

15000

ENTERPRISE DRIVE

building 100

100%
FULLY
LEASED

OFFERING
MEMORANDUM

GRAHAM
&
ASSOCIATES
COMMERCIAL • AGRICULTURE • ESTATES

Building 100- a 33,600 SF industrial flex building part of a 100,800 SF industrial park

Easy access to
nearby Hwy 198



Ample parking



This 33,600 SF flex industrial building is part of a 100,800 SF park, offering prime access to Highway 198 for excellent connectivity. With versatile layouts and ample parking, it suits a variety of industrial uses. The high-traffic location provides strong tenant appeal, making it ideal for investors seeking stable income or owner-users looking for a strategic base in Lemoore.



PREMIER SPORTS COMPLEX
EIGHT BASEBALL FIELDS

HANFORD MALL
±489,177 SF GLA | ±70 STORES | 9 MILES EAST (11 MIN)

JCPenney **KOHL'S** **ROSS**
CINEMARK DRESS FOR LESS




HANFORD MUNICIPAL AIRPORT
GENERAL AVIATION FACILITY
FUEL UP FACILITY ONSITE
AIRCRAFT PARKING/STORAGE
11.4 MILES EAST (15 MIN)



LEMOORE GOLF COURSE

WAL*MART SUPERCENTER **LOWE'S** **THE HOME DEPOT** **HOBBY LOBBY**
TARGET **TACO BELL** **BELL** **Applebees** **PET SMART** **Michaels**



NAVAL AIR BASE LEMOORE
HOME OF THE LARGEST NAVY MASTER JET BASE
33,550 POPULATION SERVED
7 MILES WEST (9 MIN)



VALERO

198



CEMEX

EXIT 78



6



FASTENAL



Ray's Infused Lemonade

S 19TH AVE

198

23,808 VPD



GAR Bennett
WE HELP GROWERS FEED THE WORLD

COMMERCE WAY



PG&E

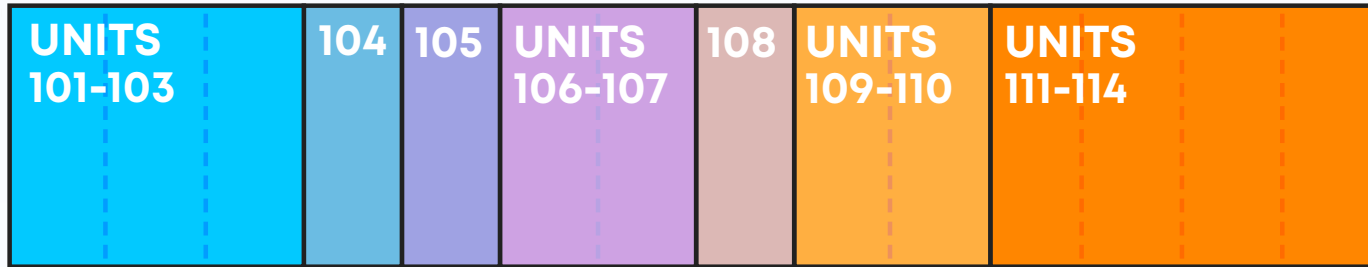


G.V. BURROWS, INC.

ENTERPRISE DR

SUBJECT PROPERTY
1500 ENTERPRISE DRIVE
building 100

BUILDING 100 / 100% LEASED



UNIT OR UNITS	LEASE EXPIRATION	SQUARE FOOTAGE	RENT PER SF	RENT PER MO.	CAM PER MO.
101 - 103	9/30/2029	7,200 SF	\$0.75	\$5,400	\$600
104	01/01/2026*	2,400 SF	\$0.75	\$1,800	\$0
105	01/01/2026*	2,400 SF	\$0.75	\$1,800	\$0
106 - 107	10/31/2026	4,800 SF	\$0.70	\$3,360	\$400
108	4/30/2030	2,400 SF	\$0.79	\$1,900	\$0
109 - 110	9/14/2027	4,800 SF	\$0.70	\$3,360	\$0
111 - 114	12/31/2027	9,600 SF	\$0.75	\$7,217	\$800
	3.0 Yr. WALT	33,600 SF	\$0.74	\$24,837	\$1,800

