

# Offering Memorandum

**175 & 176  
W Bryant Street**  
Bloomington, CA



**Jeff Leggio, CLS** • Principal • 661 364 1811 • [jeff@asuassociates.com](mailto:jeff@asuassociates.com) • CA RE #01704552  
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

# Offering Memorandum

## Property Information

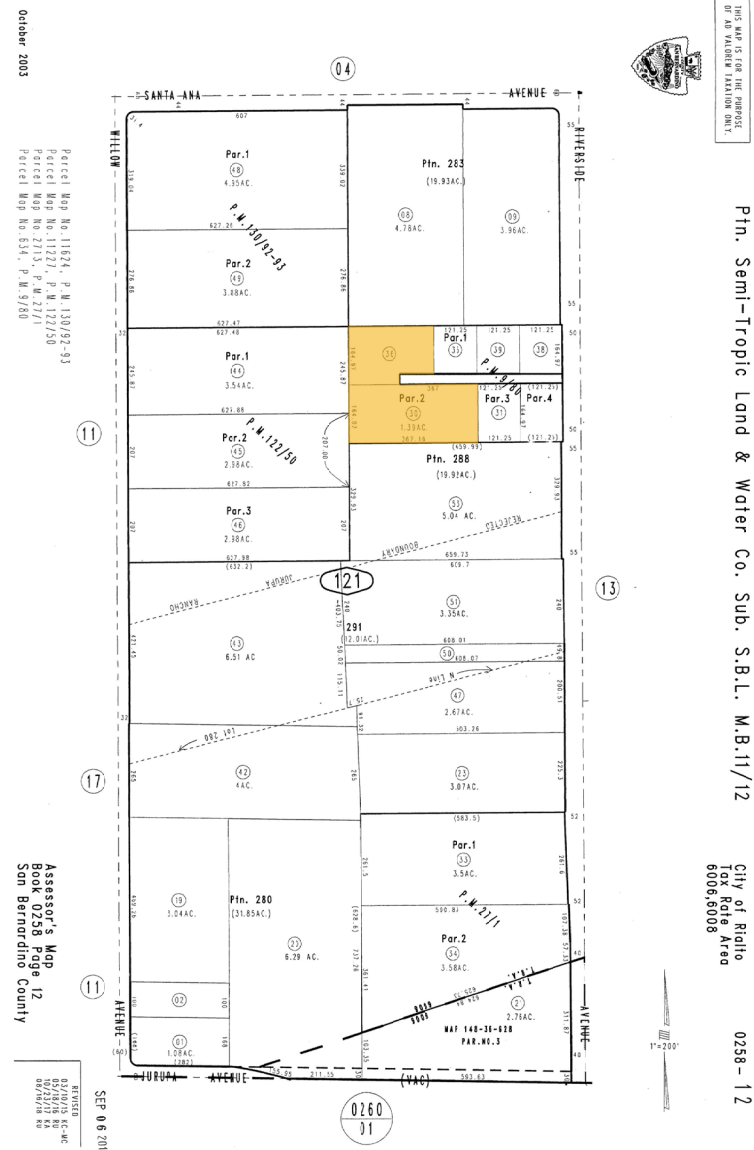
**175 & 176 W Bryant Street ■ Bloomington, CA**

## Property Details

- **Address** 175 & 176 W Bryant Street, Bloomington, CA
- **APN** 0258-121-30-0000 & 0258-121-36-0000
- Absolute triple net leased property
- Tenant is responsible for property taxes, property insurance and all property/building maintenance
- Desirable location for secure industrial yard
- Property consists of warehouse/shop space and improved administrative office area
- Investment sale includes 175 West Bryant Street and 176 West Bryant Street
- 175 West Bryant includes two (2) buildings having a total area of approximately 3,000 SF
- 176 Bryant includes two (2) buildings: one building is a 2,000 SF warehouse/condo and the other building is an 1,800 SF shop space

