

CHIPOTLE

503 Woollomes Avenue, Delano, CA

OFFERING MEMORANDUM





TABLE OF CONTENTS

- 04** PROPERTY INFO
- 06** PROP. OVERVIEW
- 07** SITE MAP
- 12** FINANCIAL ANALYSIS
- 14** TENANT OVERVIEW
- 16** CHIPOTLE STORES
- 17** MARKET OVERVIEW
- 24** SALES COMPS
- 30** ON MARKET COMPS

DISCLAIMER

All materials and information received or derived from Centennial Realty Brokerage & Investment Corp its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Centennial Realty Brokerage & Investment Corp its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Centennial Realty Brokerage & Investment Corp will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Centennial Realty Brokerage & Investment Corp makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Centennial Realty Brokerage & Investment Corp does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rent and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Centennial Realty Brokerage & Investment Corp in compliance with all applicable fair housing and equal opportunity laws.

CHIPOTLE

503 Woollomes Avenue, Delano, CA



PROPERTY INFORMATION

EXECUTIVE SUMMARY

This property is located in Delano, California, a premier net-leased investment positioned within the city's most active commercial corridor at the interchange of State Highway 99. This highly visible signalized intersection benefits from exceptional accessibility and exposure, with traffic counts reaching approximately 68,000 vehicles per day along Highway 99 at the Woollomes Avenue exit. The property is ideally situated adjacent to brand new national retailers including ARCO am/pm and In-N-Out Burger, and surrounded by major anchors such as Walmart and Home Depot, placing the site within Delano's primary retail corridor that serves a regional trade area of more than 100,000 people. As the second-largest city in Kern County with strong population growth, Delano continues to attract national retailers seeking access to the Central Valley consumer base. Notably, this location is the only Chipotle within a 30-mile radius, further strengthening its regional draw.

The property consists of a 2,345 SF freestanding retail building constructed in 2022 and built to Chipotle Mexican Grill's newest prototype specifications. The single-story structure features a dedicated Chipotle drive-thru and an efficient floor plan designed to support high-volume quick-service restaurant operations. The investment is secured by a 11-year and 10 months NNN as of April 2026 (LL responsible for Roof & Structure) corporate lease guaranteed by Chipotle Mexican Grill (NYSE: CMG), one of the most recognized fast-casual restaurant brands in the world with more than 2,925 locations across the United States, Canada, France, Germany, and the United Kingdom.

\$2,598,029

LIST PRICE

5.10%

CAPITALIZATION RATE

\$132,500

ANNUAL RENT

11 Yrs & 10 Mo

REMAINING TERM (APRIL 2026)

4x5 Years

OPTIONS



CHIPOTLE

MEXICAN GRILL

PROPERTY OVERVIEW

Property Address	503 Woollomes Ave, Delano, CA 93215
Tenant / Asset Type	Chipotle / Single-Tenant Retail
Year Built	2022
Offering Price	\$2,598,029
Capitalization Rate	5.10%
Net Operating Income	\$132,500
Lease Structure	NNN
Roof & Structure	Landlord Responsibility
Rent Increases	10% Increase in Year 6 & 10 & Options)



+ 11-YEARS+ REMAINING ON INITIAL LEASE TERM

Chipotle Mexican Grill (NYSE: CMG) is operating more than 4,000 restaurants globally, with over 3,900 stores throughout the United States, and has a market capitalization exceeding \$70 billion.

+ RETAIL CORRIDOR NATIONAL CREDIT TENANTS

Located in the primary retail corridor serving a regional trade area of over 100,000 people, the property sits adjacent to new ARCO ampm and In-N-Out Burger and benefits from exceptional exposure with approximately 68,000 vehicles per day on Highway 99 at the Woollomes Avenue exit.

+ HIGH GROWTH DEMOGRAPHICS

Kern County is home to approximately 928,000 residents as of 2025, making it the 11th largest county in California. The county has experienced over 11%

CHIPOTLE MEXICAN GRILL
503 WOOLLOMES AVENUE
DELANO, CA

DOVER PKWY



WOOLLOMES AVE

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



CHIPOTLE

503 Woollomes Avenue, Delano, CA



FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

INVESTMENT DETAILS	
Price	\$2,598,029
Annual Rent (NOI)	\$132,500
Cap Rate	5.10%
Lease Term	15 Years
Remaining Term	11 Years
Rent Increases	10% Every 5 Years
Options	4x5 Years
Guaranty	Chipotle Mexican Grill (NYSE: CMG)
Lease Type	NNN
Roof & Structure	Landlord Responsibility

LEASE TERM	ANNUAL RENT	MONTHLY RENT	CAP RATE
Years 1-5	\$132,500	\$11,042	5.10%
Years 6-10	\$145,400	\$12,116	5.59%
Years 11-15	\$159,500	\$13,291	6.14%
Years 16-20 (Option 1)	\$175,100	\$14,591	6.74%
Years 21-25 (Option 2)	\$192,500	\$16,041	7.41%
Years 26-30 (Option 3)	\$211,399	\$17,616	8.13%
Years 31-35 (Option 4)	\$232,100	\$19,341	8.93%

