

FOR SALE

MAJOR PRICE REDUCTION

NEW PRICE

\$2,500,000

Reduced from ~~\$2,700,000~~

6.8% Initial Cap Rate

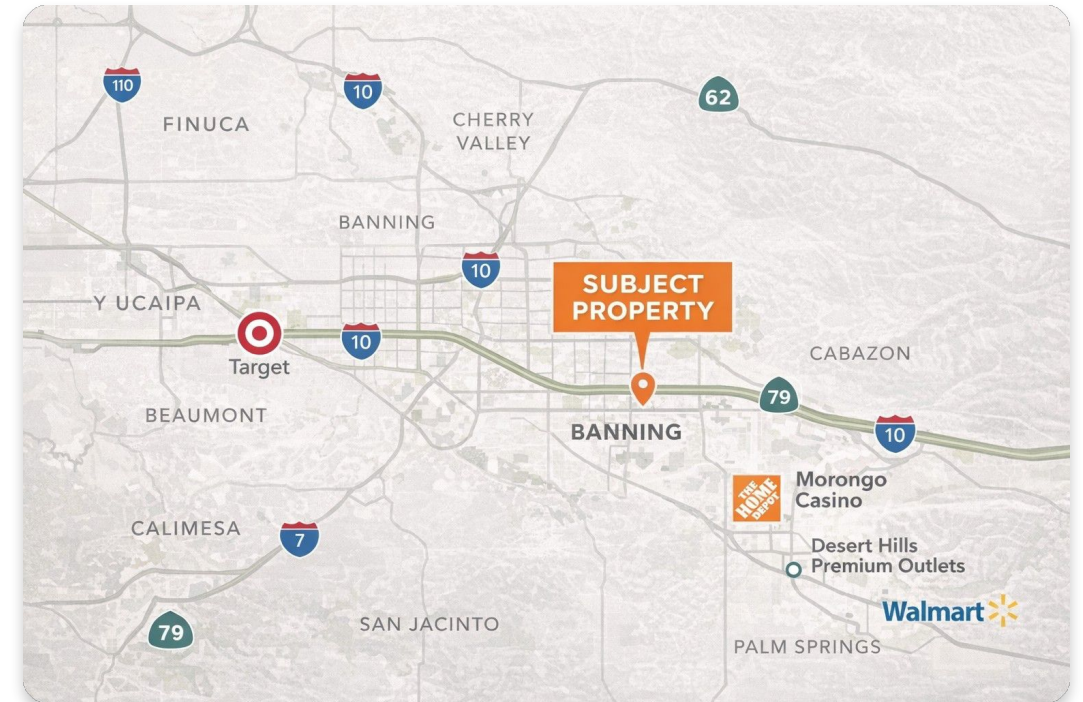
Commercial Retail Center

100% Leased | ±15,020 SF | Two Buildings



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Executive Summary

This offering presents the opportunity to acquire a 100% leased, two-building commercial property located at 1735 W. Ramsey Street in Banning, California. The property totals approximately 15,020 square feet and sits on approximately 1.23 acres of land.

The site includes a Wells Fargo ATM drive-thru and additional structures leased to a variety of retail and office tenants. It benefits from strong visibility along Ramsey Street and convenient access to Interstate 10, a major transportation corridor connecting the Inland Empire and the Coachella Valley.



Investment Highlights

ADDRESS	1735 W. Ramsey St, Banning, CA
STATUS	For Sale
SALE PRICE	\$2,500,000
BUILDINGS	Two one-story retail / commercial (wood frame & stucco)
YEAR BUILT	1990
ZONING	Commercial / Mixed Use
LEASED	100% — Four (4) Tenants
PARCEL NUMBER	538-150-048
BUILDING AREA	Front 9,500 SF / Rear 5,520 SF



Property Overview

- 15,020 SF total building area
- Front building 9,500 SF; rear building 5,520 SF
- 24/7 Wells Fargo ATM drive-thru on-site
- Located on a major commercial corridor
- Strong visibility and excellent ingress / egress from Ramsey Street
- 1.23 acres of land
- 64 on-site parking spaces (4.26 stalls / 1,000 SF)



Financial Overview

PRICE

\$2,500,000

CAP RATE

6.8%

PRICE / SF

±\$166

Annual NNN Rent	\$169,152
NNN Expense Recapture	\$63,084 / yr (\$4.20 / SF)
Gross Annual Rent	\$232,236
Total Net Operating Income	\$169,152

Expense recapture includes property tax, insurance, common area utilities, maintenance, and trash.