## Tenant Information

- |                                       |                                  |
|---------------------------------------|----------------------------------|
| ▪ <b>Tenant</b>                       | Cox Petroleum Transport          |
| ▪ <b>Lease Commencement Date</b>      | November 1, 2019                 |
| ▪ <b>Lease Expiration Date</b>        | October 31, 2034                 |
| ▪ <b>Monthly Net Operating Income</b> | \$17,000.00 (Effective 11/01/25) |
| ▪ <b>Annual Net Operating Income</b>  | \$204,000.00                     |
| ▪ <b>3% Annual Rental Increases</b>   |                                  |





# Offering Memorandum

## Offering Summary

175 & 176 W Bryant Street ▪ Bloomington, CA

### Location

175 & 176 W Bryant Street, Bloomington, CA 92316

### Offering Summary

Price	\$4,800,000
Net Operating Income (NOI)	\$204,000
Capitalization Rate	4.25%
Net Rentable Area	6,800 SF
Lot Size - Square Feet	99,948 SF
Lot Size - Acres	2.29

### Lease Terms (1)

Lease Commencement	11/01/2019
Lease Expiration	10/31/2034
Lease Term	15 Years
Lease Type	Absolute NNN
Roof & Structure	Tenant Responsibility
Monthly Rent (2)	\$17,000
Annual Rent (2)	\$204,000
Rental Increases	3% Annual Increases
Renewal Options	None

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.

(2) Base Rent as of November 1, 2025.

