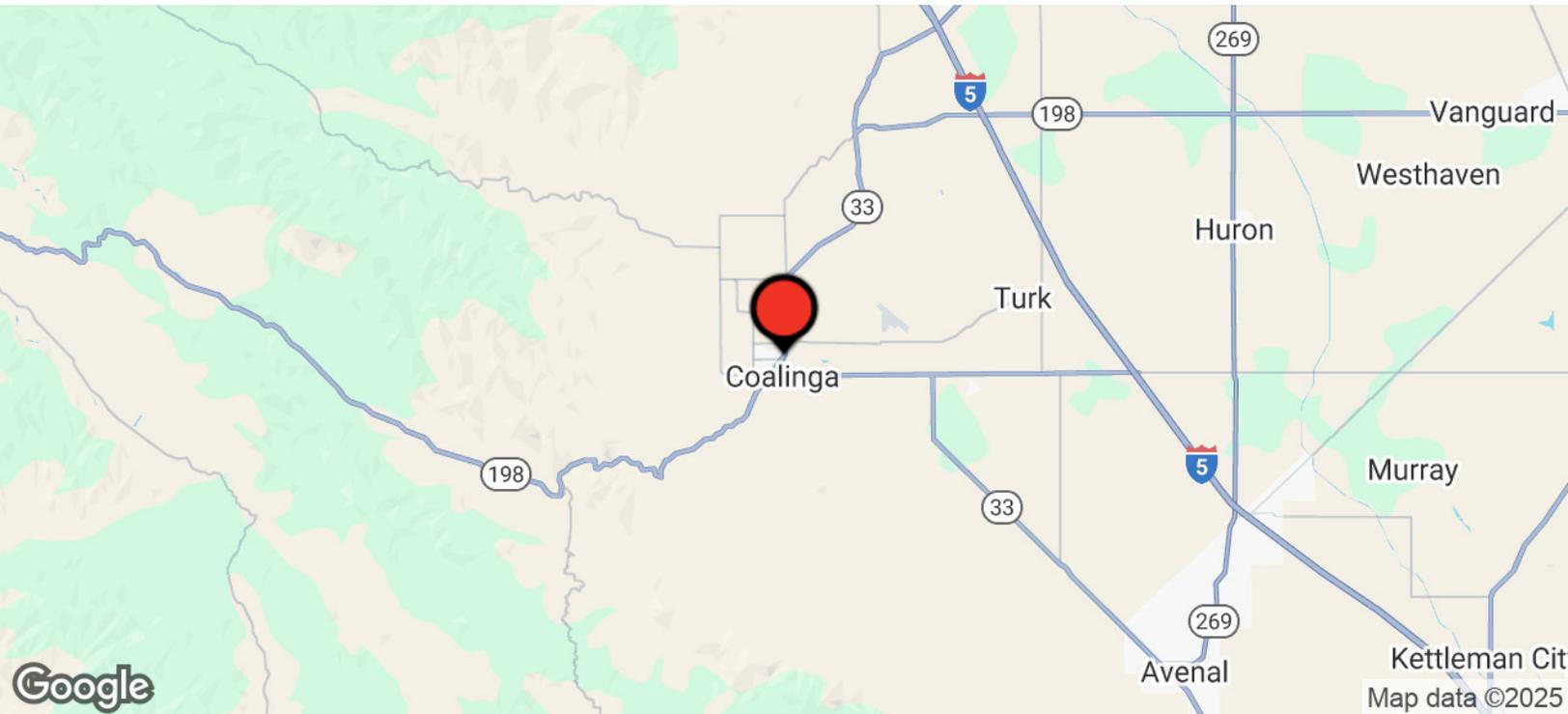
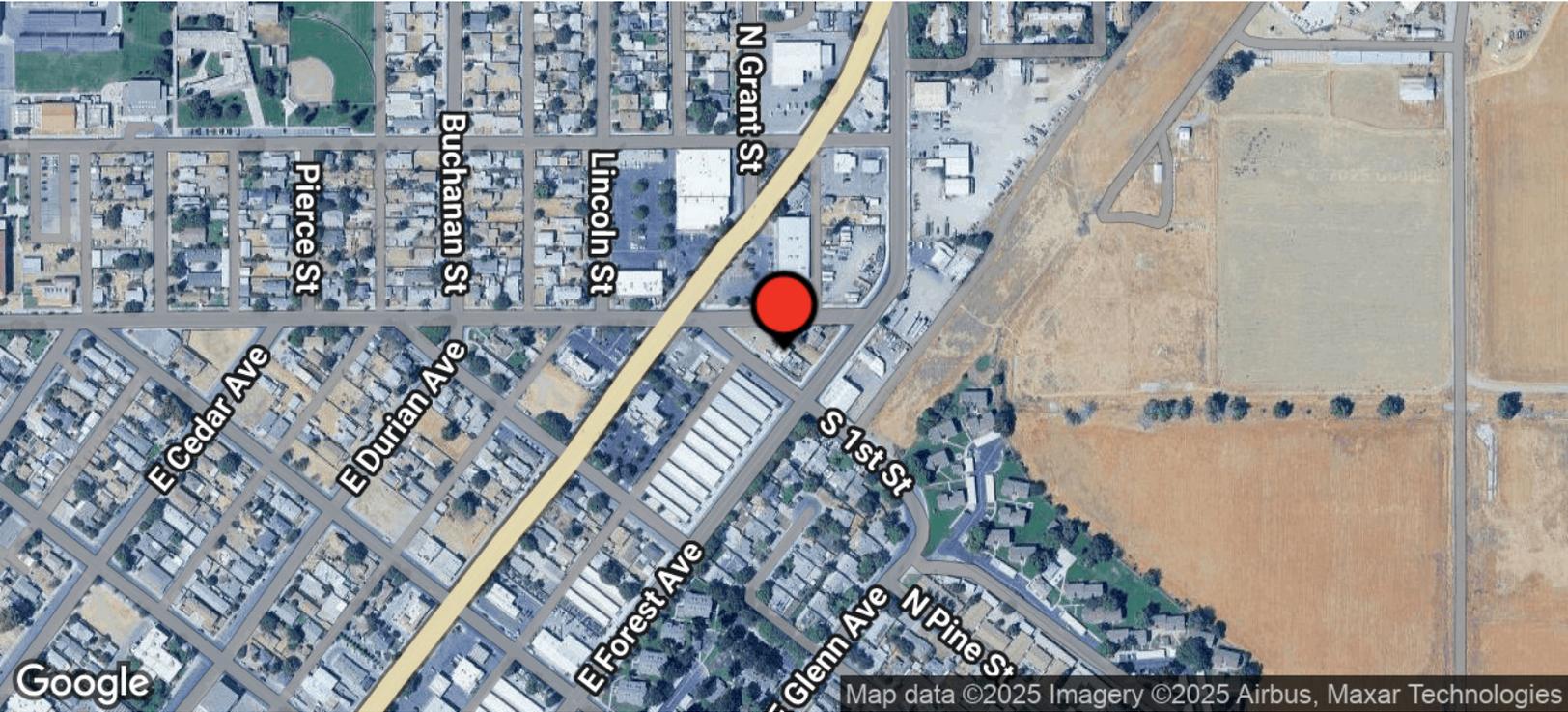
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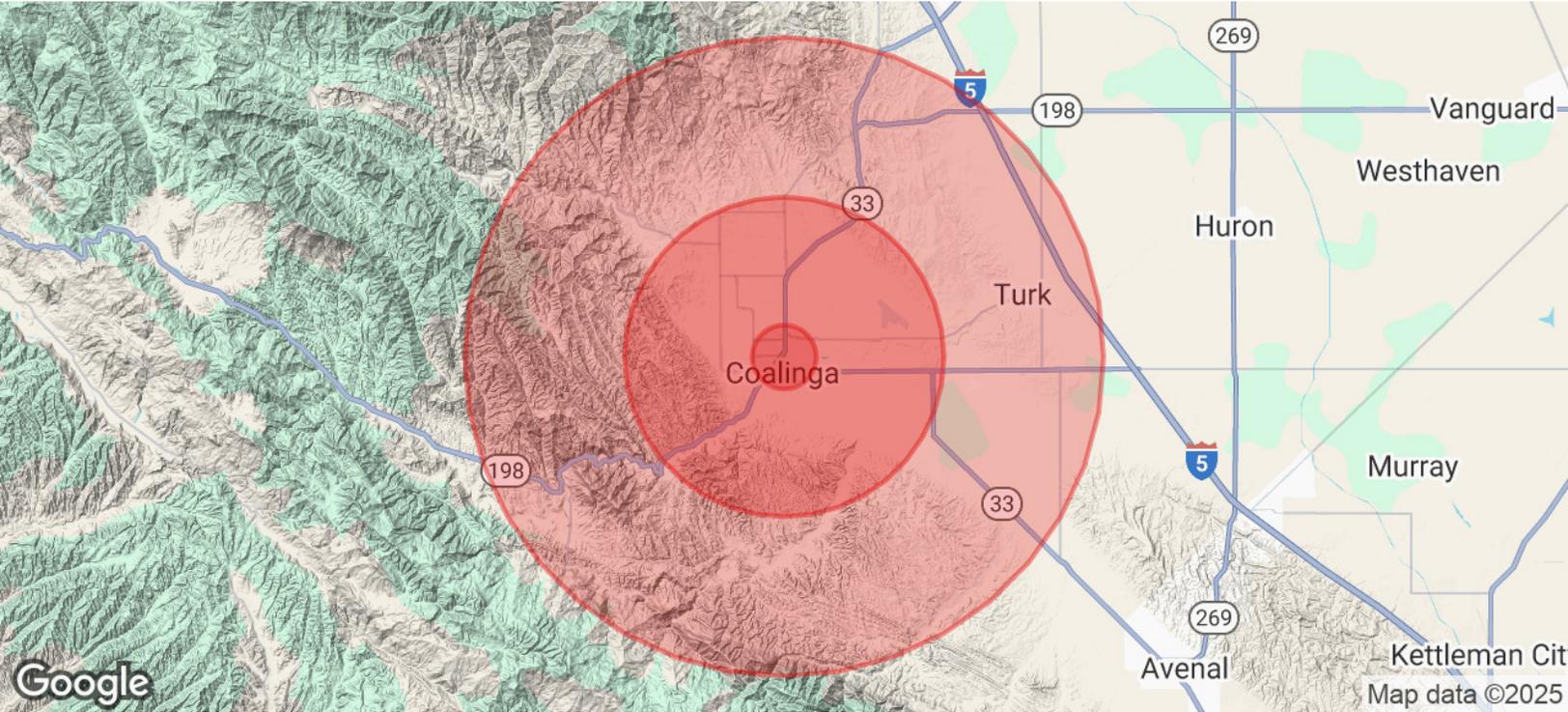
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,133	13,359	17,947
Average Age	35	35	36
Average Age (Male)	34	34	36
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,316	4,141	4,534
# of Persons per HH	3.1	3.2	4
Average HH Income	\$83,199	\$85,521	\$87,976
Average House Value	\$299,239	\$304,126	\$294,230

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	70.2%	69.4%	68.3%

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