LOAN QUOTE	METRICS
Loan Amount	\$1,506,856 (58% LTV)
Interest Rate	5.49% - 5.71%
Loan Term	5 Years Fixed (10-Year Term)
Amortization	30 Years
Prepay	Stepdown (Removed for 0.25% Fee)



CHIPOTLE

503 Woollomes Avenue, Delano, CA

TENANT OVERVIEW



TENANT OVERVIEW

CHIPOTLE MEXICAN GRILL

Chipotle Mexican Grill is a leading fast-casual restaurant chain specializing in burritos, burrito bowls, tacos, and salads. Known for its commitment to sustainability, Chipotle serves high-quality, raw ingredients and uses classic cooking techniques to provide customers with a healthy and fresh dining experience. Their business model focuses on partnering with humanely treated farmers, ranchers, and suppliers to source the highest quality ingredients.

Founded in 1993 by Steve Ellis in Denver, Colorado, Chipotle relocated its headquarters to Newport Beach, California in 2018. With a growing presence across the globe, Chipotle operates more than 2,925 restaurants in the U.S., Canada, United Kingdom, France, and Germany.

Chipotle stands out as the only fast-casual restaurant chain in its category that owns and operates all of its locations. The restaurant chain is continuing to grow rapidly, having opened 146 new locations in 2020 and added 86 locations in 2021, despite the challenges posed by the pandemic.



#8

Most Profitable Fast-Food Chain

Yahoo! (2021)



#10

Top 500 Chains

Restaurant Business (2021)



\$464

Fortune 500 List

Fortune (2021)



2,925

Locations

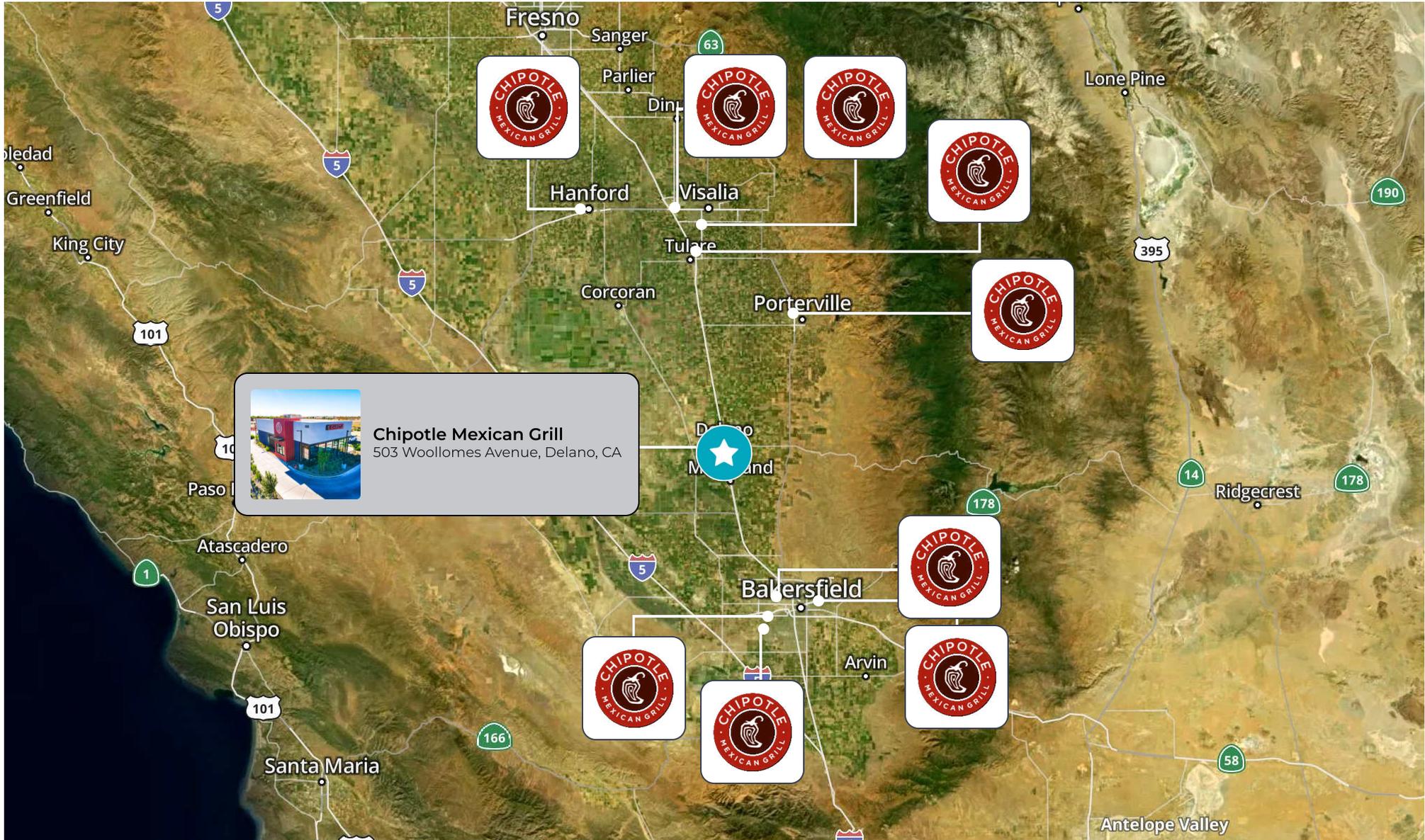


[CHIPOTLE.COM](https://www.chipotle.com)

