



**COLDWELL BANKER  
COMMERCIAL**

**1735 W. RAMSEY ST, BANNING, CA**

**-FOR SALE-**

**COMMERCIAL RETAIL CENTER  
100% LEASED**

**1735 W. RAMSEY ST, BANNING, CA  
PRICE: \$2,700,000**

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**ONE BIG BEAUTIFUL  
DEAL!**



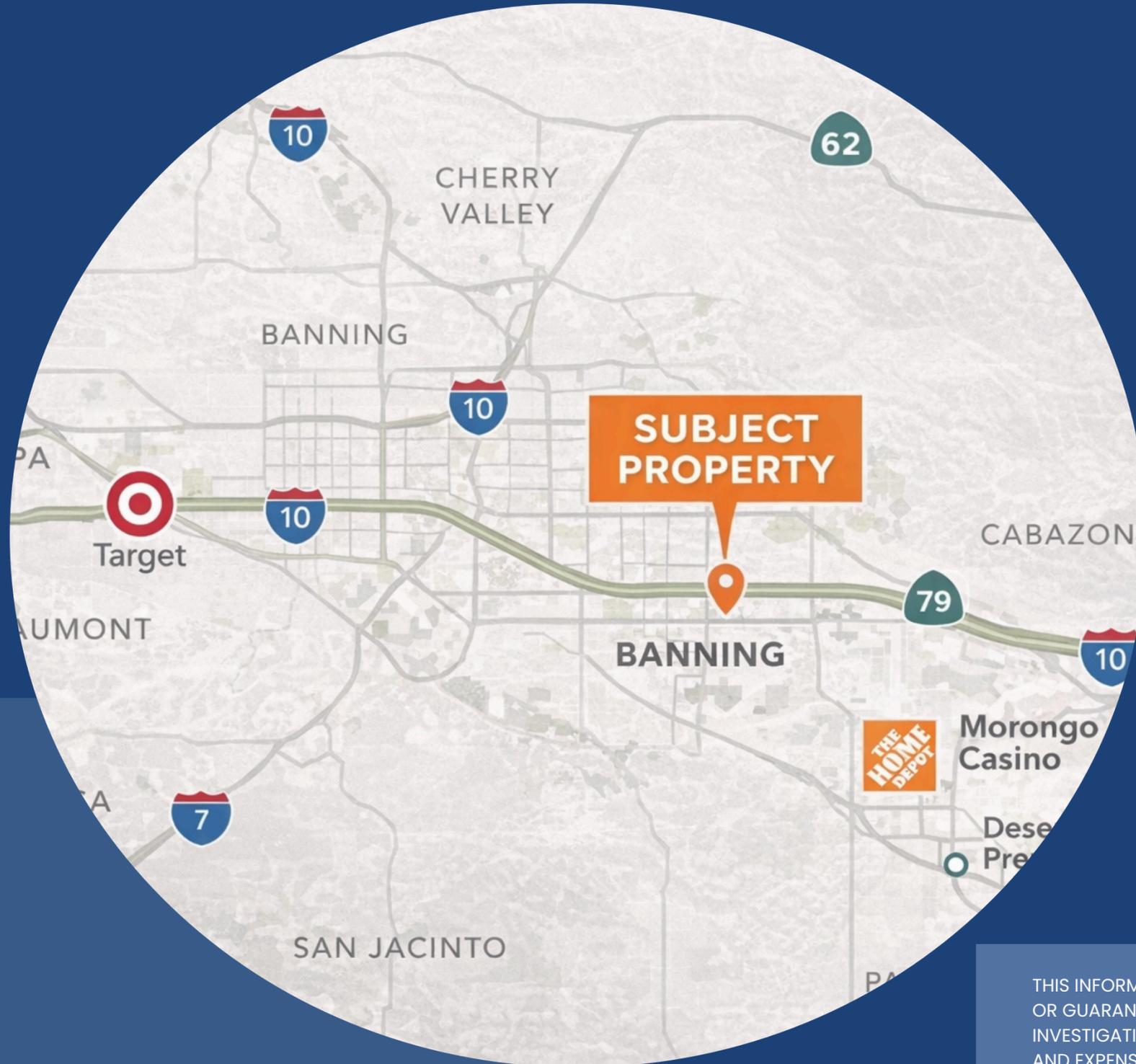
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**6.25% INITIAL CAP RATE**

**100% LEASED!**



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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 THAT ARE LEASED TO A VARIETY OF RETAIL AND OFFICE TENANTS. THE PROPERTY BENEFITS FROM STRONG VISIBILITY ALONG RAMSEY STREET AND CONVENIENT ACCESS TO INTERSTATE 10, A MAJOR TRANSPORTATION CORRIDOR CONNECTING THE INLAND EMPIRE AND COACHELLA VALLEY.





