



# Single Tenant Leased Investment Property

SAN ANDREAS, CA



## OFFERING MEMORANDUM

**PRESENTED BY:**

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509 EAST ST CHARLES STREET

# PROPERTY INFORMATION

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- PROPERTY SUMMARY
- COMPLETE HIGHLIGHTS
- LOCATION DESCRIPTION
- PROPERTY DETAILS
- ADDITIONAL PHOTOS
- ADDITIONAL PHOTOS

# Property Summary



## PROPERTY DESCRIPTION

KW Commercial is pleased to present the unique opportunity to purchase 509 East St Charles St and 585 Mountain Ranch Rd in San Andreas, CA. This Single Tenant Leased Investment has been occupied by The County of Calaveras's Human Services & Public Health Department for over 25 years and consists of an approximately 31,228 sq ft building situated on 3.47 AC. With no new competitive speculative construction occurring within the submarket and an acquisition price that is significantly below replacement cost, this offering provides an investor the opportunity to achieve a stable, appreciating cash-on-cash return with a very real potential for upside via long-term, valuable lease extensions for a Tenant which will likely be in this location indefinitely. The location is preferred by Calaveras County agencies, all of which are headquartered within 1/2 mile of the subject property.

## OFFERING SUMMARY

Sale Price:	\$5,900,000
Lot Size:	3.47 Acres
Building Size:	31,228 SF
NOI:	\$474,004.94
Cap Rate:	8.03%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	1,661	5,958	17,076
Total Population	3,940	14,966	41,505
Average HH Income	\$77,256	\$104,683	\$108,525



# Complete Highlights



## PROPERTY HIGHLIGHTS

- The County of Calaveras has occupied the building since it was built in 2001
- Priced significantly below replacement cost
- 2% annual escalations
- Modified gross lease with tenant responsible for utilities & janitorial
- Significant barriers to entry for any new development
- Parking Lot recently re-sealed & re-striped
- Well-maintained building with established presence
- Tenant is heavily invested in the property and is currently adding EV Charging stations
- Situated next to the County of Calaveras Government Center including but not limited to: Animal Services, State of CA Superior Court, DMV, Mark Twain St. Joseph's Hospital, Sheriff's Office, Substance Use Services, Administration & Human Resources, Planning & Building Departments, Public Works, Tax Collector, and more.



## Location Description



### LOCATION DESCRIPTION

San Andreas was founded during the California gold rush in the High Sierra region of Northern California and is the county seat for Calaveras County. Calaveras County is well known for its high quality of living in the foothills of California, with rolling hills, green valleys, outdoor adventures, and rich history. The region offers a growing wine industry, the Calaveras County Fair, Moaning Caverns Adventure Park, Bear Valle Music Festival, and the California Frog Jumping Jubilee.

San Andreas is located on State Route 49. It is roughly one hour from both Sacramento (70 miles) and Stockton (42 miles), and located roughly two hours from San Francisco (125 miles). The region has seen significant investment and appreciation in the last 24 months, as major rural areas have experienced a surge of homebuyers looking to relocate out of the major cities.



# Property Details

Sale Price **\$5,900,000**

## LOCATION INFORMATION

Street Address 509 East St Charles Street  
 City, State, Zip San Andreas, CA 95249  
 County Calaveras  
 Market San Andreas  
 Cross-Streets E St Charles St and Mountain Ranch Rd

## BUILDING INFORMATION

Building Size 31,228 SF  
 Building Class C  
 Occupancy % 100.0%  
 Tenancy Single  
 Number of Floors 2  
 Year Built 2001  
 Gross Leasable Area 31,228 SF  
 Construction Status Existing  
 Condition Good  
 Free Standing Yes

## PROPERTY INFORMATION

Property Type Office  
 Property Subtype Office Building  
 Zoning Local Commercial (C1)  
 Lot Size 3.47 Acres  
 APN # 042-034-013; 042-034-007  
 Corner Property Yes  
 Power Yes

