



GRAHAM & ASSOCIATES

MARTELLA INDUSTRIAL

CORNER OF CLANCY ST & W SUNNYVIEW AVE | VISALIA, CA
OFFERING MEMORANDUM



LISTED BY

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GRAHAM
&
ASSOCIATES

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UPS
Fedex
OnTrac

EXECUTIVE SUMMARY

Investment Highlights

- Brand new construction light industrial warehouse available for sale.
- Bathrooms included with roll up door.
- Two separate entrances to property, one located on Sunnyview and Clancy.
- Value add through continued lease up efforts
- Available: 70,000 Sq. ft.
- Price: \$10,500,000



VALUATION

REVENUE	Total	PSF
Rental Revenue		
Potential Base Rent	\$612,780	8.81
CAM Income	\$27,000	0.39
Other Income	-	-
Effective Gross Revenue	\$639,780	9.20
OPERATING EXPENSES		
Operating Expenses		
Property Taxes	\$115,500	1.66
Insurance	\$13,904	0.20
Utilities	\$20,856	0.30
Management	\$25,591	0.37
Repairs	\$10,428	0.15
Administrative	-	-
Total Operating Expenses	\$186,279	2.68
NET OPERATING INCOME	\$453,501	6.52
Capitalization Rate	4.32%	
VALUATION	\$10,500,000	151.04



