



405 S ACACIA ST

WOODLAKE, CALIFORNIA

OFFERING MEMORANDUM



405 S ACACIA ST

WOODLAKE, CALIFORNIA

PRIME INDUSTRIAL SALE OR LEASE OPPORTUNITY

- ▶ **PROPERTY ADDRESS:** 405 S ACACIA ST, WOODLAKE, CA 93286
- ▶ **LAND AREA:** ±1.24 ACRES
- ▶ **BUILDING AREA:** ±10,000 SF
- ▶ **ZONING:** ML (LIGHT MANUFACTURING)
- ▶ **STATUS:** VACANT, READY FOR OCCUPANCY
- ▶ **EXPANSION OPPORTUNITY:** PROPERTY IS SITUATED TO ACCEPT AN ADDITIONAL ±10,000 SF BUILDING
- ▶ **STRATEGIC LOCATION:** LOCATED IN A BUSINESS-FRIENDLY INDUSTRIAL AREA
- ▶ **CANNABIS APPROVALS:** PREVIOUSLY APPROVED FOR CANNABIS CULTIVATION AND SELLER'S PERMIT (BUYER TO VERIFY CURRENT STATUS)



LUMINIS
PROPERTIES INC.

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LUMINIS PROPERTIES INC.
DRE #: 02250684

FOR SALE OR LEASE

405 S ACACIA ST, WOODLAKE, CA 93286

OFF-MARKET LISTING





PROPERTY ADDRESS: 405 S Acacia St, Woodlake, CA 93286

PURCHASE PRICE: \$2,100,000

LEASE RATE: Negotiable

EXECUTIVE SUMMARY

This newly constructed $\pm 10,000$ SF industrial facility offers an opportunity to acquire or lease a high-quality metal-constructed property in Woodlake, CA. Situated on ± 1.24 acres, the site is designed for an additional $\pm 10,000$ SF building, providing strong upside potential for expansion.

The ML (Light Manufacturing) zoning allows for a variety of industrial applications, including cannabis cultivation, subject to regulatory approvals. The owner has previously received cannabis cultivation and seller's permits, though prospective buyers or lessees must verify the current status of these approvals with the City of Woodlake.

Woodlake's business-friendly environment, growing economy, and support for industrial development make this property a prime opportunity for both investors and operators seeking a turnkey solution in an emerging market.

PROPERTY HIGHLIGHTS

- ▶ **Prime Location:** Positioned in Woodlake, CA, within a pro-business and industrial-friendly environment
- ▶ **Newly Constructed Facility:** ±10,000 SF metal-constructed industrial building with modern infrastructure
- ▶ **Expansion Potential:** ±1.24-acre lot with capacity for an additional ±10,000 SF building
- ▶ **Flexible Use Cases:** Suitable for industrial, manufacturing, or cannabis cultivation (subject to city/state approvals)
- ▶ **Zoning & Compliance:** ML (Light Manufacturing) zoning supports various industrial applications
- ▶ **Cannabis-Approved Location:** Property previously received cannabis cultivation and seller's permit approvals (buyer to verify)
- ▶ **Utility-Ready Infrastructure:** Power and plumbing are available at the street, allowing tenants or buyers to customize utility connections to their specific operational needs.
- ▶ **Strategic Accessibility:** Close proximity to Highway 198 and Highway 99, providing logistical advantages for industrial operators



INVESTMENT NARRATIVE

This property offers an outstanding opportunity for investors and operators to secure a newly constructed, high-quality industrial facility in Woodlake, CA. The site is well-positioned for industrial expansion, including cannabis-related operations, due to the city's supportive regulatory framework.

The modern metal construction ensures long-term durability with minimal capital expenditures required for maintenance. The vacant status of the property allows for immediate occupancy, providing flexibility for industrial users seeking a turnkey solution.

Beyond its current layout, the property offers strong growth potential through the addition of a second $\pm 10,000$ SF building, allowing buyers or tenants to scale their operations. Given Woodlake's pro-business climate, this property is poised to benefit from the city's ongoing economic expansion and infrastructure investment. The building is utility-ready, with power and plumbing access available at the street. This allows buyers or tenants to tailor installations based on specific industrial requirements.

For investors, the cannabis zoning approval (pending verification) presents a high-value opportunity in a regulated and fast-growing industry. For traditional industrial users, the strategic location and expandable site make this a rare find in the Central Valley market.





WOODLAKE, CA

A GROWING INDUSTRIAL HUB

Woodlake, located in Tulare County, is experiencing significant industrial growth and has become an emerging hub for businesses seeking affordability, accessibility, and a business-friendly climate. The city's commitment to economic expansion has attracted a range of industrial users, from traditional manufacturing to newer industries such as cannabis cultivation and distribution.