Website

CHIPOTLE STORES

The subject property will be the first Chipotle location in Delano; the next closest Chipotle is 30 miles away



CHIPOTLE

503 Woollomes Avenue, Delano, CA



MARKET OVERVIEW

MARKET OVERVIEW

Delano, located at the southern end of California’s Central Valley, is a dynamic and growing community in Kern County. With a population of 55,529, Delano is the second-largest city in the county and serves as a retail hub for the region, with over 108,000 people within its retail trade area. Known as the “Table Grape Capital of the World”, Delano produces 50% of the grapes shipped from California and is also a key producer of almonds, pistachios, and other agricultural products. The city’s favorable business climate, coupled with its proximity to recreational destinations and high-quality schools, has led to significant population growth and a strong, close-knit community.

Kern County, where Delano is located, is a vital economic driver in California, largely due to its oil industry, which has established the region as one of the most oil-rich in the nation. The county also benefits from strong agricultural production, with significant contributions from crops like grapes, almonds, and citrus. Delano’s strategic location within this economic landscape allows it to benefit from the surrounding industries, including retail, healthcare, and education. The Wonderful Company, based in the region, plays a key role, with an estimated \$4 billion in annual revenue. This strong economic foundation is supplemented by developments like The Vineyard commercial center and the Bakersfield College Delano Campus Expansion, both of which will further stimulate growth and employment in the area.

The broader Kern County market is poised for continued growth, with a 111% population growth projected for the Bakersfield Metropolitan Statistical Area (MSA) by 2060. The region’s expanding infrastructure, including the development of Amazon Fulfillment Centers and the Hard Rock Hotel & Casino, as well as education initiatives like California State University, Bakersfield, highlight the county’s commitment to long-term growth. These factors make Delano a prime market for both residential and commercial investment, and its proximity to these ongoing developments ensures that the area will continue to attract attention from both consumers and investors alike.

62,900

POPULATION
(5-Mile)

7,158

DAYTIME POPULATION
(5-Mile)

30.65%

POPULATION GROWTH
(5-Mile, 2000-2010)

\$54,825

AVERAGE HOUSEHOLD
INCOME (3-Mile)

\$177,180

AVERAGE HOME
VALUE (3-Mile)

MARKET HIGHLIGHTS



PRIME RETAIL LOCATION

The property is located next to Delano Marketplace, the city's retail hub, offering a mix of national tenants like Walmart, Ross Dress for Less, and Dollar Tree. This location provides high visibility and strong consumer traffic, contributing to its investment appeal.



GROWING POPULATION

Delano's population has been growing at a steady 2.4% annually, with 108,000 people within the city's retail trade area. This growth supports a strong consumer base, providing long-term demand for retail services.



KEY REGIONAL DEVELOPMENT

The development of The Vineyard at Delano Marketplace is expected to add over 1,650 jobs. This large-scale commercial center will bring new residential and retail growth, further driving demand for local businesses.



HIGH-TRAFFIC AREA

The site benefits from over 68,000 cars per day passing by on Highway 99 at the Woollomes Exit. With nearby In-N-Out Burger and a new ARCO station, the area ensures a steady stream of high-quality customers for Chipotle.



AGRICULTURAL HUB

Delano is renowned as the "Table Grape Capital of the World", producing 50% of California's grape exports. It also leads in the production of other crops, ensuring a stable agricultural economy that supports the retail market.



EDUCATIONAL GROWTH

Delano is home to Bakersfield College Delano Campus, which is expanding with a \$14 million investment. This growth in educational infrastructure contributes to the area's economic stability and population increase.

