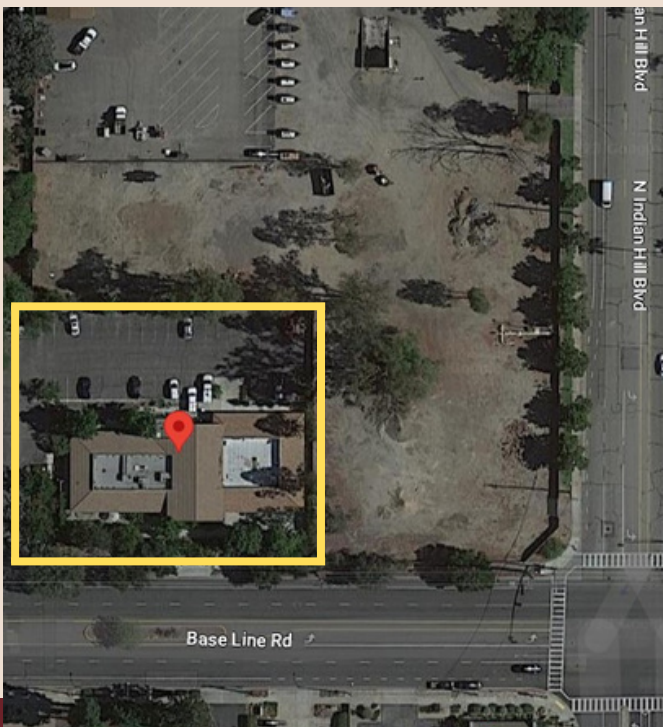









# OFFICE/R&D/FLEX BUILDING FOR SALE

 **431 WEST BASELINE ROAD  
CLAREMONT, CALIFORNIA 91711**



Available: 9,317 Square Feet  
List Price: \$4,000,000  
Parking: 4/1,000  
Offices: 9 Private + Large Bullpen

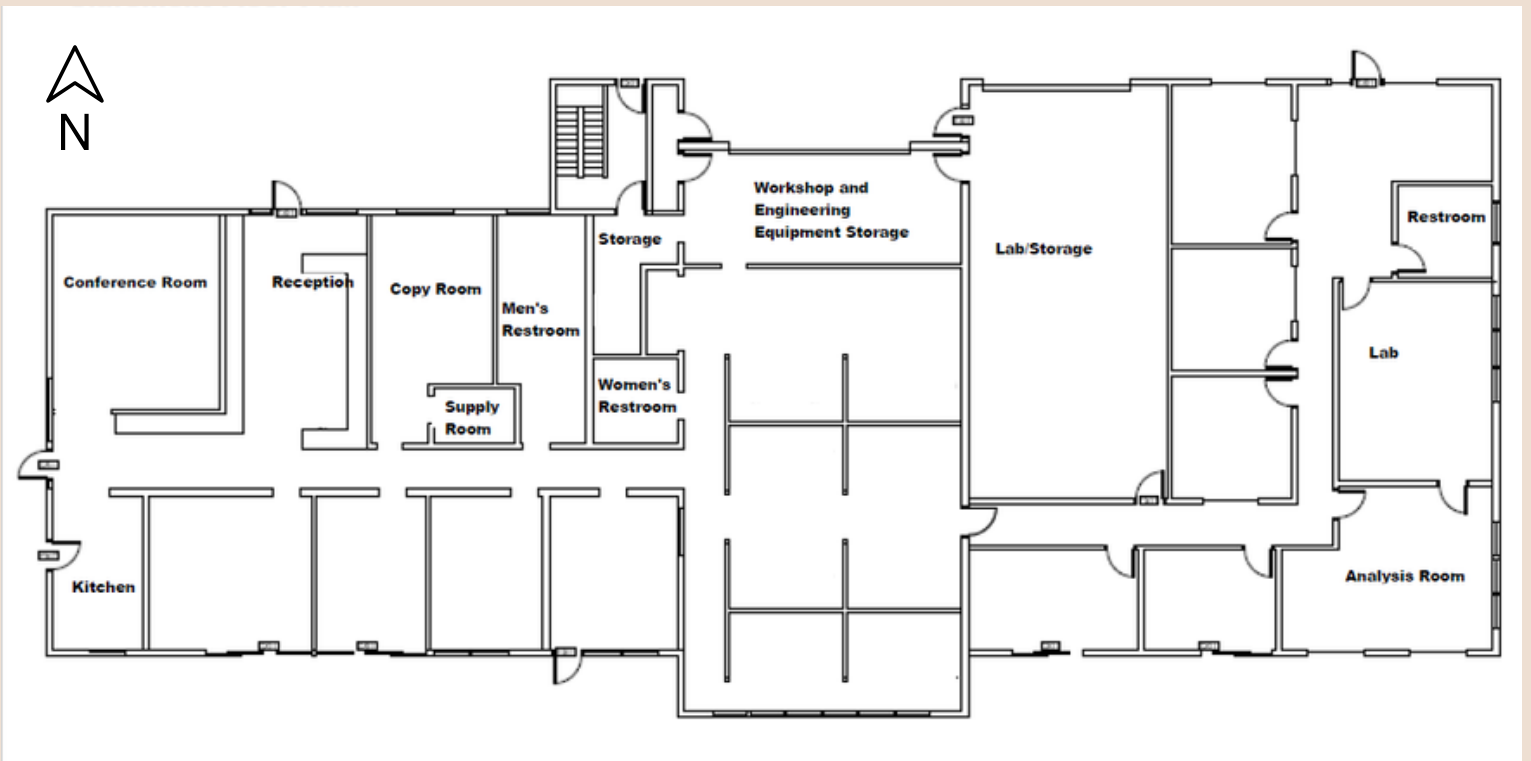
-  Fully Leased Investment Property
-  Immediate Proximity to the 210 Freeway with Baseline Road Frontage
-  A short drive to the Claremont Village, Claremont Colleges, and the Claremont Wilderness Park
-  Includes three ADA compliant restrooms, kitchenette, conference room, reception, bullpen, and two storage warehouses with roll up doors