RENT ROLL

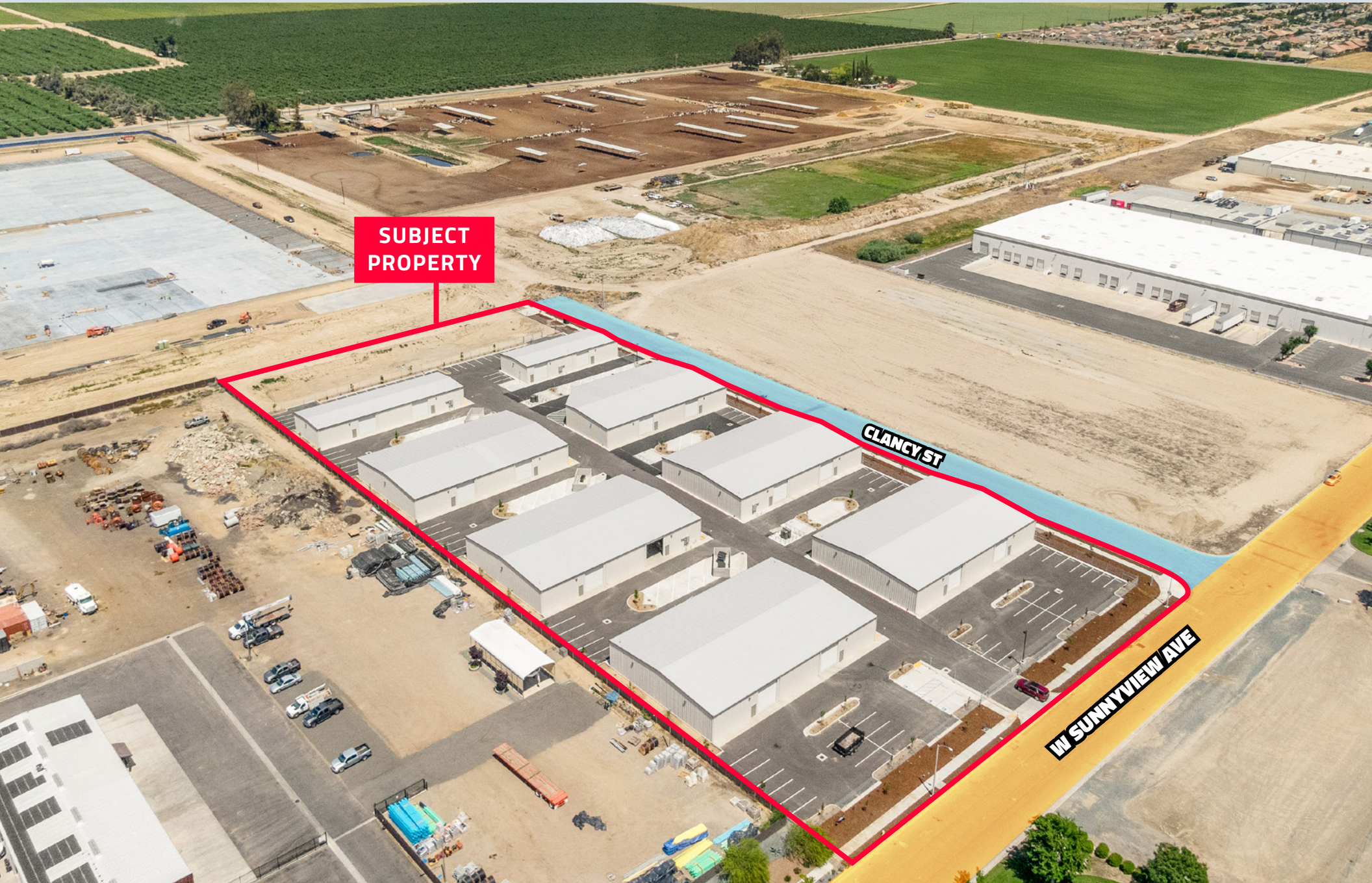
Building	Address	Suite	Tenant	Type	Commence	Expire	SF	Monthly Rent	PSF/MO	Monthly CAM	PSF/MO
1	7730 W Sunnyview		KRC Safety	Gross	06/15/22	06/30/24	10,080 SF	\$6,500.00	\$0.64	\$100.00	\$0.01
2	7710 W Sunnyview		Frank Sierra	Gross	10/01/22	09/30/25	10,080 SF	\$7,560.00	\$0.75	\$100.00	\$0.01
3	7740 W Sunnyview	A	Market Rent	Gross			5,040 SF	\$3,780.00	\$0.75	\$50.00	\$0.01
3	7740 W Sunnyview	B	AQUA4D US, LLC	Gross	10/01/22	09/30/25	5,040 SF	\$3,780.00	\$0.75	\$100.00	\$0.02
4	7720 W Sunnyview		Market Rent	Gross			10,080 SF	\$7,560.00	\$0.75	\$100.00	\$0.01
5	2421 N Clancy St	E	Robin Martella	Gross			2,520 SF	\$1,890.00	\$0.75	\$200.00	\$0.08
5	2421 N Clancy St	F	Robin Martella	Gross			2,520 SF	\$1,890.00	\$0.75	\$200.00	\$0.08
5	2421 N Clancy St	G	Market Rent	Gross			2,520 SF	\$1,890.00	\$0.75	\$200.00	\$0.08
5	2421 N Clancy St	H	Market Rent	Gross			2,520 SF	\$1,890.00	\$0.75	\$200.00	\$0.08
6	2411 N Clancy St	A	Central Valley Cookies, Inc.	Gross	08/01/22	07/31/25	2,520 SF	\$1,875.00	\$0.74	\$200.00	\$0.08
6	2411 N Clancy St	B	Turn Systems Corp	Gross	10/01/22	09/30/25	2,520 SF	\$1,890.00	\$0.75	\$200.00	\$0.08
6	2411 N Clancy St	C	Market Rent	Gross			2,520 SF	\$1,890.00	\$0.75	\$200.00	\$0.08
6	2411 N Clancy St	D	Market Rent	Gross			2,520 SF	\$1,890.00	\$0.75	\$200.00	\$0.08
7	2441 N Clancy St		A&L Truck Supply	Gross	05/06/22	05/05/25	5,040 SF	\$3,780.00	\$0.75	\$100.00	\$0.02
8	2431 N Clancy St		Hugo Sanchez	Gross	08/01/22	07/31/25	4,000 SF	\$3,000.00	\$0.75	\$100.00	\$0.03
							69,520 SF	\$51,065.00		\$2,250.00	\$114,485.40