FUTURE DEVELOPMENTS

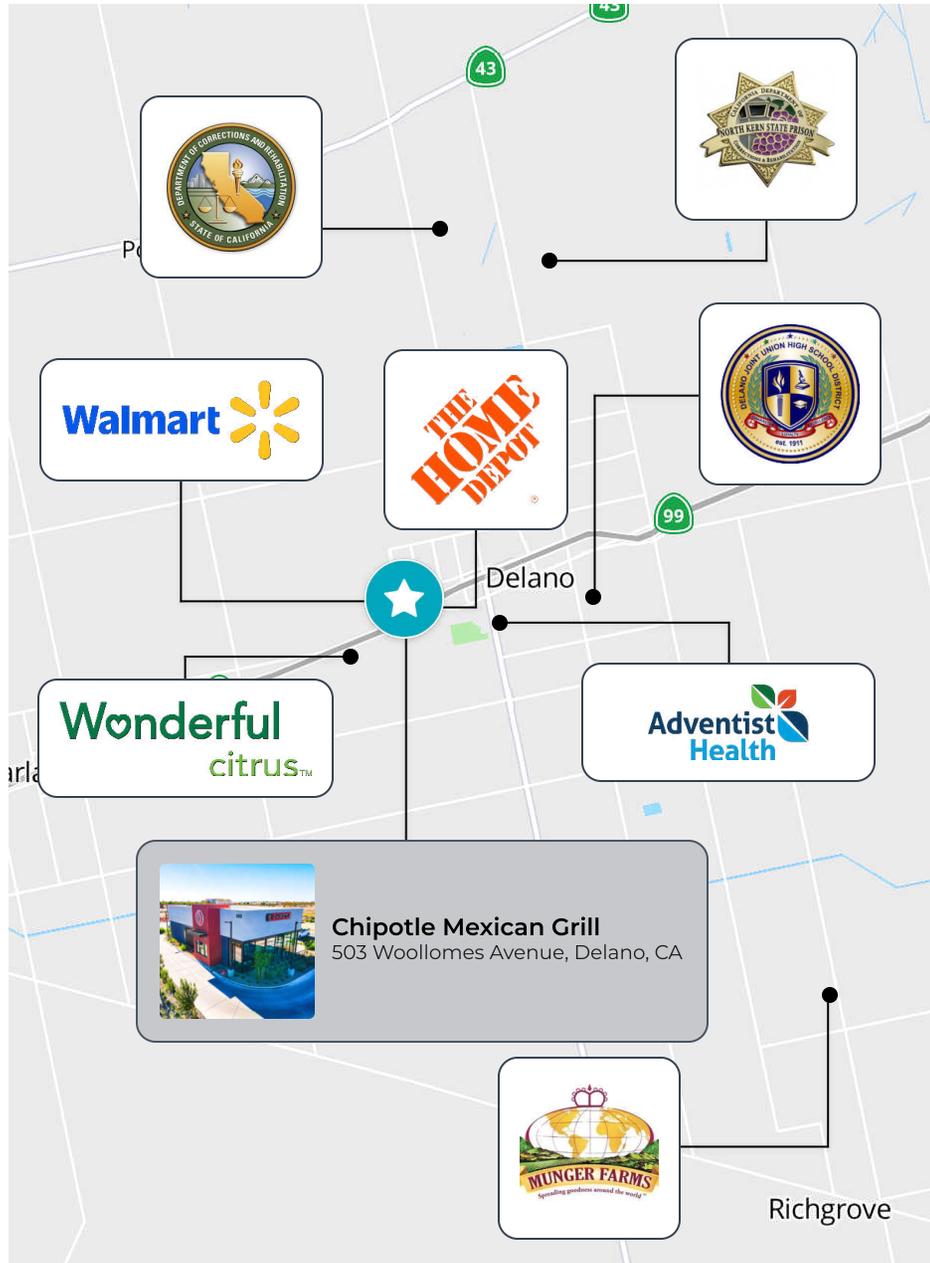


Population:	
1-Mile Radius	4,962
3-Mile Radius	41,612
5-Mile Radius	62,900
Household Income:	
1-Mile Radius	\$39,352
3-Mile Radius	\$54,825
5-Mile Radius	\$54,792