 909-482-1060

 492 West Foothill Boulevard, Claremont, CA 91711

 [trc@renkenco.com](mailto:trc@renkenco.com)

# FLOOR PLAN



*\*not to scale*



# PROPERTY PHOTOS



# RENT ROLL AND FINANCIAL SUMMARY

## RENT ROLL & FINANCIAL SUMMARY

TENANT NAME	SF	MONTHLY RENTAL RATES		ANNUAL RENTAL RATES		Lease Details			
		RENT	PSF	RENT	PSF	Type	START	EXPIRATION	LEASE OPTIONS
HDR, Inc.	9,303	\$ 21,991	\$ 2.36	\$ 263,897	\$ 28.37	Modified NET	4/1/2008	3/31/2026	Two (3-Year) Rent at FMV 13-Month Notice
<i>(Rent includes 2.5% annual increases on April 1st )</i>									
<i>(HDR, Inc. is an international design/engineering/construction company)</i>									

### SALE INFORMATION

Price:	\$4,000,000
Rentable Area:	9,303 SF
Land Area:	.97 AC (42,135 SF)

### CAP RATE SUMMARY (\* at \$4,000,000 Property Tax)

Year	Annual Rent	Cap Rate
2023	\$ 262,288	5.66%
2024	\$ 268,840	5.82%
2025	\$ 275,566	5.99%