# INVESTMENT HIGHLIGHTS



- **FRONT BUILDING:  
9,500 SQUARE FEET**



- **REAR BUILDING:  
5,520 SQUARE FEET**

- **ADDRESS: 1735 W RAMSEY ST. BANNING, CA**
- **STATUS: FOR SALE**
- **SALE PRICE: \$2,700,000**
- **TYPE OF BUILDINGS: TWO ONE-STORY RETAIL/COMMERCIAL BUILDINGS. WOOD FRAME & STUCCO CONSTRUCTION**
- **YEAR BUILT: 1990**
- **ZONING: COMMERCIAL/MIXED USE**
- **LEASED: 100% WITH FOUR (4) TENANTS**
- **PARCEL NUMBER: 538-150-048**

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# PROPERTY OVERVIEW

- 15,020 SF TOTAL BUILDING AREA
- FRONT BUILDING: 9,500 SF; REAR BUILDING 5,520 SF
- 24/7 CONVENIENT WELLS FARGO ATM DRIVE THRU ON-SITE
- LOCATED ON A MAJOR COMMERCIAL CORRIDOR
- STRONG VISIBILITY AND EXCELLENT INGRESS AND EGRESS FROM RAMSEY STREET
- 1.23 ACRES OF LAND
- 64 ON-SITE PARKING SPACES. 4.26 STALLS/1,000 SF



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# FINANCIAL OVERVIEW

- **PRICE: \$2,700,000**
- **CAP RATE: 6.25% (100% LEASED)**
- **PRICE/SF: APPROX. \$179/SF**
- **ANNUAL NNN RENT: \$169,152**
- **PLUS ANNUAL NNN EXPENSE RECAPTURE:  
\$63,084 PER YEAR; \$4.20 SQ. FT/YR**
  - (THAT INCLUDES PROPERTY TAX, INSURANCE, COMMON AREA UTILITIES, MAINTENANCE, AND TRASH)
- **GROSS ANNUAL RENT: \$232,236**
- **TOTAL NET OPERATING INCOME: \$169,152**





# RENT ROLL

TENANT	SUITE	GLA (SF)	% OF GLA	LEASE COMMENCEMENT	LEASE EXPIRATION	CURRENT MONTHLY RENT NNN	CURRENT ANNUAL RENT NNN	CURRENT RENT / SF / NNN	CHANGES ON	ANNUAL INCREASE	LEASE TYPE	OPTION
BY FAITH MINISTRIES	101	5,900	39%	1/1/25	9/30/29	\$3,835	\$46,020	\$.65	10/1/26	\$.10	NNN	ONE FIVE (5) YEAR 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 FOUR (5) YEAR 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 FIVE (5) YEAR OPTION TO RENEW
GREATER HOPE FOUNDATION FOR CHILDREN	108-110	3,312	22%	9/1/24	8/31/29	\$2,981	\$35,772	\$.90	9/1/26	4%	F5G	ONE FIVE (5) YEAR OPTION TO RENEW
WELLS FARGO (ATM)	N/A	N/A	N/A	M-T-M	M-T-M	\$1,400	\$16,800	N/A	M-T-M	M-T-M	M-T-M	EITHER PARTY HAS RIGHT TO CANCEL WITH 30 DAYS WRITTEN NOTICE
<b>TOTAL</b>		<b>15,020</b>				<b>\$14,096</b>	<b>\$169,152</b>					