AMENITIES MAP



MAJOR EMPLOYERS



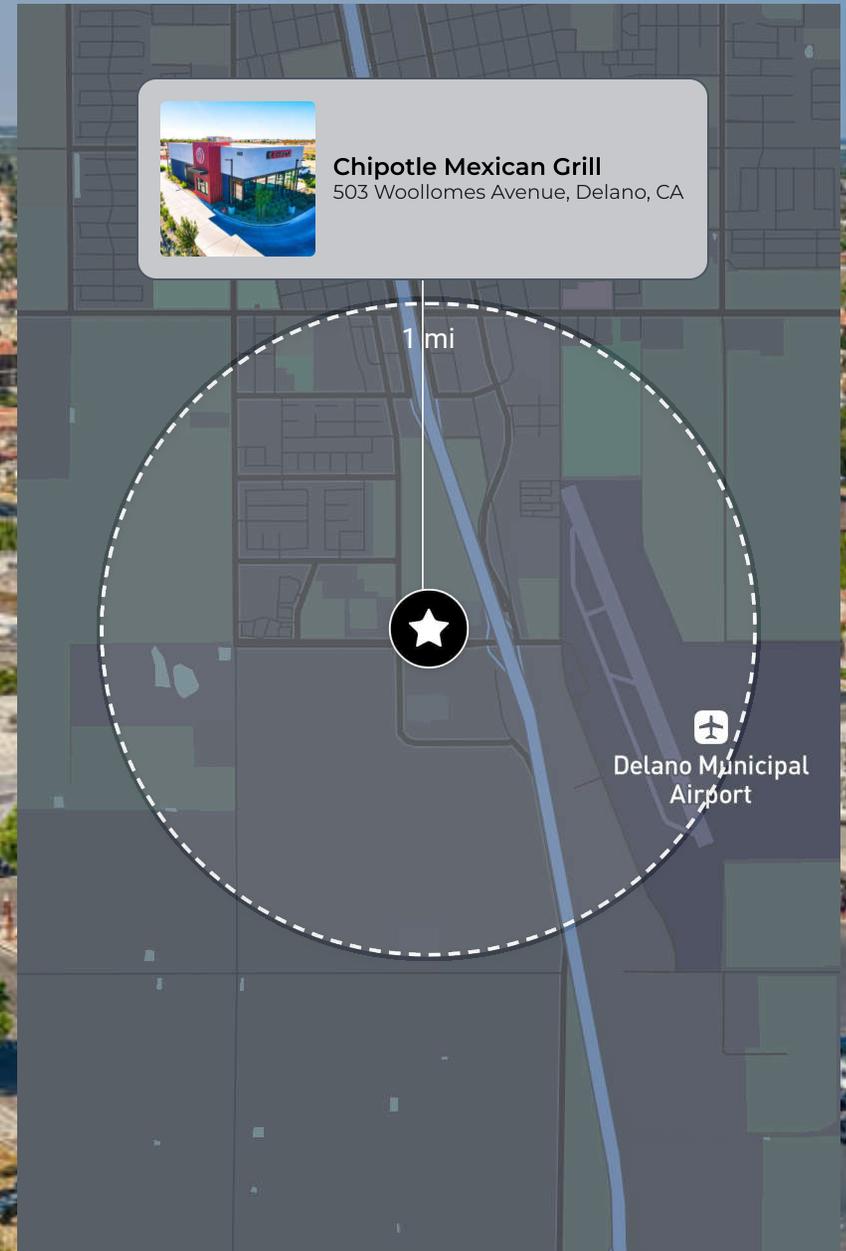
The employment landscape in Delano, California, is characterized by a resilient and diverse mix of public and private sector enterprises, providing a stable economic foundation for the local real estate market. The area's economy is significantly anchored by the agricultural sector, with major growers such as Wonderful Citrus and Munger Farms representing a dominant force in the global produce market. This agricultural prowess ensures consistent, large-scale employment and reinforces the region's economic stability. Complementing the agricultural sector is a substantial public sector presence, including key employers like North Kern State Prison, Kern Valley State Prison, and the Delano Joint Union High School District, which offer stable, long-term employment opportunities. The healthcare industry, anchored by Adventist Health Delano, and a strong retail base, featuring national companies like Walmart Supercenter and The Home Depot, further diversify the local employment base, contributing to a robust and multifaceted economy poised for sustained growth.

Employer	Industry	Employees	Distance
North Kern State Prison	Government/Corrections	1,500	5.9 mi
Kern Valley State Prison	Government/Corrections	1,500	6.9 mi
Wonderful Citrus	Agriculture	1,000	1.2 mi
Adventist Health Delano	Healthcare	700	1.8 mi
Delano Joint Union High School District	Education	500	2.9 mi
Munger Farms	Agriculture	500	10.2 mi
Walmart	Retail	300	0.3 mi
The Home Depot	Retail	200	0.1 mi

DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2026 Projection	5,292	42,525	64,801
2021 Census	4,962	41,612	62,900
2010 Census	4,432	40,712	60,353
2000 Census	3,695	35,144	46,193
Growth 2000-2010	19.95%	14.31%	30.65%
Growth 2010-2020	11.96%	3.58%	4.22%
Growth 2021-2026	6.65%	2.19%	3.02%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2026 Projection	1,390	10,728	13,546
2021 Census	1,311	10,438	13,036
2010 Census	1,149	9,745	11,931
2000 Census	997	8,391	9,910
Growth 2000-2010	15.25%	16.14%	20.39%
Growth 2010-2020	14.10%	7.11%	9.26%
Growth 2021-2026	6.03%	2.78%	3.91%



CHIPOTLE

503 Woollomes Avenue, Delano, CA



SALES COMPARABLES

SALES COMPARABLES



4620 Dale Road

City	Modesto
State	CA
Sale Date	2/26/2026
Sale Price	\$3,617,021
Cap Rate	4.65%
Building SF	2,325
Price Per SF	\$1,555.71
Land Area AC	0.71
Year Built	2025



3120 Campus Drive

City	Merced
State	CA
Sale Date	9/24/2025
Sale Price	\$3,000,000
Cap Rate	5.00%
Building SF	2,325
Price Per SF	\$1,290.32
Land Area AC	0.81
Year Built	2024



153 West El Monte Way

City	Dinuba
State	CA
Sale Date	7/18/2025
Sale Price	\$3,300,000
Cap Rate	5.00%
Building SF	1,007
Price Per SF	\$3,277.06
Land Area AC	0.12
Year Built	2025



32915 Western Hills Drive

City	Winchester
State	CA
Sale Date	7/7/2025
Sale Price	\$2,595,000
Cap Rate	5.64%
Building SF	2,300
Price Per SF	\$1,128.26
Land Area AC	Shopping Center
Year Built	2024