- ▶ **Strategic Central Valley Location:** Proximity to major highways, including Highway 198 and Highway 99, provides logistical advantages for industrial operators, facilitating smooth transportation of goods across California and beyond. The location also grants convenient access to major urban centers, including Fresno, Bakersfield, and Visalia.
- ▶ **Pro-Business Environment:** Woodlake has actively streamlined the permitting process for industrial businesses, ensuring a smoother and more efficient approval process. The city has also provided incentives to attract companies in manufacturing, logistics, and agribusiness, supporting a diverse industrial ecosystem.
- ▶ **Expanding Workforce & Infrastructure:** With ongoing investments in workforce development, Woodlake is cultivating a skilled labor pool to meet the needs of growing industries. Additionally, recent infrastructure upgrades, including improved roads, expanded utilities, and enhanced broadband connectivity, are making the city even more attractive to industrial tenants and investors.
- ▶ **Industrial Growth & Market Expansion:** Woodlake has seen a rise in both small and large-scale industrial developments, increasing demand for warehouse, distribution, and manufacturing spaces. The presence of cannabis-friendly zoning has also attracted new operators looking for a stable regulatory environment.

As Woodlake continues its growth trajectory, industrial properties like 405 S Acacia St stand to benefit from increased demand, rising property values, and a business-friendly climate that supports long-term industrial success.

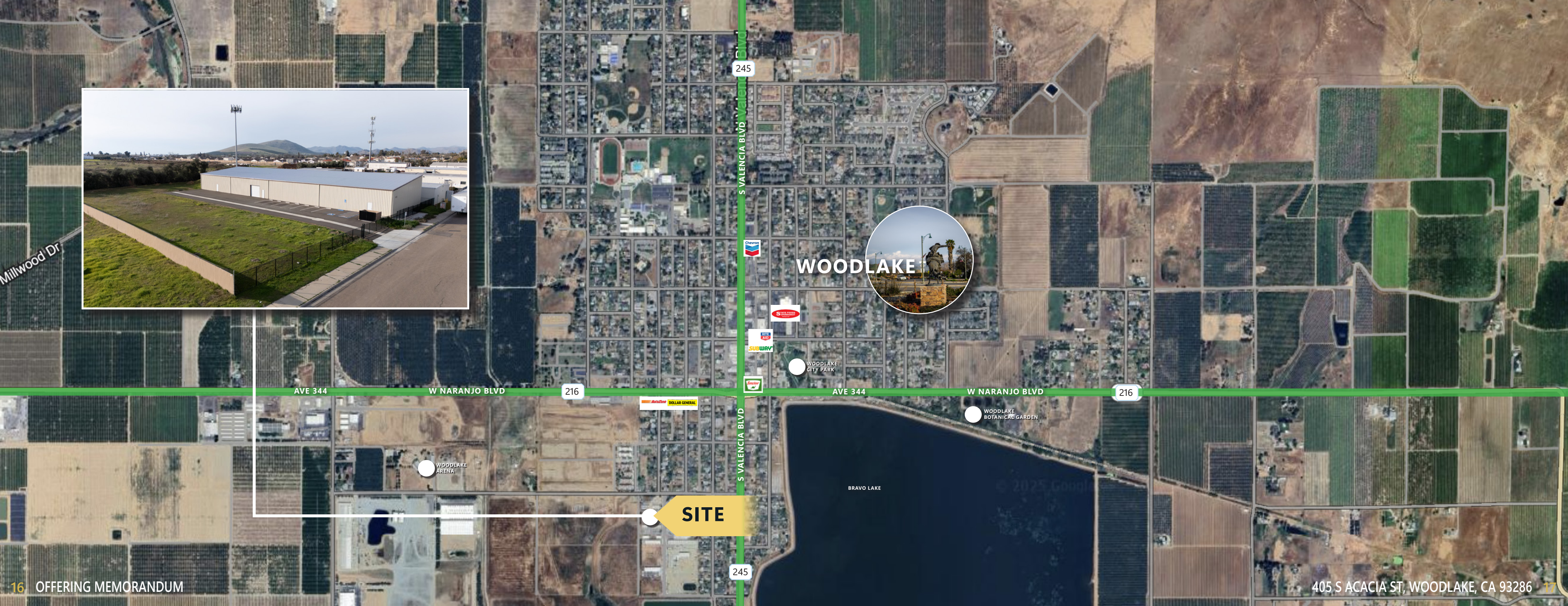
FUTURE GROWTH POTENTIAL

Woodlake's continued expansion strengthens its status as a hub for industrial and commercial development in Tulare County. Key growth drivers include:

- ▶ **Business-Friendly Policies:** The city actively promotes industrial expansion, ensuring a smooth permitting process.
- ▶ **Growing Demand for Industrial Space:** The rising number of businesses seeking space in the region supports long-term appreciation.
- ▶ **Cannabis Industry Potential:** With the property's prior approvals for cannabis cultivation, this site represents a valuable opportunity for operators in this sector.
- ▶ **Expansion Capability:** The ability to add another $\pm 10,000$ SF building increases long-term property value and potential rental income.