DRONE AERIAL



DRONE AERIAL



DRONE AERIAL



MARKET AERIAL



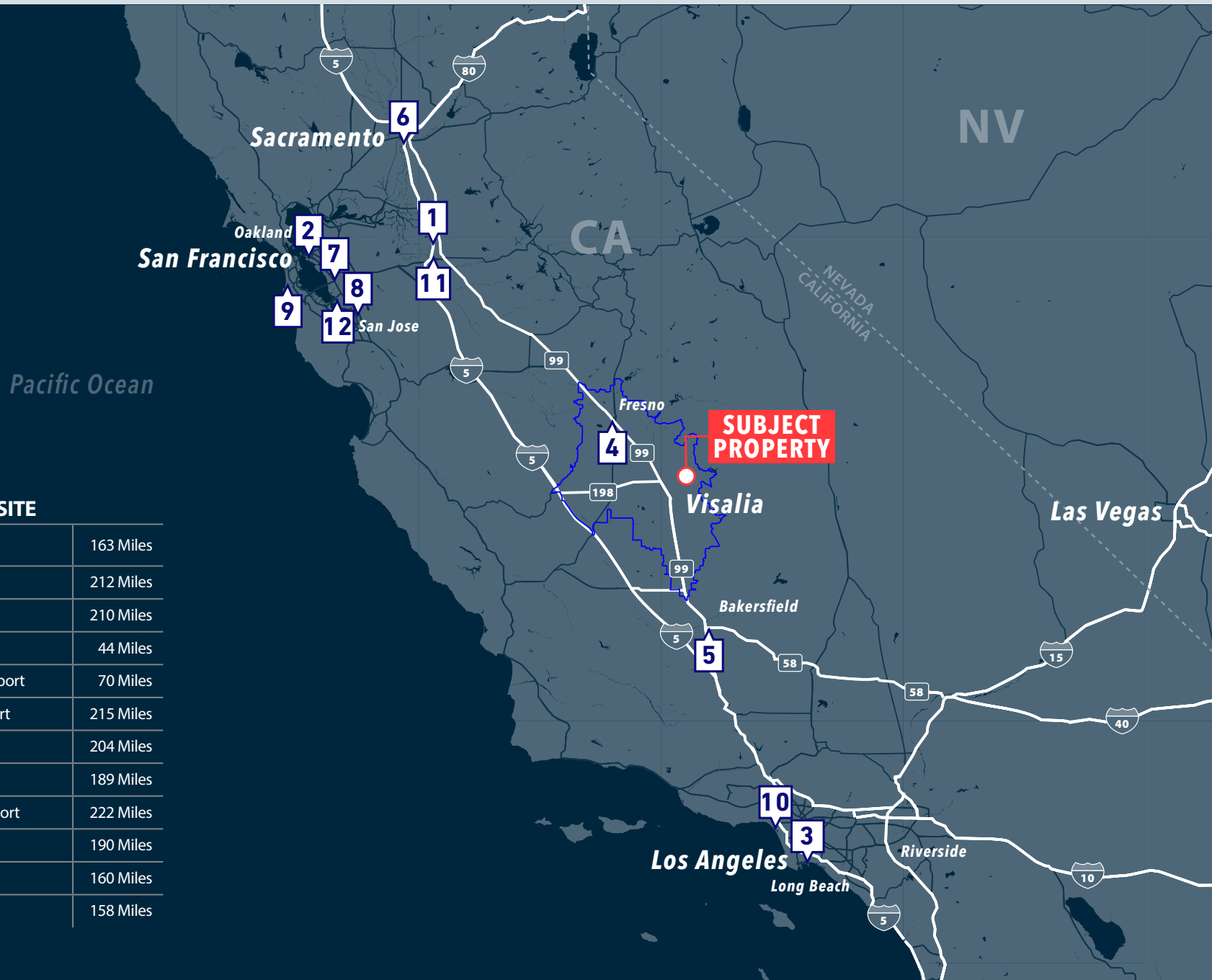
MARKET OVERVIEW

Visalia is a city of 136,000 people located in the San Joaquin Valley of Central California, equidistant from the Ports of Los Angeles/Long Beach and Oakland. It is home to one of the finest downtown areas between Stockton and Bakersfield with a variety of restaurants, shops, boutiques, entertainment and event centers, many professional office tenants as well as the area's largest hospital Kaweah Delta Healthcare District. Visalia is also the County Seat for Tulare County, which is reflective of its position as the economic and cultural hub of the county.

As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare County is also within an Enterprise Zone which offers a number of economically-favorable incentives such as 21-Day permit fast-tracking, 5-year, no interest, development fee deferral, state tax credits for hiring and purchasing qualified equipment, accelerated expense deductions, net interest deduction and preference points on state contracts.