### ESTIMATED ANNUAL LANDLORD EXPENSES

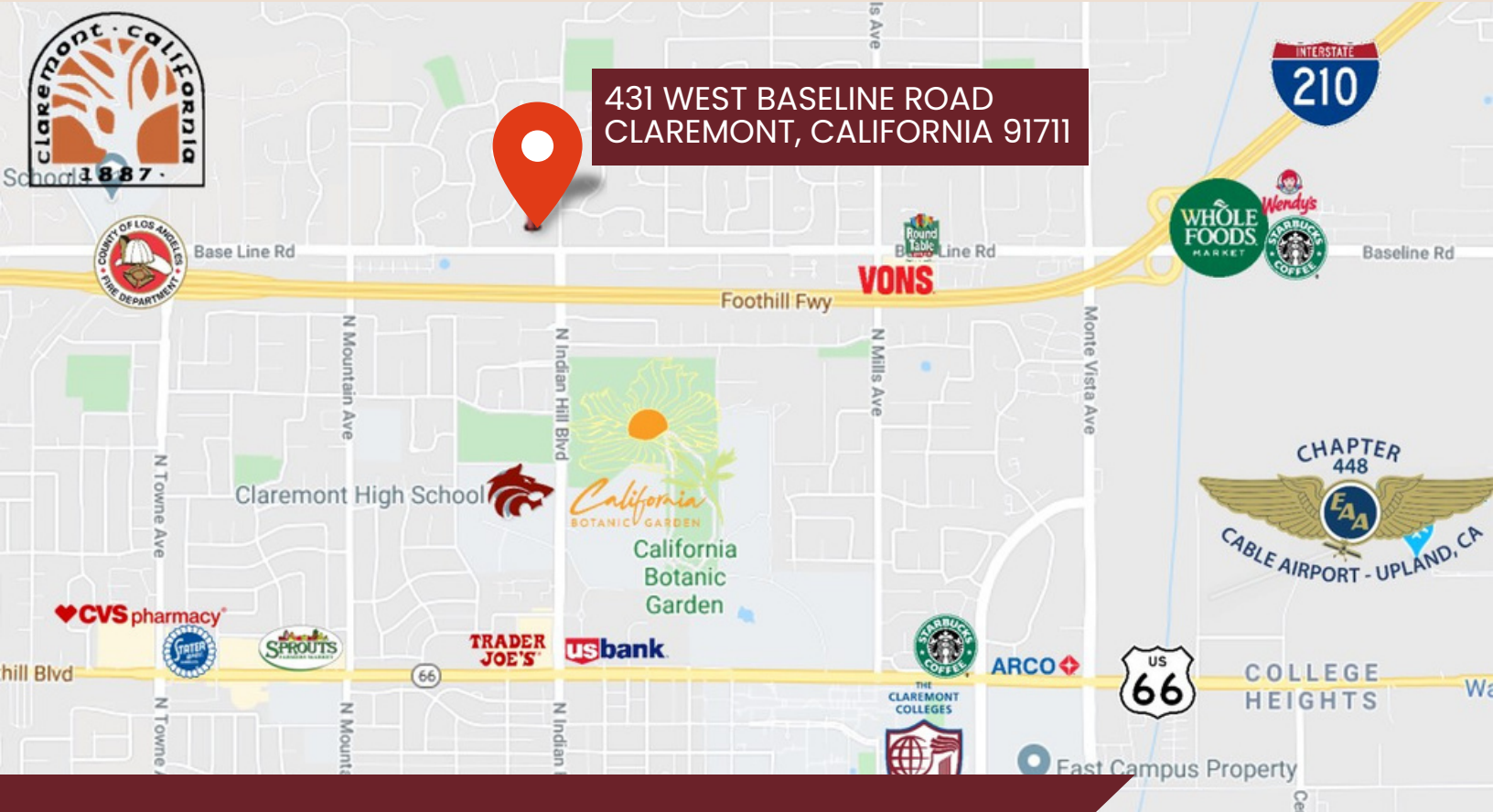
Property Taxes	\$ 28,000
Repairs/Maint (HVAC/Elec/Plumb)	\$ 8,000
	\$ 36,000

### LEASE TYPE

**Modified NET** - Landlord covers Structure, Roof, Parking Lot, MGT, and Maintenance and Repairs for any Building MEP systems (HVAC, Electrical, Plumbing)

Tenant covers Property Taxes\*, Insurance, Utilities, Janitorial, Landscaping, Light Bulbs, Pest Control, any direct building/business services

\* Tenant receives Property Tax reassessment protection in the event of a sale. At the \$4,000,000 purchase price, new Landlord's obligation is approximately \$28,000/yr.



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CLAREMONT, CALIFORNIA 91711

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