



FORMER BANK OF AMERICA BUILDING

2245 North Street

Haedrich & Co., Inc.
COMMERCIAL REAL ESTATE

Property Summary

Former Bank of America Building ••• 2245 North Street Anderson, CA 96007



Offering Summary

Sale Price:	\$695,000
Lease Rate:	\$0.65 SF/month (MG)
Lease Rate per Month:	\$7,275/month (MG)
Available Space:	11,188 sf
Parking spaces:	68 spaces
Lot Size:	1.65 Acres
Proforma NOI:	\$57,607.70
Proforma Cap Rate:	8.29%

Chris Haedrich

Owner/Broker • 530.221.1127

chris@haedrich.com

CalDRE #01484672

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Property Description

Almost 8.3% cap rate at below market rents! Former Bank of America building available for sale or lease on busy North Street in Anderson, CA. This 11,188 square foot standalone building has approximately 9,000 on the first floor and an additional 2,188 square feet available on the 2nd floor. The property includes an expansive parking lot and existing multi-lane drive-thru. Priced to sell at just \$62/sf, or lease it for just \$0.65/sf modified gross, that's less than industrial space! With asking rent, list price comes in just under 8.3% cap rate.

Property Highlights

- Traffic count 10,500 cars per day
- Multi-Lane Drive-thru with long stacking lane
- Excellent exposure and pylon sign
- Open floorplan allows for customization for your use
- Former Bank of America Building on North Street in Anderson
- Standalone building with multi-lane drive-thru
- Over parked with just under 70 parking spots
- Priced for sale well below market at just \$65/sf
- Just under a 8.3% cap rate at below market rents

Haedrich & Co., Inc.
COMMERCIAL REAL ESTATE

CalDRE #00889269



Additional Photos

Former Bank of America Building ••• 2245 North Street Anderson, CA 96007



Chris Haedrich

Owner/Broker • 530.221.1127

chris@haedrich.com

CalDRE #01484672

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Haedrich & Co., Inc.
COMMERCIAL REAL ESTATE

CalDRE #00889269

Retailer Map

Former Bank of America Building ••• 2245 North Street Anderson, CA 96007



Chris Haedrich

Owner/Broker • 530.221.1127

chris@haedrich.com

CalDRE #01484672

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Haedrich & Co., Inc.
COMMERCIAL REAL ESTATE

CalDRE #00889269



Acquisitions Leasing Consulting

Haedrich & Co., Inc. is a full-service commercial real estate firm established in 1985. As our primary mission, the firm seeks to professionally serve its clients in making well-educated decisions concerning the use, management, and operation, acquisition or disposition of commercial real estate. Members of our team are affiliated with The Appraisal Institute, International Council of Shopping Centers (ICSC), and Certified Commercial Investment Member (CCIM).

"We build our success on yours..."

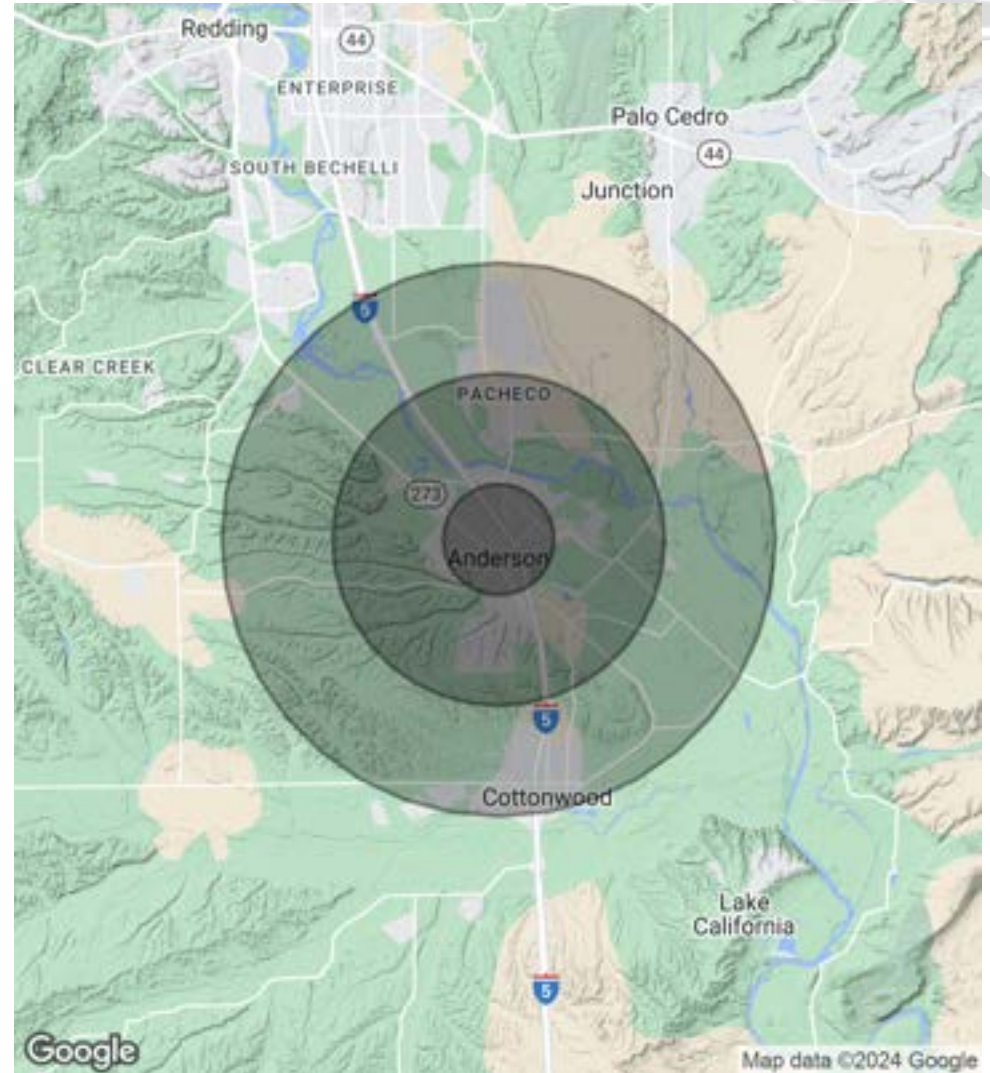
Demographics Map & Report

Former Bank of America Building ••• 2245 North Street Anderson, CA 96007

Population	1 Mile	3 Miles	5 Miles
Total Population	4,703	18,652	30,558
Average Age	36.6	38.9	40.7
Average Age (Male)	35.3	37.1	39.0
Average Age (Female)	38.7	41.1	42.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,769	7,220	11,742
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$43,243	\$46,987	\$52,894
Average House Value	\$287,748	\$298,528	\$317,475

* Demographic data derived from 2020 ACS - US Census



Chris Haedrich

Owner/Broker • 530.221.1127

chris@haedrich.com

CalDRE #01484672

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Haedrich & Co., Inc.
COMMERCIAL REAL ESTATE

CalDRE #00889269