

# Commercial Multi Tenant -Major Price Reduction

320 Hillcrest Rd, Hollister, Ca 95023



Very Low Price Per SqFt

Value Add Opportunity

Below Replacement Cost



SUBJECT PROPERTY

**Renz & Renz**  
Local Roots; National Reach

320 Hillcrest Rd, Hollister, Ca 95023

List Price	\$3,400,000 (\$93 Per Sqft)
Cap Rate	7.41% Current / 9.70% Projected
Gross Rent	\$371,606.04
Building Size	36,250 Sqft Estimated
Lot Size	Approx. 1.62 Acres
Year Built	1920

Property Highlights

- Excellent High Traffic Location
- Excellent Demographics
- Just 200 Feet from Hwy 25
- Ideal Owner User or Investment
- Consistant Income In Place
- National Credit Tenants Nearby
- Many User and Investor Opportunities
- Extremey Low Price Per Sqft
- Below Replacement Cost
- Below Market Rents

## Investment Summary

This 2 structure, multi tenant property located just off Hwy 25 is ideal for many Investors and users.

Listing price reflects the properties age and general condition.

Massive potential upside, value add and future development opportunities.

Unit sizes range from 800 SqFt to 14,000 Sqft giving flexibility to both incoming users and tenants.

## Location Overview

The property is conveniently located just off Hwy 25 near both new commercial developments and Historic Downtown.

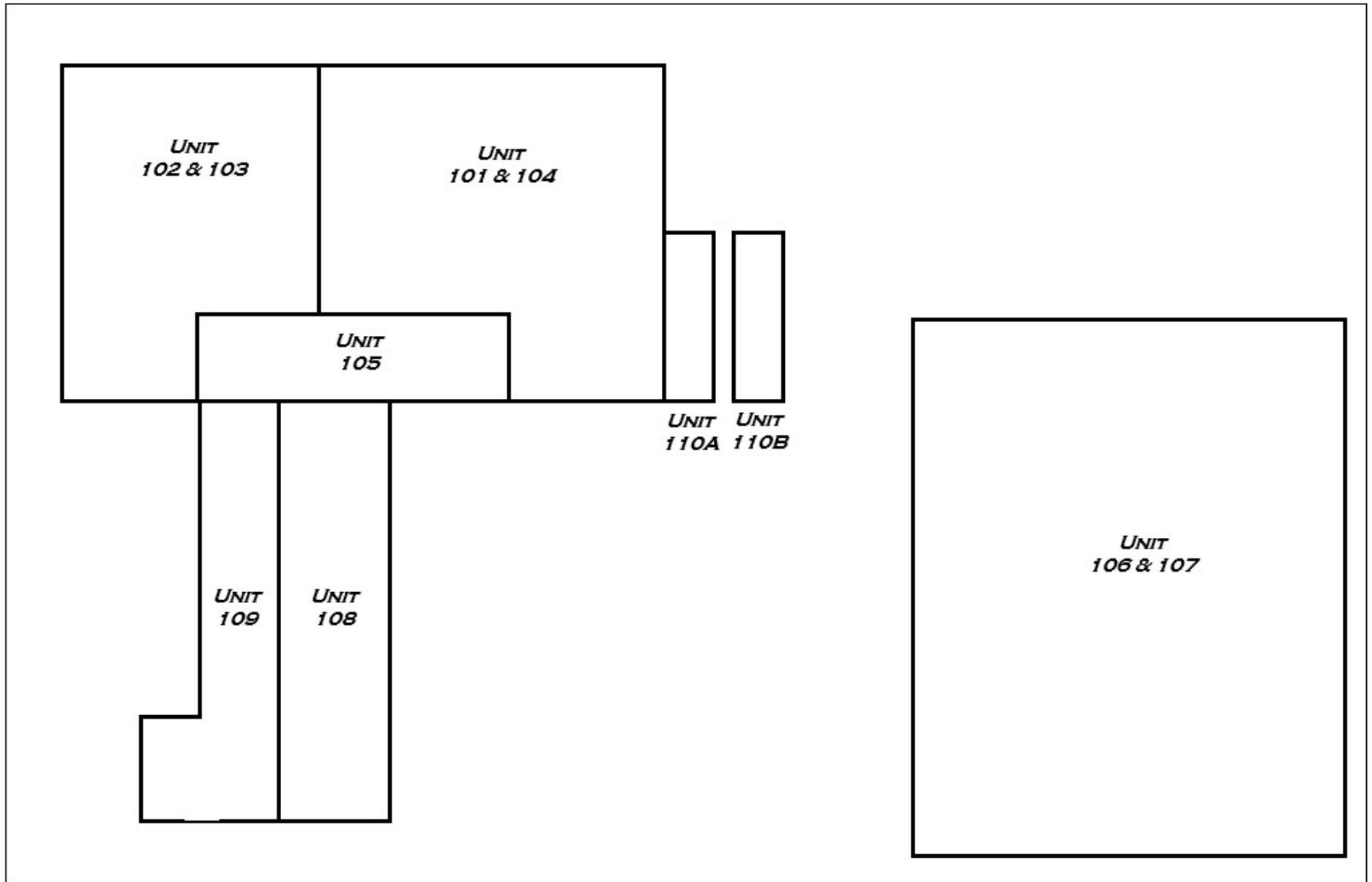


<b>Current Gross Income</b>	<b>\$371,606.04</b>	<b>Projected Gross Income</b>	<b>\$453,710.04</b>
Vacancy Reserve 5%	\$18,580.30	Vacancy Reserve 5%	\$22,685.50
Adjusted Gross Income	\$353,025.74	Adjusted Gross Income	\$431,024.54
Property Tax (New)	\$42,500.00	Property Tax (New)	\$42,500.00
Insurance	\$28,132.00	Insurance	\$28,132.00
Maintenance	\$13,289.00	Maintenance	\$13,289.00
Utilities	\$2,976.00	Utilities	\$2,976.00
Repairs	\$14,084.00	Repairs	\$14,084.00
Total Expenses	\$100,981.00	Total Expenses	\$100,981
<b>Net Income</b>	<b>\$252,044.74</b>	<b>Net Income</b>	<b>\$330,043.54</b>