## PARKING & TRANSPORTATION

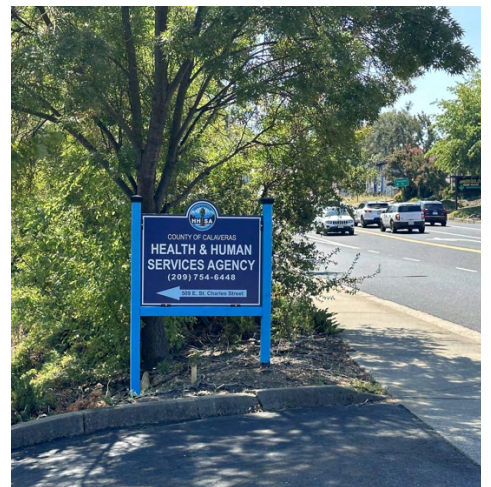
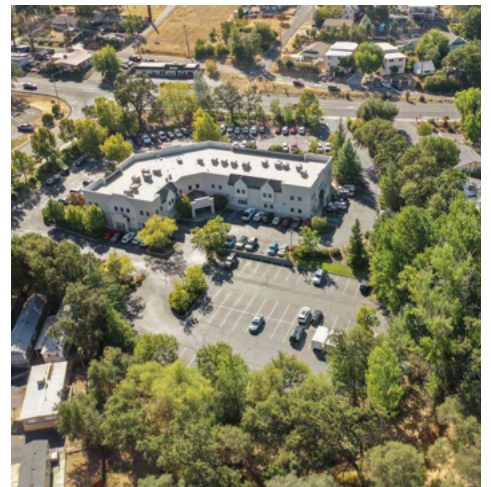
Parking Type Surface

## UTILITIES & AMENITIES

Central HVAC Yes  
 Gas / Propane Yes  
 EV Charging Stations Coming Soon



# Additional Photos





# Additional Photos



509 EAST ST CHARLES STREET

# FINANCIAL ANALYSIS

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RENT ROLL

FINANCIAL SUMMARY

INCOME & EXPENSES

# Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	The County of Calaveras	31,228 SF	100%	\$19.95	\$622,856	5/11/2001	5/31/26
<b>TOTALS</b>		<b>31,228 SF</b>	<b>100%</b>	<b>\$19.95</b>	<b>\$622,856</b>		
<b>AVERAGES</b>		<b>31,228 SF</b>	<b>100%</b>	<b>\$19.95</b>	<b>\$622,856</b>		



# Financial Summary

## INVESTMENT OVERVIEW

Price	\$5,900,000
Price per SF	\$189
CAP Rate	8.03%

## OPERATING DATA

Gross Income	\$622,856
Operating Expenses	\$148,851
Net Operating Income	\$474,005



# Income & Expenses

## INCOME SUMMARY

<b>GROSS INCOME</b>	<b>\$622,856</b>
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## EXPENSES SUMMARY

Property Taxes (Actual)	\$62,521
Insurance (Actual)	\$35,388
Landscaping (Actual)	\$14,550
Repairs & Maintenance (Actual)	\$10,053
Security (Actual)	\$1,424
Management Fee (Estimated 4%)	\$24,914

<b>OPERATING EXPENSES</b>	<b>\$148,851</b>
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<b>NET OPERATING INCOME</b>	<b>\$474,005</b>
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509 EAST ST CHARLES STREET