Rent Roll

TENANT	SUITE	GLA (SF)	% OF GLA	LEASE COMM.	LEASE EXP.	MONTHLY RENT (NNN)	ANNUAL RENT (NNN)	RENT / SF	CHANGES ON	ANNUAL INCREASE	TYPE	OPTION
By Faith Ministries	101	5,900	39%	1/1/25	9/30/29	\$3,835	\$46,020	\$0.65	10/1/26	+\$0.10	NNN	One 5-Yr Option to Renew
Faith In Action	150	3,600	24%	3/1/25	2/28/30	\$3,672	\$44,064	\$1.02	3/1/27	+3%	NNN	One 5-Yr Option to Renew
Aloha Beauty Bar	111 & 112	2,208	15%	8/1/24	7/31/29	\$2,208	\$26,496	\$1.00	8/1/27	+5%	NNN	One 5-Yr Option to Renew
Greater Hope Foundation for Children	108-110	3,312	22%	9/1/24	8/31/29	\$2,981	\$35,772	\$0.90	9/1/26	+4%	NNN	One 5-Yr Option to Renew
Wells Fargo (ATM)	N/A	N/A	N/A	1/24/24	1/23/29	\$1,400*	\$16,800	N/A	N/A	N/A	MG	Two 5-Yr Options to Renew
TOTAL		15,020	100%			\$14,096	\$169,152					

* Wells Fargo monthly rent includes \$100 / mo. for ATM electricity.

About the Tenants



By Faith Ministries

Suite 101 • 5,900 SF

501(c)(3) organization for religious services, Bible study, and Friday prayer. Plans to add a bookstore, CPR training, and notary services.



Faith In Action

Suite 150 • 3,600 SF

Community-based nonprofit serving low-income residents through social justice projects since 2007. Recently relocated here to support continued expansion.



Greater Hope Foundation for Children

Suite 108-110 • 3,312 SF

Administrative foster care and adoption agency and a leader in social services. Additional locations in Victorville, Barstow, Rancho Cucamonga, and Henderson, NV.



Aloha Beauty Bar

Suite 111 & 112 • 2,208 SF

Family-owned, full-service salon offering lashes, permanent makeup, facials, waxing, massage, mani / pedis, and skincare. A long-running local favorite.



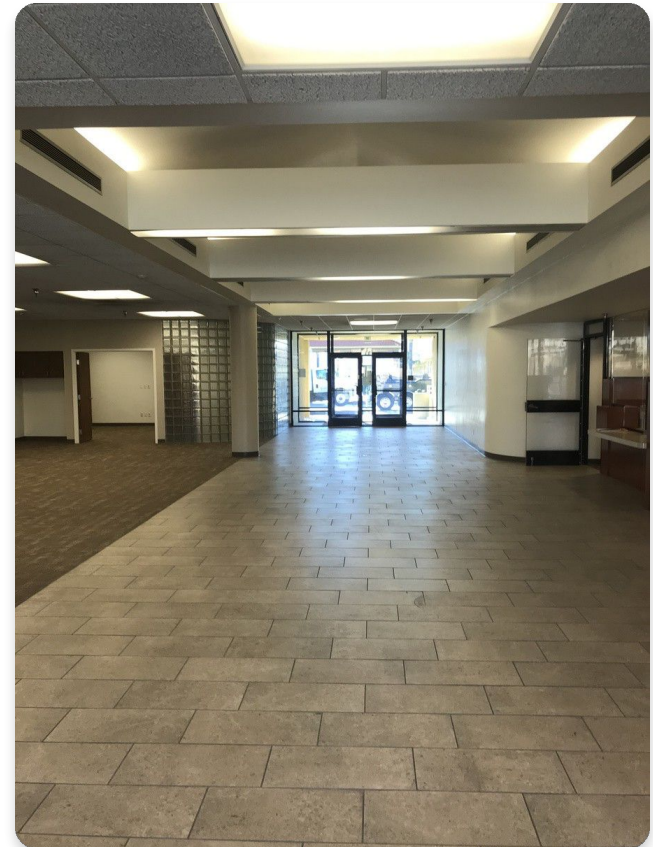
Wells Fargo (ATM)

24/7 Drive-Up

High-volume, three-lane drive-up ATM operating 24/7. Pays monthly rent and covers all costs associated with the operation.

Interior Property Photos

Actual photos subject to verification upon completion of ongoing tenant improvements.



Location



- Direct frontage on W. Ramsey Street, a primary commercial corridor
- Immediate access to Interstate 10
- Gateway between the Inland Empire and Coachella Valley
- Surrounded by national and regional retailers
- Strong daytime traffic and visibility

Banning Overview

- A fast-growing city in Riverside County along the Interstate 10 corridor, serving as a key gateway between the Inland Empire and the Coachella Valley.
- Strong regional connectivity with convenient access to major employment centers in Riverside, San Bernardino, and Palm Springs.
- Rising demand for retail, service, and commercial space, with over 10,000 new residential homes planned over the next five years.



Broker Contact

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