WOODLAKE BOTANICAL GARDENS



Millwood Dr

245

216

245

S VALENCIA BLVD

S VALENCIA BLVD

AVE 344

W NARANJO BLVD

216

AVE 344

W NARANJO BLVD

216

WOODLAKE ARENA

WOODLAKE CITY PARK

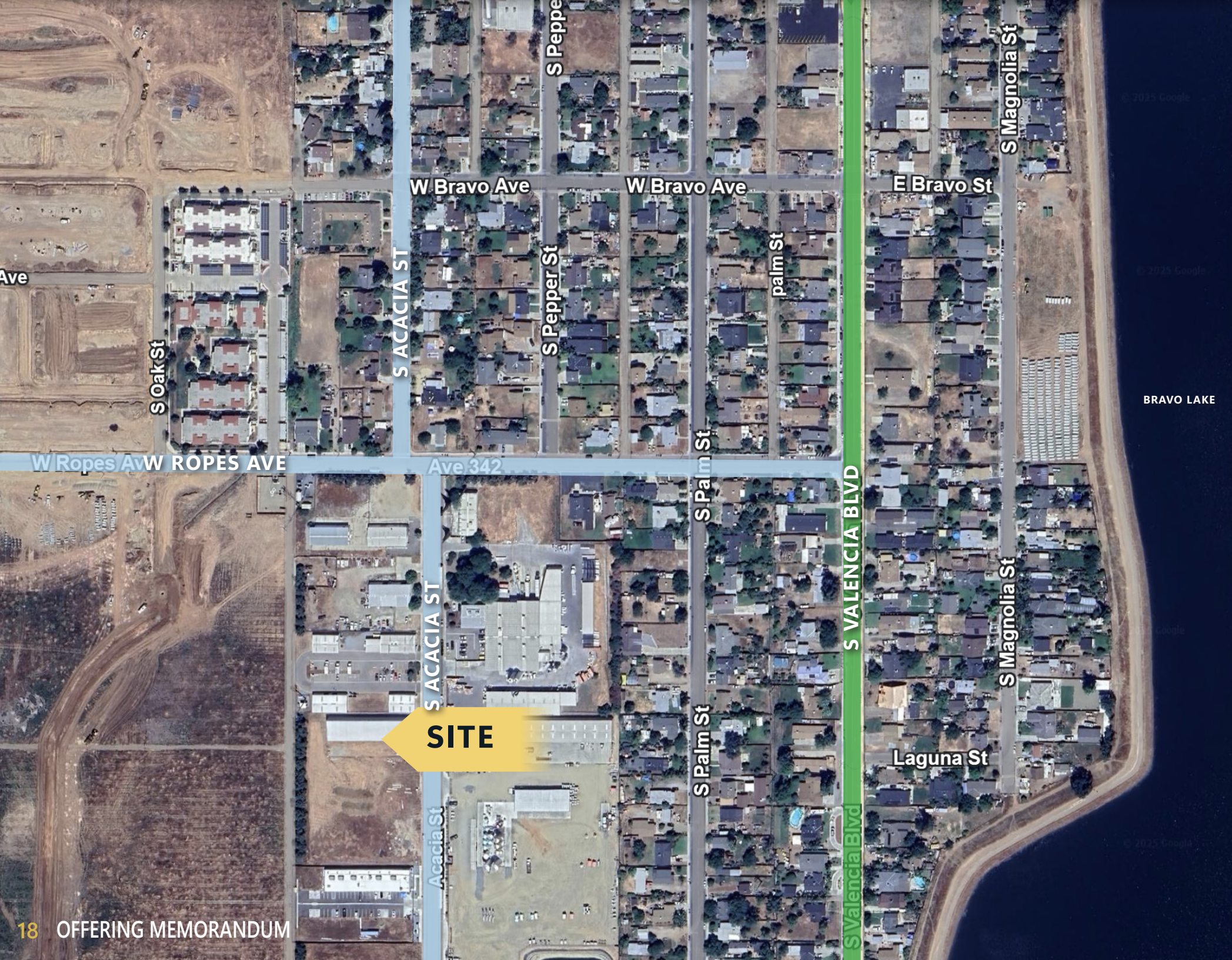
WOODLAKE BOTANICAL GARDEN

BRAVO LAKE

SITE

WOODLAKE





OFFERING TERMS & NEXT STEPS

- ▶ **Pricing:** \$2,100,000
- ▶ **Lease Rate:** Negotiable
- ▶ **Availability:** Immediate for Sale or Lease
- ▶ **Due Diligence:** Buyer/Lessee responsible for verifying zoning, licensing, and property suitability.