# ABOUT THE TENANTS



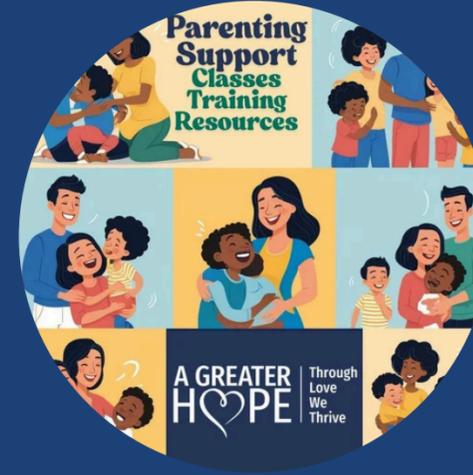
**FIASGP IS A COMMUNITY-BASED ORGANIZATION DEDICATED TO FINDING WAYS TO ASSIST THE LOW-INCOME THROUGH SOCIAL JUSTICE PROJECTS. FIASGP HAS BEEN OPERATING SINCE 2007 & HAS INITIATED NUMEROUS PROJECTS DESIGNED TO HELP INDIVIDUALS NAVIGATE AVAILABLE RESOURCES LEADING TO SELF-SUFFICIENCY. THIS SITE IS A RECENT RELOCATION WHICH PROVIDES FOR THEIR NEEDED EXPANSION & CONTINUED POSITIVE GROWTH WITHIN THE COMMUNITY.**



**THIS CORPORATION IS ORGANIZED AND OPERATED WITHIN THE MEANING OF THE INTERNAL REVENUE CODE 501K(C) (3). THE INTENDED USE IS FOR RELIGIOUS SERVICES, BIBLE STUDY, AND FRIDAY PRAYER. WITHIN THE NEXT SEVERAL MONTHS, THE LESSEE INTENDS TO OPEN A BOOKSTORE, OFFER CPR TRAINING, AND NOTARY PUBLIC SERVICES.**



**WELLS FARGO BANK OPERATES A HIGH-VOLUME, THREE-LANE, 24/7 DRIVE-UP ATM TELLER MACHINE ON SITE. THEY PAY A MONTHLY RENT FOR SAID RIGHT AND ARE RESPONSIBLE FOR ALL COSTS (I.E. ELECTRICITY MAINTENANCE) ASSOCIATED WITH SAID OPERATION.**



**GREATER HOPE FOUNDATION FOR CHILDREN IS AN ADMINISTRATIVE "FOSTER CARE" & "ADOPTION AGENCY" OFFERING A FULL LINE OF PROFESSIONAL, ADMINISTRATIVE SERVICES. GREATER HOPE IS & CONTINUES TO BE A LEADER IN THE SOCIAL SERVICES SECTOR, BOTH LOCALLY & NATIONALLY. TODAY, THE GREATER HOPE FOUNDATION INC. CONTINUES ON AN IMPRESSIVE GROWTH TRAJECTORY. IN ADDITION TO BANNING, THEY ALSO HAVE LOCATIONS IN VICTORSVILLE, BARSTOW, RANCHO CUCAMONGA, AND HENDERSON, NEVADA.**



**ALOHA BEAUTY BAR IS A FAMILY-OWNED FULL-SERVICE SALON OFFERING SERVICES LIKE EYELASH EXTENSIONS, PERMANENT MAKEUP, FACIALS, WAXING, CONTOURING, SCULPTING MESSAGES UTILIZING WOOD THERAPY, MANICURES/PEDICURES, SKINCARE TREATMENTS, AND OTHER BEAUTY SERVICES TO THE LOCAL COMMUNITY. THE COMPANY HAS RUN A SUCCESSFUL BUSINESS FOR NUMEROUS YEARS AND CONTINUES TO DOMINATE RETAIL HAIR SERVICES IN THE LOCAL BUSINESS COMMUNITY.**



