



### ECONOMIC DATA

**SALE PRICE:** \$3,600,000.00

### PROPERTY INFORMATION

**COUNTY:** San Bernardino

**MARKET:** Inland Empire

**SUBMARKET:** High Desert

### BUILDING DATA

**TOTAL BUILDING SF:** ±9,450 SF

**YEAR BUILT:** 1997

### PROPERTY OVERVIEW

Discover this Single Tenant NNN Industrial Investment Opportunity, currently generating a monthly cash flow of ±\$24,061.21. The lease commenced in September 2020 and expires at the end of August 2030, with more than six and a half years of lease term remaining.

Lease features (3.00%) three-percent annual increases to the base rent, ensuring continued growth! The tenant has committed to the property through substantial improvements, and their approach includes collaboration with a consultant to execute planned enhancements and secure a Conditional Use Permit from the City of Adelanto.

The tenant has consistently met their rent obligations. With the remaining lease duration, consistent cash flow, and annual increases, this is a compelling prospective investment. Don't miss out on a great opportunity!

### PROPERTY HIGHLIGHTS

- Excellent access and visibility
- Located in Adelanto Industrial Park III

Paul A. Casilla  
PCasilla@Lee-Associates.com  
D 760.684.4541

Benjamin Kisliuk  
bkisliuk@lee-associates.com  
D 760.241.5211 x227

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SINGLE TENANT INDUSTRIAL NNN INVESTMENT OPPORTUNITY

# 16224 KOALA RD.

Adelanto, CA 92301



Paul A. Casilla  
PCasilla@Lee-Associates.com  
D 760.684.4541

Benjamin Kisliuk  
bkisliuk@lee-associates.com  
D 760.241.5211 x227

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SINGLE TENANT INDUSTRIAL NNN INVESTMENT OPPORTUNITY

**16224 KOALA RD.**

Adelanto, CA 92301

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Paul A. Casilla  
PCasilla@Lee-Associates.com  
D 760.684.4541

Benjamin Kisliuk  
bkisliuk@lee-associates.com  
D 760.241.5211 x227

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**16224 KOALA RD.**

Adelanto, CA 92301

Lease Year	Monthly Rent	Annual Rent	Rent Increases	CAP Rate
Year 1	\$22,680.00	\$158,760.00	0.00%	3.78%
Year 2	\$23,360.40	\$280,324.80	3.00%	6.67%
Year 3	\$24,061.21	\$288,734.52	3.00%	6.87%
Year 4	\$24,783.05	\$297,396.60	3.00%	7.08%
Year 5	\$25,536.54	\$306,438.48	3.00%	7.30%
Year 6	\$26,292.34	\$315,508.08	3.00%	7.51%
Year 7	\$27,081.11	\$324,973.32	3.00%	7.74%
Year 8	\$27,893.54	\$334,722.48	3.00%	7.97%
Year 9	\$28,730.35	\$344,764.20	3.00%	8.21%
Year 10	\$29,592.26	\$355,107.12	3.00%	8.45%

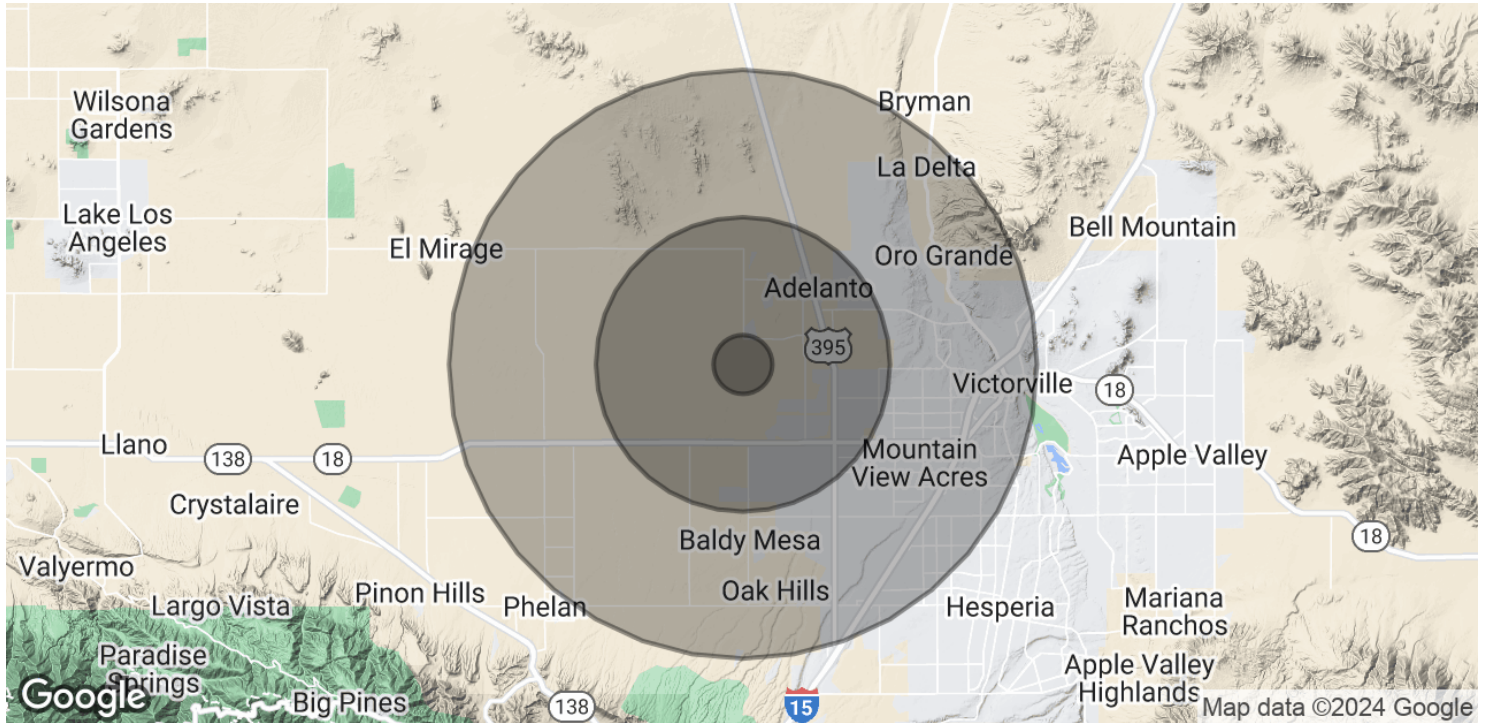
Paul A. Casilla  
PCasilla@Lee-Associates.com  
D 760.684.4541

Benjamin Kisliuk  
bkisliuk@lee-associates.com  
D 760.241.5211 x227

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# 16224 KOALA RD.

Adelanto, CA 92301



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	398	44,593	191,882
Average Age	31.9	28.6	30.7
Average Age (Male)	32.5	25.8	28.3
Average Age (Female)	24.4	30.2	32.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	43	11,448	54,322
# of Persons per HH	9.3	3.9	3.5
Average HH Income	\$61,672	\$56,773	\$65,345
Average House Value	\$215,919	\$182,512	\$213,452

2020 American Community Survey (ACS)

Paul A. Casilla  
PCasilla@Lee-Associates.com  
D 760.684.4541

Benjamin Kisliuk  
bkisliuk@lee-associates.com  
D 760.241.5211 x227

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.