# LOCATION INFORMATION

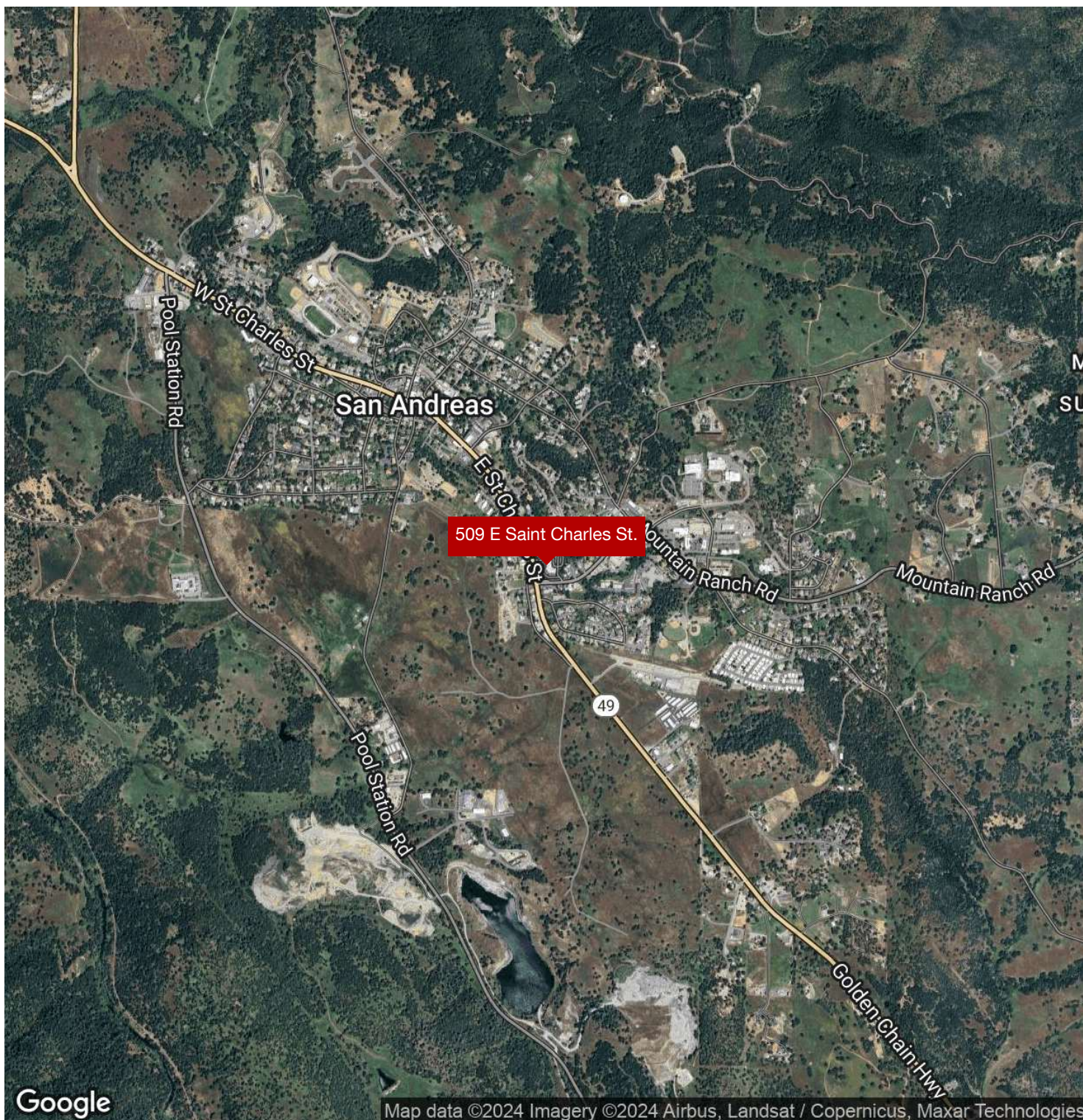
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REGIONAL MAP