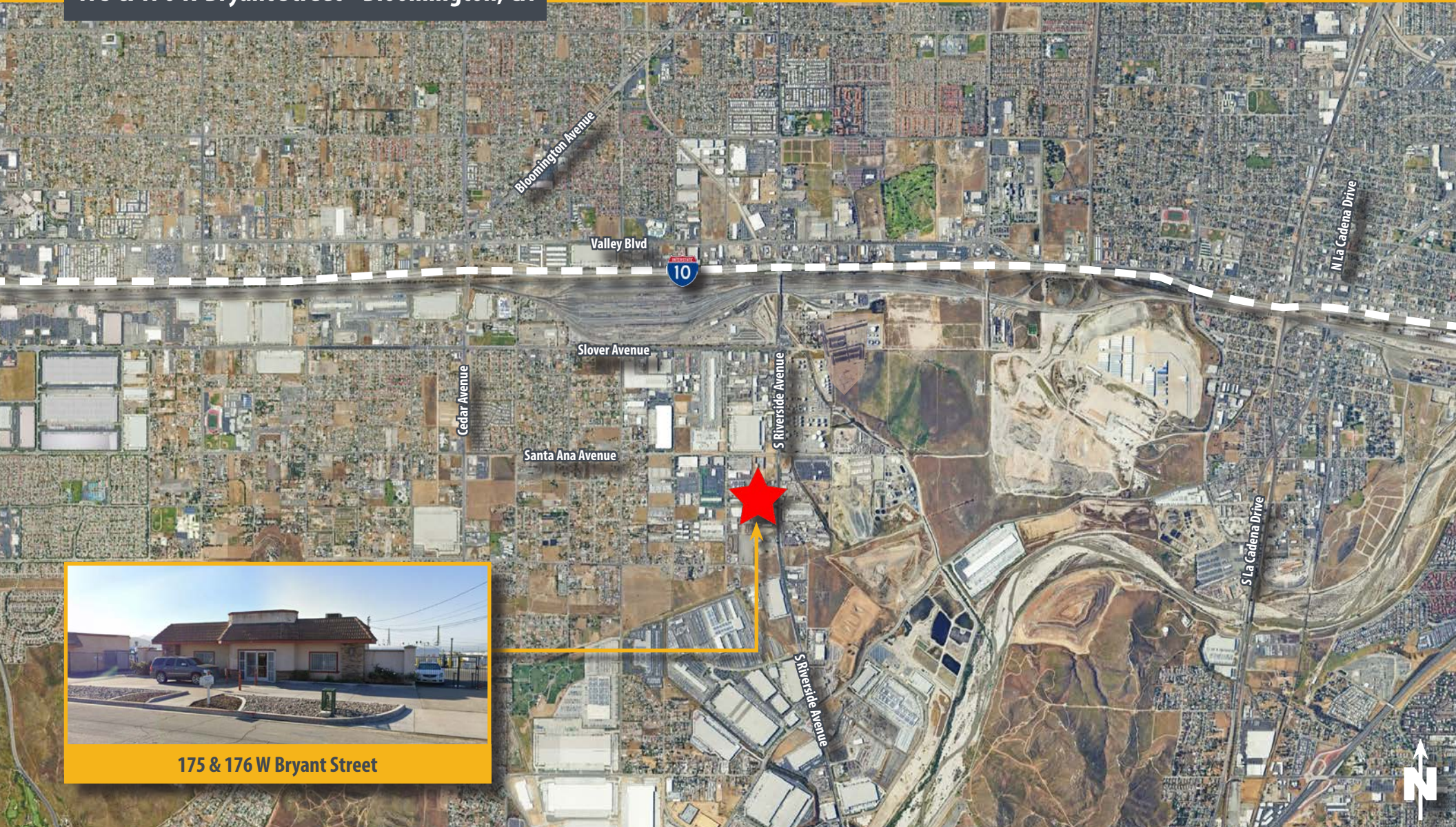




# Offering Memorandum

## Aerial Location Map

175 & 176 W Bryant Street ▪ Bloomington, CA



175 & 176 W Bryant Street



# Offering Memorandum

## Disclosures & Confidentiality

**175 & 176 W Bryant Street • Bloomington, CA**

The enclosed Offering Memorandum package has been prepared solely for informational purposes to assist a prospective purchaser in determining whether it wishes to proceed with an in-depth investigation of the property described herein. It is intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of herein the "Property".

Prospective purchasers are expected to review independently all documents related to the Property as to the accuracy and completeness of the information contained herein. All financial projections are provided for general reference purposes only. These projections have been based upon various assumptions relating to the general economy, competition and other factors beyond the reasonable control of ASU Commercial, and, therefore, are subject to material variation.

ASU Commercial, and its respective officers, employees or agent representatives do not make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum package or any of its contents. In this Offering Memorandum package, certain documents, are described in summary form. These summaries do not purport to be complete, nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently such documents.

By receipt of this Offering Memorandum package, you agree that its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose directly or indirectly this Offering Memorandum package or any of its contents to any other entity (except affiliates or prospective purchasers) without the prior written authorization of the owner and ASU Commercial. You also agree that you will not use this Offering Memorandum package or any of its contents in any manner detrimental to the interest of the Owner and ASU Commercial. Photocopying or other mass duplication of this Offering Memorandum package without the permission of ASU Commercial is prohibited.

The information contained in this Offering Memorandum package was obtained from third parties and/or directly from the owner, and it has not been independently verified by ASU Commercial or its agents. Prospective purchasers should have the experts of their choice inspect the Property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Additional information and an opportunity to inspect the property will be made available to any interested and qualified prospective purchasers.

If prior to or upon your review of this Offering Memorandum package you no longer have any further interest or you do not wish to pursue negotiations leading to this acquisition, please return this Offering Memorandum package in its original form to this submitting agent at:

**ASU Commercial • 11601 Bolthouse Drive Suite 110 • Bakersfield, California 93311**

The Property described in this Offering Memorandum package may be subject to prior sale, modification and/or withdrawal from the market by the owner at any time without prior notice. Owner and ASU Commercial each expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the Property owner's obligations thereunder have been satisfied or waived. The terms and conditions stated in this "Confidentiality and Disclaimer" page will relate to all of the sections contained in this Offering Memorandum package as if stated independently therein.