W ROPES AVE

W ROPES AVE

SITE

S ACACIA ST

BRAVO LAKE

S VALENCIA BLVD

Laguna St

S Magnolia St

S Palm St

S Pepper St

S ACACIA ST

W Bravo Ave

W Bravo Ave

E Bravo St

S Magnolia St

S Pepper

S Oak St

W Ropes Ave

Ave 342

Acacia St

DEMOGRAPHICS

WOODLAKE, CA

10.4K+ POPULATION
2023



| POPULATION | |
|--------------------|-------------|
| 2019 | 9786 |
| 2020 | 10540 |
| 2021 | 10513 |
| 2022 | 10487 |
| 2023 | 10467 |
| HOUSEHOLD INCOME | |
| 2023 Median Income | 48006 |
| Under \$25k | 608 |
| \$25k - 50k | 974 |
| \$50k - 75k | 910 |
| \$100k - 125k | 342 |
| Over \$150k | 204 |
| 2028 Estimate | 56546 |
| AGE | |
| 2023 Median Age | 32.87828947 |
| Under 20 | 3587 |
| 20 - 40 | 524 |
| 25 - 45 | 2797 |
| 45 - 65 | 2302 |
| Over 65 | 947 |
| 2028 Estimate | 33.4 |



| EMPLOYEES | |
|---------------------------------------------------------------------------------------------|-------|
| 2023 Total | 7680 |
| Management, business, science, and arts occupations | 786 |
| Agriculture | 642 |
| Educational services, and health care and social assistance | 582 |
| Retail trade | 424 |
| Arts, entertainment, and recreation, and accommodation and food services | 423 |
| Professional, scientific, and management, and administrative, and waste management services | 401 |
| Manufacturing | 400 |
| Wholesale trade | 291 |
| Construction | 252 |
| Transportation and warehousing, and utilities | 194 |
| Other services, except public administration | 125 |
| Public administration | 56 |
| Finance and insurance, and real estate, and rental and leasing | 44 |
| Information | 20 |
| Other Services | 217 |
| HOUSING OCCUPANCY | |
| 2023 Ratio | 17:01 |
| Occupied | 3038 |
| Vacant | 167 |
| RENTER TO HOMEOWNER | |
| 2023 Ratio | 1:01 |
| Renters | 1427 |
| Homeowner | 1611 |



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DISCLAIMER

This Offering Memorandum ("OM") has been prepared solely for informational purposes to assist prospective tenants/buyers in evaluating the potential lease/sale of the property located at 405 S Acacia St, Woodlake, CA 93286 (the "Property"). The OM is not to be used for any other purpose or made available to any other party without prior written consent from the landlord or Michael K. Geraghty Jr. ("Broker").

The OM contains selected information about the Property and the general real estate market but does not contain all the information necessary for a complete evaluation of the Property. While the information provided is believed to be accurate, no representation or warranty, express or implied, is made as to its accuracy or completeness. Prospective tenants/buyers are advised to conduct their own independent due diligence, including physical inspections and review of applicable zoning and land use regulations.

The Property is offered for lease/sale strictly on an "AS IS", "WHERE IS" basis, without any representations or warranties, including but not limited to the physical condition of the Property, compliance with laws, or fitness for any specific purpose. Any fixtures, shelving, or items visible in the photographs provided are not included in the lease and may be subject to removal. The photographs are for illustrative purposes only and represent the general condition of the space, except for the removal of the tenant's signage. Former tenant signage remains on-site but is not affiliated with the current property offering. Signage is available for new tenant customization.

The Pro Forma Net Operating Income (NOI) presented in this Offering Memorandum is based on projected income figures that may include ancillary revenue streams. These projections are provided for informational purposes only and are not guaranteed. Actual results may vary due to market conditions, operational factors, and other variables beyond the control of the Seller or Broker. Potential tenants/buyers are encouraged to conduct their own due diligence and seek independent professional advice before making any investment decisions.

The OM is subject to errors, omissions, and changes, including price, rental terms, or withdrawal without notice. This document does not constitute an offer to lease/sell or a solicitation of an offer to lease/sell, and all terms and conditions are subject to the landlord's approval. The Broker is not authorized to make representations or agreements on behalf of the landlord and shall not be held liable for any errors or omissions in this document.

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