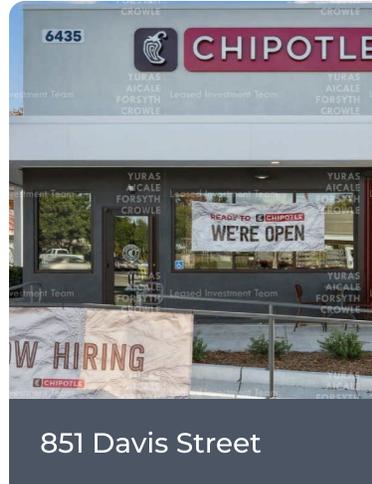
SALES COMPARABLES



11250 Prospect Dr



2310 Sunset Blvd



851 Davis Street



2880 Jensen Ave



68935 E Palm Dr

City	Jackson
State	CA
Sale Date	5/27/2025
Sale Price	\$3,830,000
Cap Rate	N/A
Building SF	2,325
Price Per SF	\$1,647.31
Land Area AC	0.96
Year Built	2025

City	Rocklin
State	CA
Sale Date	5/27/2025
Sale Price	\$4,326,500
Cap Rate	4.60%
Building SF	2,325
Price Per SF	\$1,860.86
Land Area AC	1.03
Year Built	2025

City	Vacaville
State	CA
Sale Date	3/13/2025
Sale Price	\$3,457,000
Cap Rate	4.60%
Building SF	2,325
Price Per SF	\$1,486.88
Land Area AC	0.62
Year Built	2024

City	Sanger
State	CA
Sale Date	4/29/2025
Sale Price	\$2,875,000
Cap Rate	5.04%
Building SF	2,391
Price Per SF	\$1,202.43
Land Area AC	0.57
Year Built	2024

City	Cathedral City
State	CA
Sale Date	1/17/2025
Sale Price	\$4,045,000
Cap Rate	4.33%
Building SF	2,325
Price Per SF	\$1,739.78
Land Area AC	0.65
Year Built	2024

SALES COMPARABLES



1019-1029 West Carson Street

City	Torrance
State	CA
Sale Date	12/30/2024
Sale Price	\$5,890,000
Cap Rate	4.67%
Building SF	3,570
Price Per SF	\$1,649.86
Land Area AC	0.37
Year Built	2024



1953 North Imperial Avenue

City	El Centro
State	CA
Sale Date	9/9/2024
Sale Price	\$2,752,000
Cap Rate	5.75%
Building SF	2,325
Price Per SF	\$1,183.66
Land Area AC	0.58
Year Built	2023



100 South Lovekin Boulevard

City	Blythe
State	CA
Sale Date	8/22/2024
Sale Price	\$3,350,000
Cap Rate	4.79%
Building SF	2,571
Price Per SF	\$1,302.99
Land Area AC	0.49
Year Built	2024



4001 Sunrise Boulevard

City	Cordova
State	CA
Sale Date	7/25/2024
Sale Price	\$4,334,545
Cap Rate	4.50%
Building SF	2,325
Price Per SF	\$1,864.32
Land Area AC	1.11
Year Built	2024



1205 East Hammer Lane

City	Stockton
State	CA
Sale Date	3/13/2024
Sale Price	\$3,162,000
Cap Rate	5.53%
Building SF	2,100
Price Per SF	\$1,505.71
Land Area AC	0.32
Year Built	2023

SALES COMPARABLES SUMMARY

Address	City	State	Sale Date	Sale Price	Cap Rate	Building SF	Price Per SF	Land Area AC	Year Built
4620 Dale Rd	Modesto	CA	2/26/2026	\$3,617,021	4.65%	2,325	\$1,555.71	0.71	2025
3120 Campus Dr	Merced	CA	9/24/2025	\$3,000,000	5.00%	2,325	\$1,290.32	0.81	2024
153 W El Monte Way	Dinuba	CA	7/18/2025	\$3,300,000	5.00%	1,007	\$3,277.06	0.12	2025
32915 Western Hills Dr	Winchester	CA	7/7/2025	\$2,595,000	5.64%	2,300	\$1,128.26	Shopping	2024
2310 Sunset Blvd	Rocklin	CA	5/27/2025	\$4,326,500	4.60%	2,325	\$1,860.86	1.03	2025
11250 Prospect Dr	Jackson	CA	5/27/2025	\$3,830,000	N/A	2,325	\$1,647.31	0.96	2025
2880 Jensen Ave	Sanger	CA	4/29/2025	\$2,875,000	5.04%	2,391	\$1,202.43	0.57	2024
851 Davis St	Vacaville	CA	3/13/2025	\$3,457,000	4.60%	2,325	\$1,486.88	0.62	2024
68935 Palm Canyon dr	Cathedral City	CA	1/17/2025	\$4,045,000	4.33%	2,325	\$1,739.78	0.65	2024
1019-1029 W Carson St	Torrance	CA	12/30/2024	\$5,890,000	4.67%	3,570	\$1,649.86	0.37	2024
1953 N Imperial Ave	El Centro	CA	9/9/2024	\$2,752,000	5.75%	2,325	\$1,183.66	0.58	2023
100 Lovekin blvd	Blythe	CA	8/22/2024	\$3,350,000	4.79%	2,571	\$1,302.99	0.49	2024
4001 Sunrise Blvd	Rancho Cordova	CA	7/25/2024	\$4,334,545	4.50%	2,325	\$1,864.32	1.11	2024
1205 E Hammer Ln	Stockton	CA	3/13/2024	\$3,162,000	5.53%	2,100	\$1,505.71	0.32	2023
AVERAGE				\$3,609,576	4.93%	2,324	\$1,621	2.36	