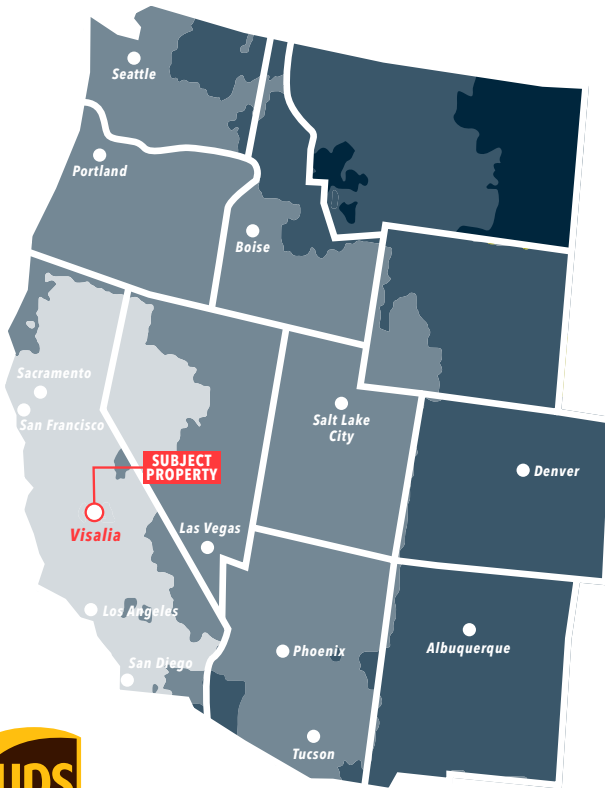
REGIONAL MARKET ACCESS



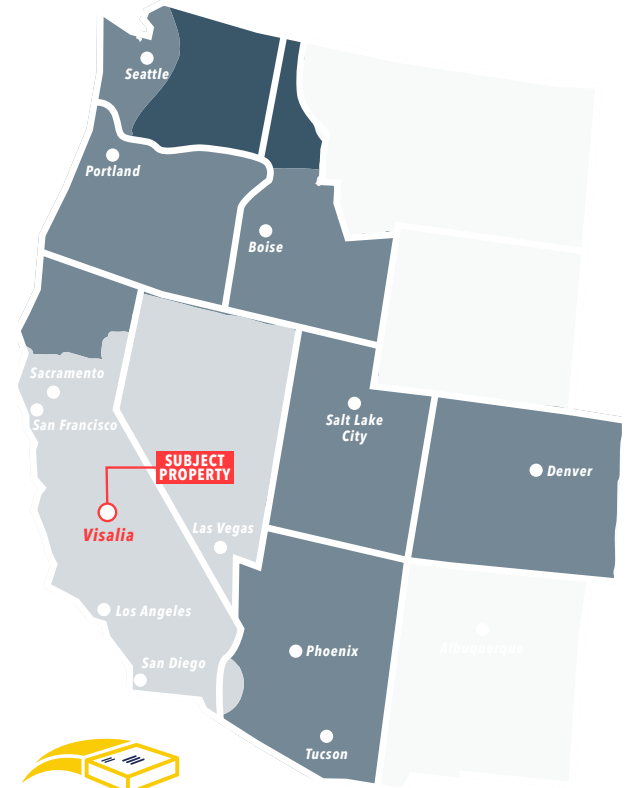
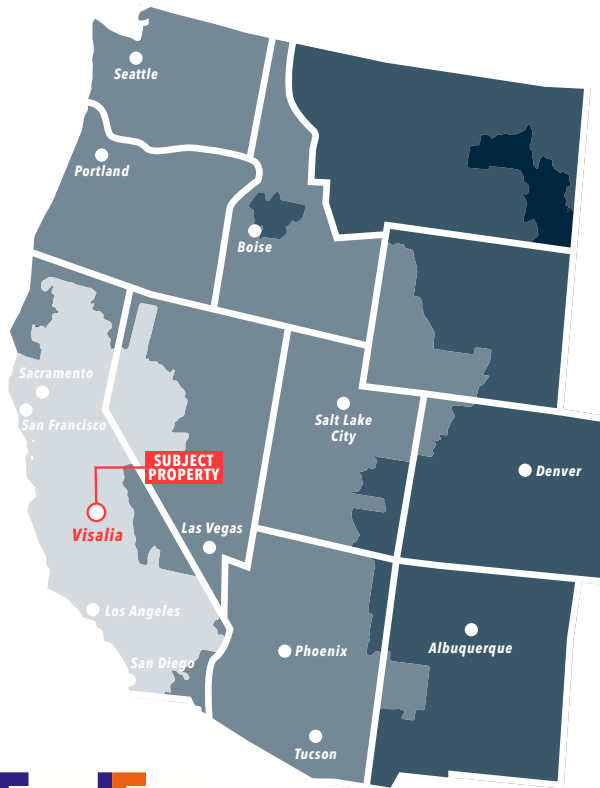
MILEAGE DISTANCE FROM SITE

1	Port of Stockton	163 Miles
2	Port of Oakland	212 Miles
3	Port of Long Beach	210 Miles
4	Fresno International Airport	44 Miles
5	Bakersfield - Meadows Field Airport	70 Miles
6	Sacramento International Airport	215 Miles
7	Oakland International Airport	204 Miles
8	San Jose International Airport	189 Miles
9	San Francisco International Airport	222 Miles
10	LAX International Airport	190 Miles
11	BNSF Intermodal	160 Miles
12	Union Pacific Intermodal	158 Miles

GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA



- 1 Days
- 2 Days
- 3 Days
- 4 Days





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