# INTERIOR PROPERTY PHOTOS

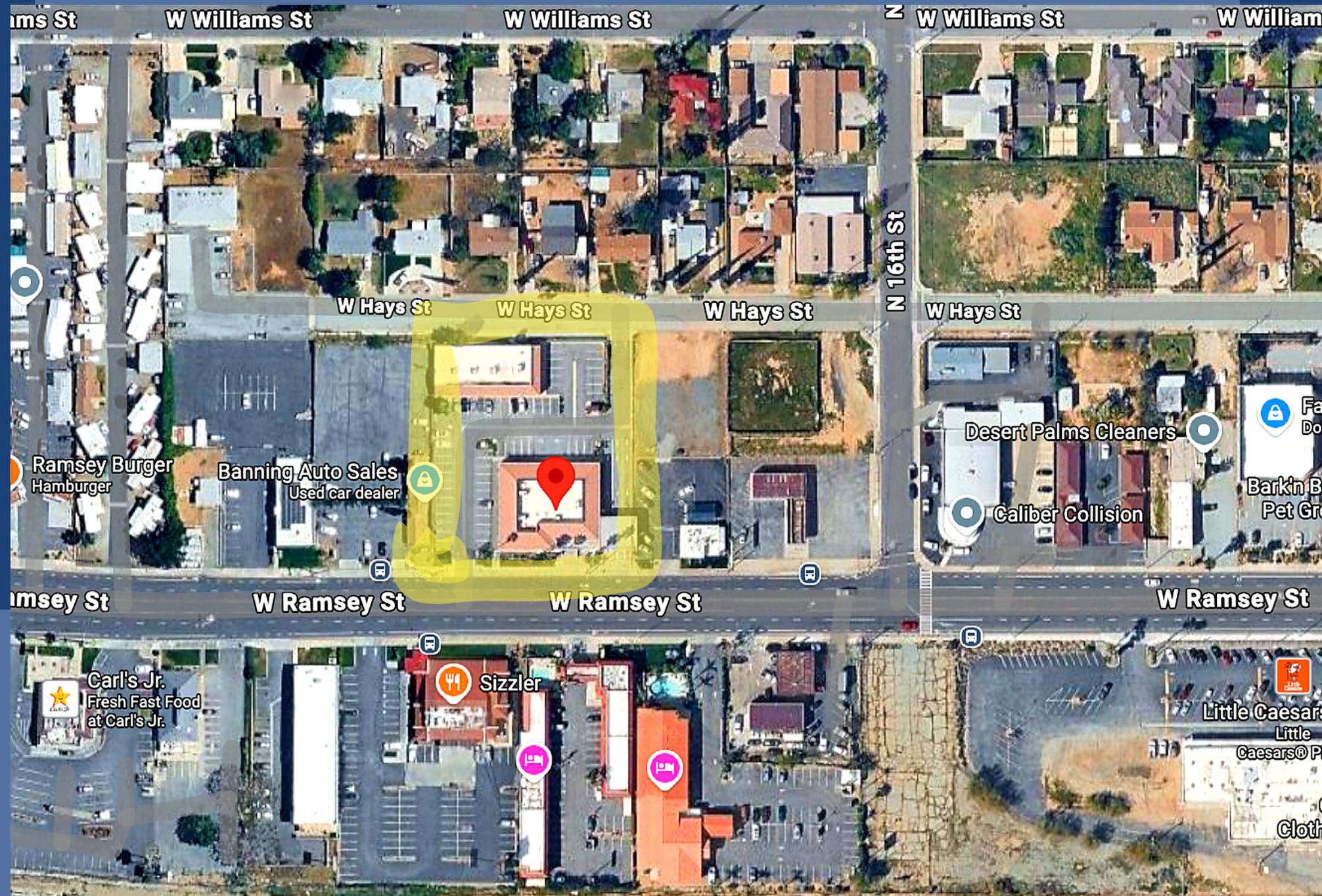
(ACTUAL PHOTOS SUBJECT TO VERIFICATION UPON COMPLETION OF ONGOING TENANT IMPROVEMENTS)