*guaranteed by seller

FINANCIAL OVERVIEW

LISTING PRICE

\$3,940,000

GLA: 33,600 SF | Price/SF: \$117.26

\$242,744
IN-PLACE NOI

6.16%
Cap Rate

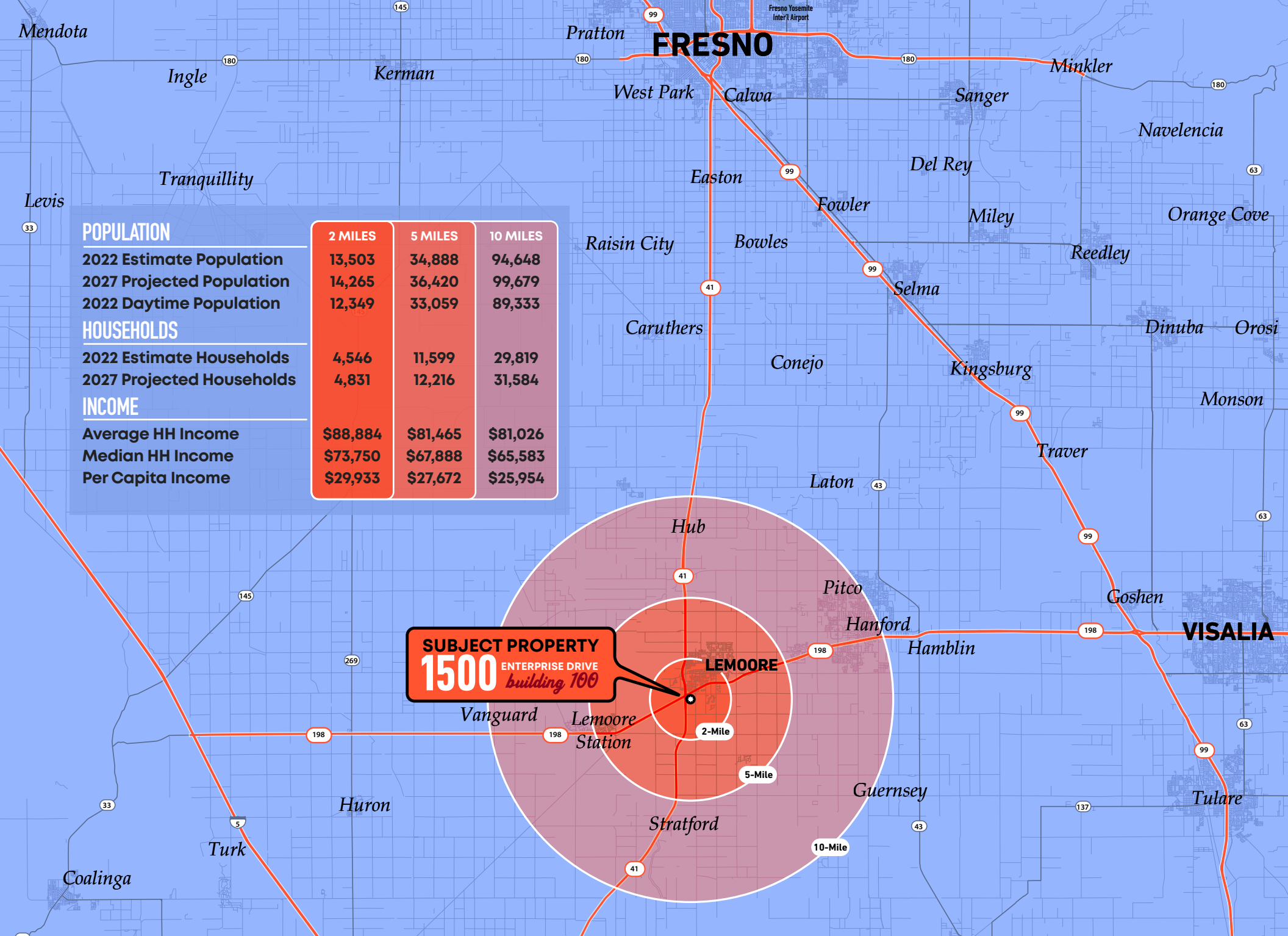
14
of Units

100%
Occupancy

2018
Year Built

3.1 Years
WALT

	annual	PSF/Yr.	monthly	PSF/Mo.
REVENUE				
Base Rent	\$298,044	\$8.87	\$24,837	\$0.74
CAM Income	\$24,000	\$0.71	\$2,000	\$0.056
Effective Gross Revenue	\$322,044	\$9.58	\$26,837	\$0.80
OPERATING EXPENSES				
Property Taxes	\$37,800	\$1.13	\$3,150	\$0.09
Insurance	\$9,000	\$0.27	\$750	\$0.02
Utilities	\$13,500	\$0.40	\$1,125	\$0.03
CAM	\$10,000	\$0.30	\$833	\$0.02
Management	\$9,000	\$0.27	\$750	\$0.02
Administrative	-	-	-	-
Total Operating Expenses	\$79,300	\$2.36	\$6,608	\$0.20
NET OPERATING INCOME	\$242,744	\$7.22	\$20,229	\$0.60



FRESNO

	2 MILES	5 MILES	10 MILES
POPULATION			
2022 Estimate Population	13,503	34,888	94,648
2027 Projected Population	14,265	36,420	99,679
2022 Daytime Population	12,349	33,059	89,333
HOUSEHOLDS			
2022 Estimate Households	4,546	11,599	29,819
2027 Projected Households	4,831	12,216	31,584
INCOME			
Average HH Income	\$88,884	\$81,465	\$81,026
Median HH Income	\$73,750	\$67,888	\$65,583
Per Capita Income	\$29,933	\$27,672	\$25,954

SUBJECT PROPERTY
1500 ENTERPRISE DRIVE
building 100

LEMOORE

VISALIA



Exclusively
REPRESENTED BY:

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GRAHAM
— & —
ASSOCIATES

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