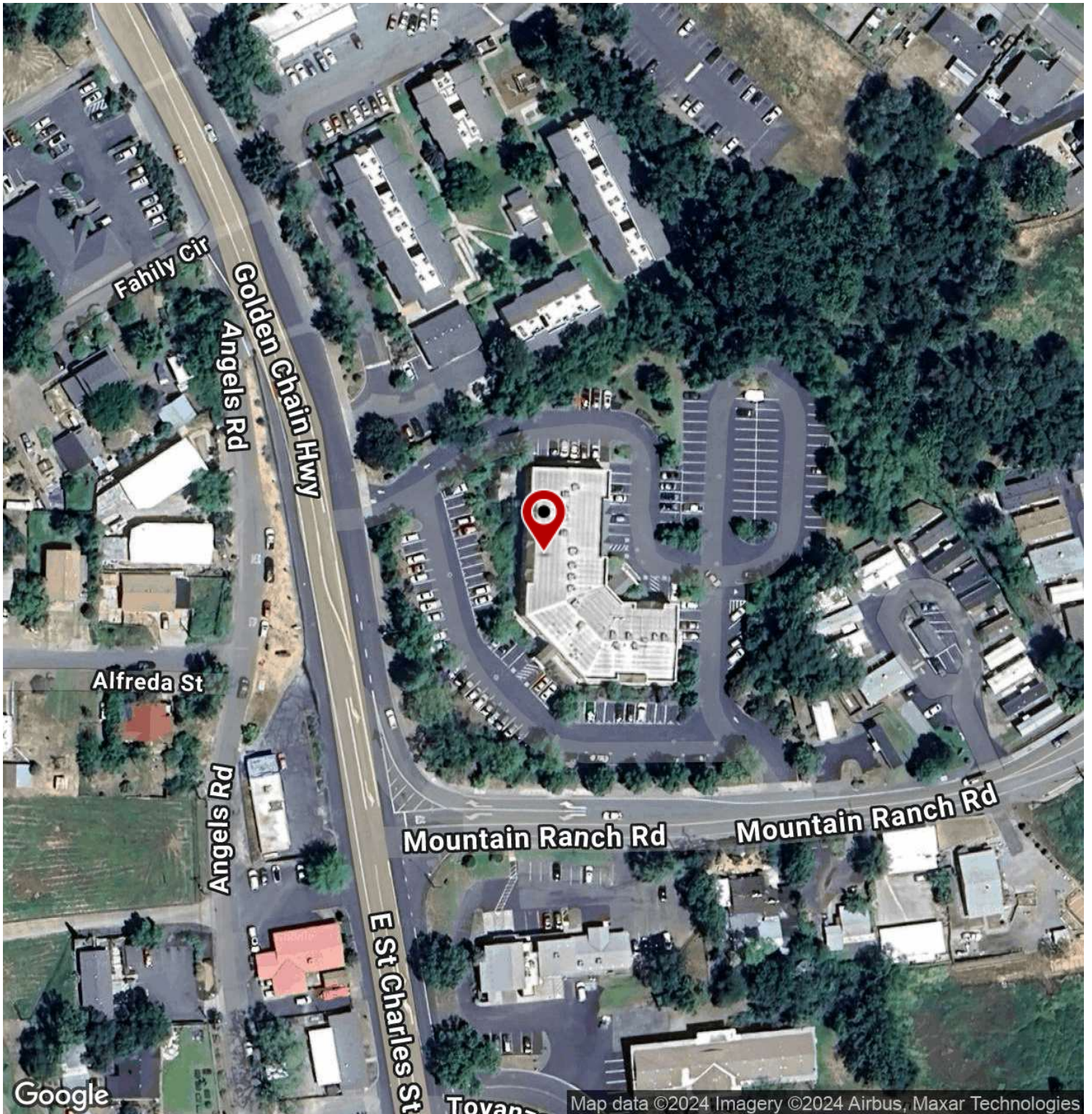
LOCATION MAP

AERIAL MAP

# Regional Map

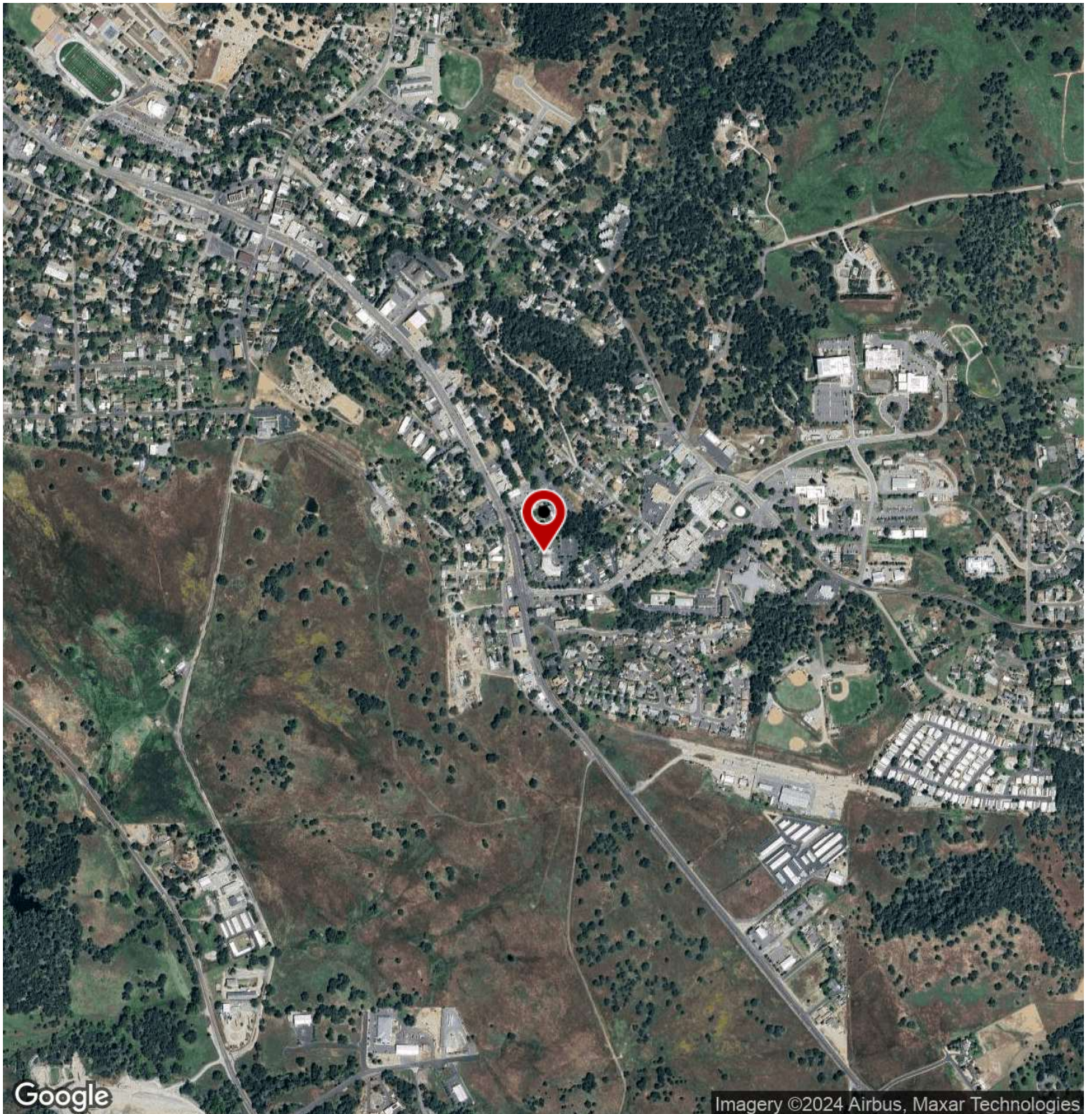


# Location Map





# Aerial Map



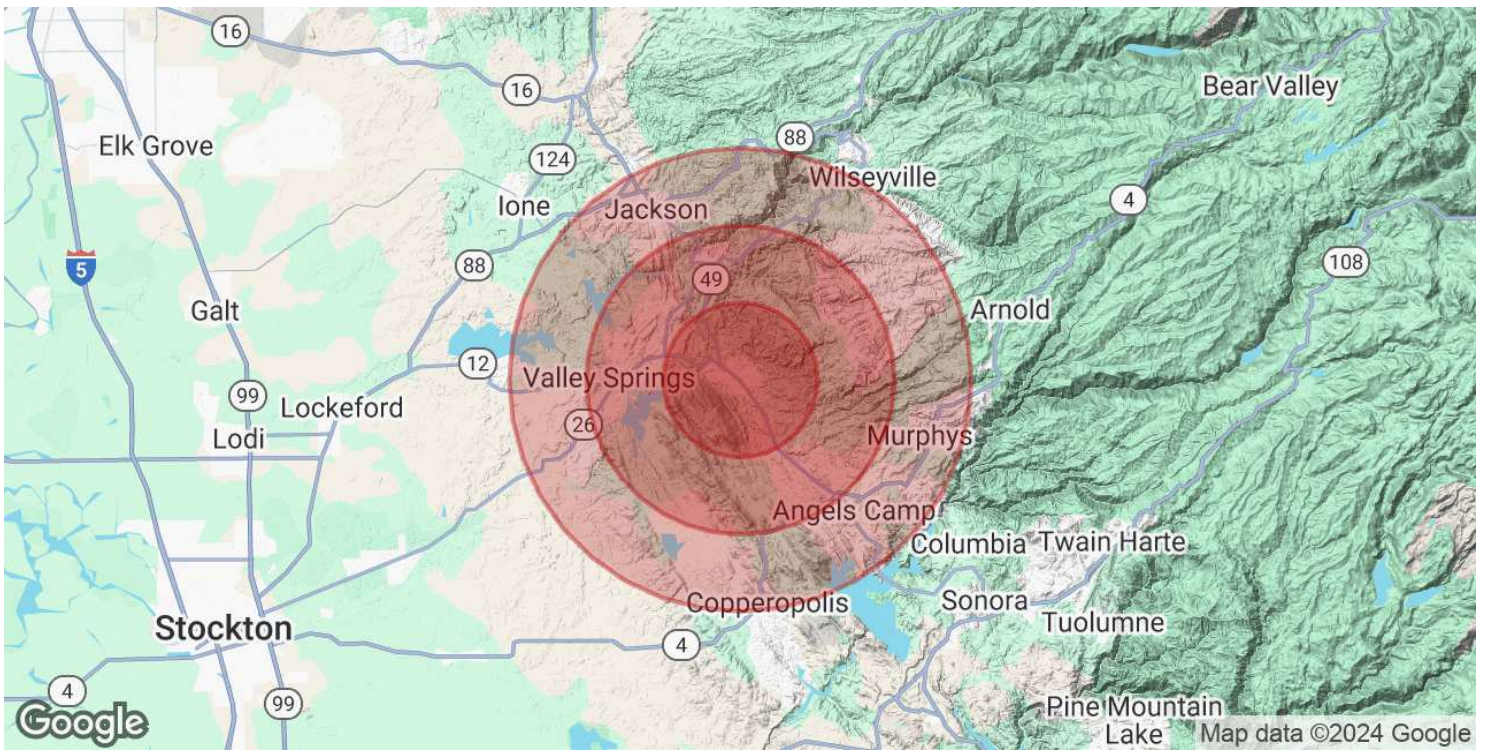
509 EAST ST CHARLES STREET

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	3,940	14,966	41,505
Average Age	47	46	47
Average Age (Male)	45	45	46
Average Age (Female)	48	47	49

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	1,661	5,958	17,076
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$77,256	\$104,683	\$108,525
Average House Value	\$442,822	\$484,405	\$513,994

Demographics data derived from AlphaMap