2310 Sunset Boulevard

Sale Price	Price Per SF
\$4,326,500	\$1,860.86
Cap Rate	Year Built
4.60	2025



4001 Sunrise Boulevard

Sale Price	Price Per SF
\$4,334,545	\$1,864.32
Cap Rate	Year Built
4.50	2024



11250 Prospect Drive

Sale Price	Price Per SF
\$3,830,000	\$1,647.31
Cap Rate	Year Built
	2025



3120 Campus Drive

Sale Price	Price Per SF
\$3,000,000	\$1,290.32
Cap Rate	Year Built
5.00	2024



1205 East Hammer Lane

Sale Price	Price Per SF
\$3,162,000	\$1,505.71
Cap Rate	Year Built
5.53	2023



851 Davis Street

Sale Price	Price Per SF
\$3,457,000	\$1,486.88
Cap Rate	Year Built
4.60	2024



4620 Dale Road

Sale Price	Price Per SF
\$3,617,021	\$1,555.71
Cap Rate	Year Built
4.65	2025



2880 Jensen Avenue

Sale Price	Price Per SF
\$2,875,000	\$1,202.43
Cap Rate	Year Built
5.04	2024



503 Woollomes Avenue

Sale Price	Price Per SF
\$2,598,029	-
Cap Rate	Year Built
5.10	-



153 West El Monte Way

Sale Price	Price Per SF
\$3,300,000	\$3,277.06
Cap Rate	Year Built
5.00	2025



68935 East Palm Canyon Drive

Sale Price	Price Per SF
\$4,045,000	\$1,739.78
Cap Rate	Year Built
4.33	2024



1019-1029 West Carson Street

Sale Price	Price Per SF
\$5,890,000	\$1,649.86
Cap Rate	Year Built
4.67	2024



32915 Western Hills Drive

Sale Price	Price Per SF
\$2,595,000	\$1,128.26
Cap Rate	Year Built
5.64	2024



100 South Lovekin Boulevard

Sale Price	Price Per SF
\$3,350,000	\$1,302.99
Cap Rate	Year Built
4.79	2024



1953 North Imperial Avenue

Sale Price	Price Per SF
\$2,752,000	\$1,183.66
Cap Rate	Year Built
5.75	2023

CHIPOTLE

503 Woollomes Avenue, Delano, CA

ON MARKET COMPARABLES



ON MARKET COMPARABLES



895 L Street

City	Crescent City
State	CA
Days On Market	61
Sale Price	\$4,000,000
Cap Rate	5.00%
Size (SF)	2,325
Price Per SF	\$1,720.43
Sale Status	Active
Land Area (AC)	0.85
Year Built	2024



3852 Rancho Vista Boulevard

City	Palmdale
State	CA
Days On Market	224
Sale Price	\$4,588,000
Cap Rate	4.25%
Size (SF)	2,325
Price Per SF	\$1,973.33
Sale Status	Under Contract
Land Area (AC)	1.10
Year Built	2025



4450 Waterloo Road

City	Stockton
State	CA
Days On Market	208
Sale Price	\$3,814,000
Cap Rate	4.85%
Size (SF)	3,170
Price Per SF	\$1,203.15
Sale Status	Active
Land Area (AC)	0.78
Year Built	2002

ON MARKET COMPARABLES SUMMARY

Address	City	State	Days On Market	Sale Price	Cap Rate	Size (SF)	Price Per SF	Sale Status	Land Area (AC)	Year Built
895 L St	Crescent City	CA	61	\$4,000,000	5.00%	2,325	\$1,720.43	Active	0.85	2024
3852 Rancho Vista Blvd	Palmdale	CA	224	\$4,588,000	4.25%	2,325	\$1,973.33	Under Contract	1.10	2025
4450 E Waterloo Rd	Stockton	CA	208	\$3,814,000	4.85%	3,170	\$1,203.15	Active	0.78	2002
AVERAGE				\$4,134,000	4.70%	2,606	\$1,632		0.91	