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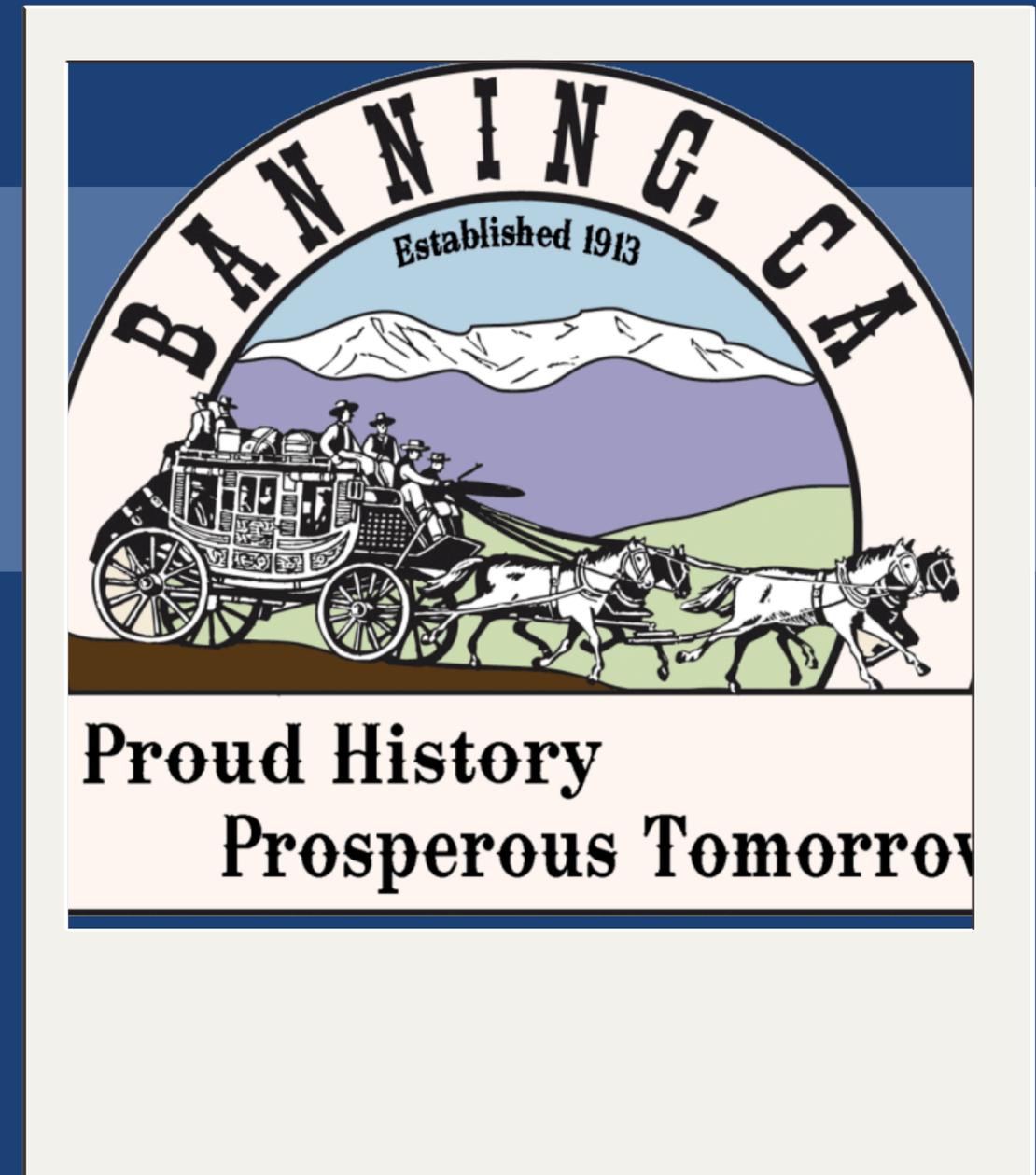
# PROPERTY MAP



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# BANNING OVERVIEW

- BANNING IS A FAST-GROWING CITY LOCATED IN RIVERSIDE COUNTY ALONG THE INTERSTATE 10 CORRIDOR, SERVING AS A KEY GATEWAY BETWEEN THE INLAND EMPIRE AND THE COACHELLA VALLEY.
- THE CITY BENEFITS FROM STRONG REGIONAL CONNECTIVITY, PROVIDING CONVENIENT ACCESS TO MAJOR EMPLOYMENT CENTERS IN RIVERSIDE, SAN BERNARDINO, AND PALM SPRINGS.
- WITH CONTINUED RESIDENTIAL DEVELOPMENT AND POPULATION GROWTH THROUGHOUT THE INLAND EMPIRE, BANNING HAS EXPERIENCED INCREASING DEMAND FOR RETAIL, SERVICE, AND COMMERCIAL SPACE. OVER 10,000 NEW RESIDENTIAL HOMES ARE PLANNED TO BE BUILT OVER THE NEXT FIVE YEARS.



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