895 L Street

Sale Price
\$4,000,000
Cap Rate
5.00

Price Per SF
\$1,720.43
Year Built
2024



4450 Waterloo Road

Sale Price
\$3,814,000
Cap Rate
4.85

Price Per SF
\$1,203.15
Year Built
2002



503 Woollomes Avenue

Sale Price
\$2,598,029
Cap Rate
5.10

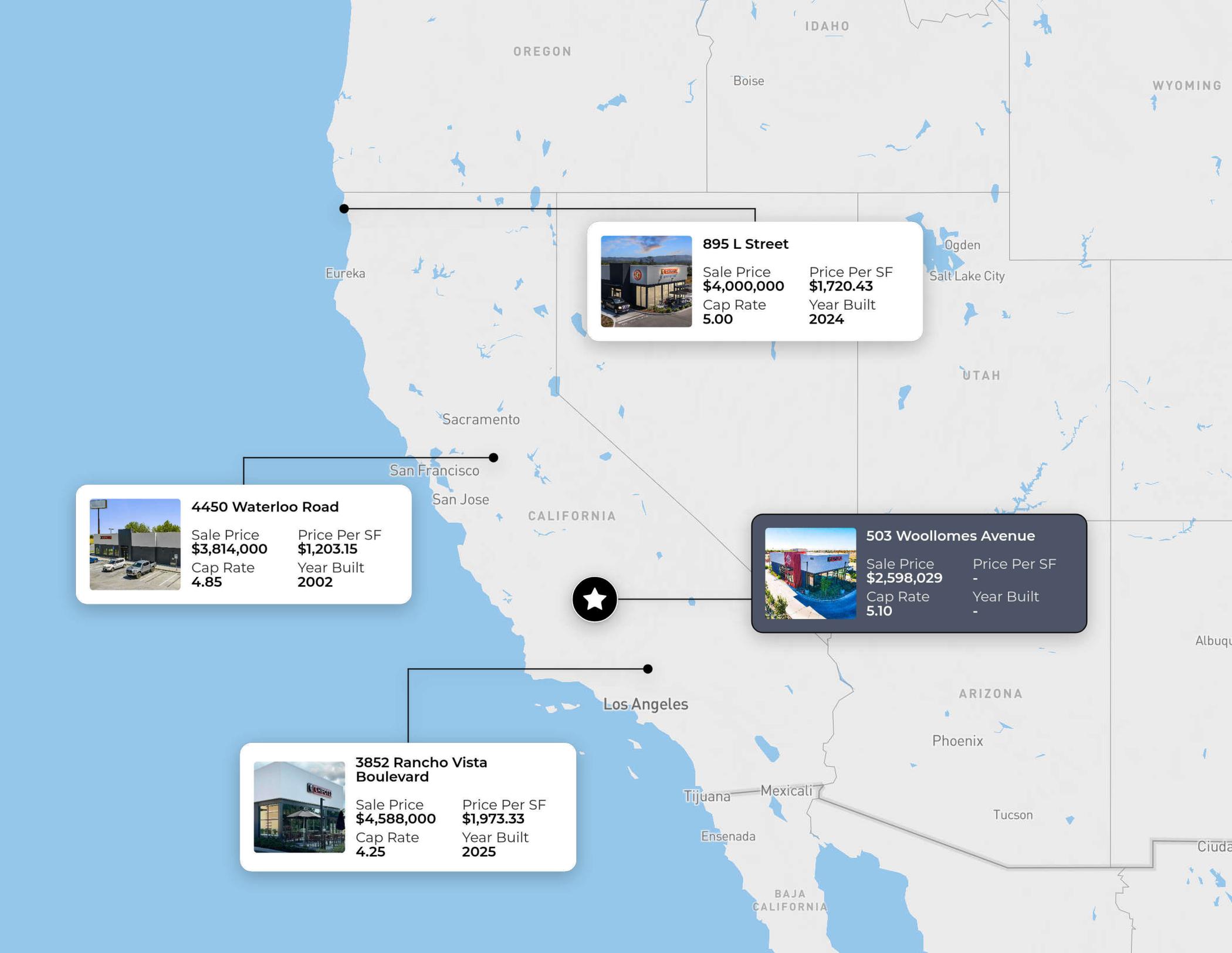
Price Per SF
-
Year Built
-



3852 Rancho Vista Boulevard

Sale Price
\$4,588,000
Cap Rate
4.25

Price Per SF
\$1,973.33
Year Built
2025



MEET YOUR AGENT



Investment Adviser

(949) 514-9410

axel.adler@centadv.com

CaIDRE 02194678

AXEL ADLER

Axel's multicultural upbringing, traversing London, Hong Kong, and Switzerland, has uniquely positioned him to connect with individuals from diverse backgrounds. Having encountered the real estate industry in various forms across Europe, Asia, and the United States, Axel possesses a nuanced understanding of the intricacies within this field. With this comprehensive perspective, Axel is dedicated to providing tailored assistance, recognizing the distinct needs of each client in the ever-evolving landscape of real estate.

Axel's expertise lies in the specialized realm of Opportunity Zones, a niche that holds immense potential for his clients. With the passage of the Tax Cuts and Jobs Act in 2017, Opportunity Zones became the most consequential place-based policy initiative in a generation. Leveraging his knowledge and proprietary strategy, Axel has successfully directed over \$85 million in capital gains into Opportunity Zone properties, resulting in a deferral of \$25 million in capital gains tax and providing an additional \$4.5 million in cash flow.

Before immersing himself in real estate, Axel's path to success was paved on the soccer field, both professionally in Hong Kong and on NCAA Division 1 stadiums in the United States. These formative experiences instilled in him discipline and commitment, qualities mirrored in his dedication to client success. Beyond his professional pursuits, Axel finds fulfillment in giving back, volunteering with organizations such as the American Red Cross, Habitat for Humanity, and an NGO on the island of Fuvahmulah in the Maldives.



Axel Adler

Investment Adviser

(949) 514-9410

axel.adler@centadv.com

Lic #: CaIDRE 02194678



centennialadvisers.com