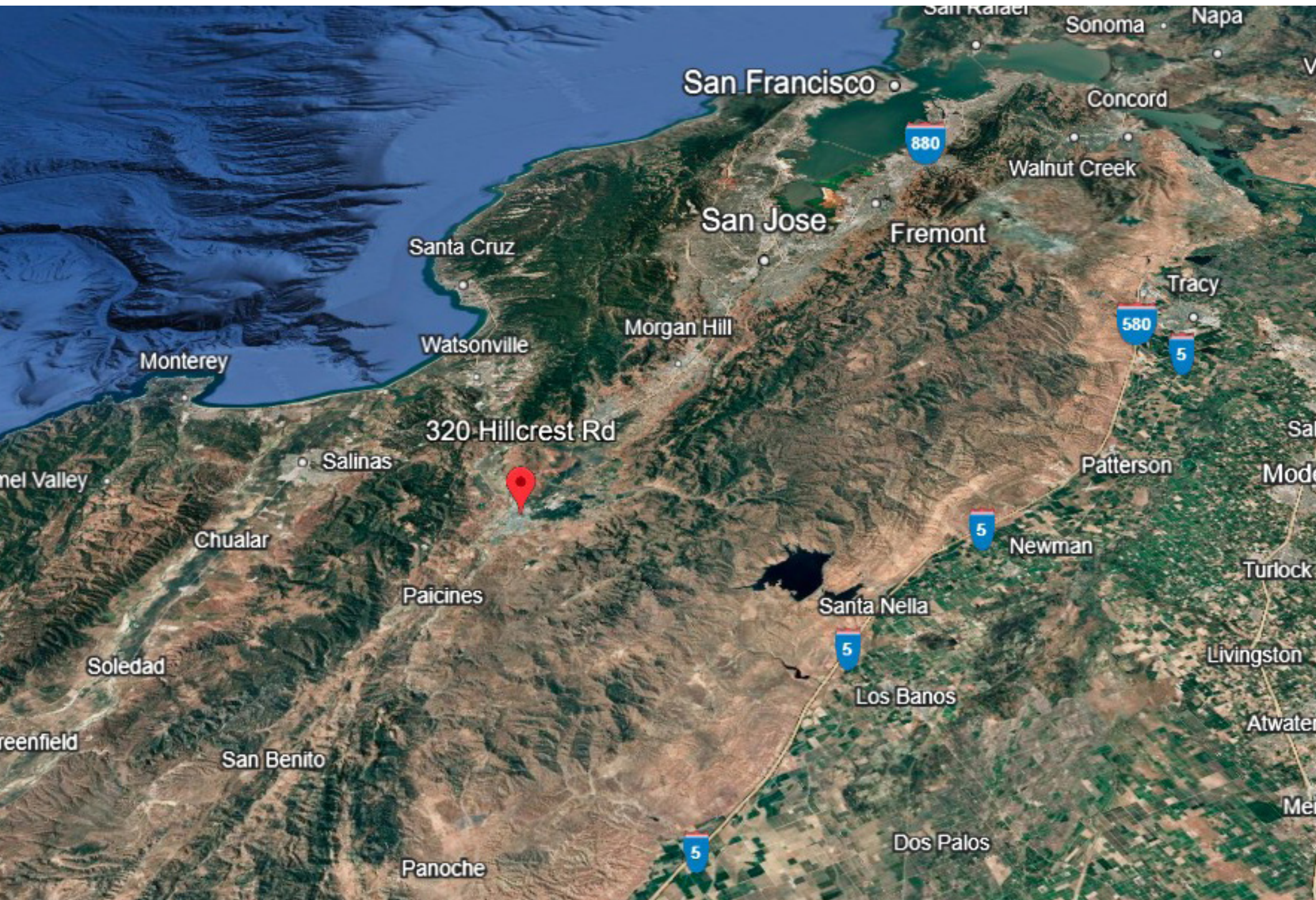
# Rent Roll

Tenant	Unit	SqFt	Rent	Actual Annual	Market Rent	Lease Term
Cold Storage Crossfit	101 & 104	3,850 & 2,520	\$4,000.00	\$48,000.00	\$6,370	Month-to-Month
		6,370 Total	\$0.63/SqFt		\$1.00/SqFt	
Hazel Hawkins	102 & 103	2,800 & 3360	\$5,107.17	\$59,501.04	\$5,107.17	9/1/24-8/31/29 3% annual increase
		6,160 Total	\$0.83/SqFt		\$0.83/SqFt	
Eversweet Custom Woodwork LLC	105	2,400	\$3,000		\$3,000	6/15/225-12/14/26 3% annual increase
			\$1.25/SqFt		\$1.25/SqFt	
Hollister Collision	106 & 107	Whole Building 14,000	\$12,200	\$142,140.00	\$14,000	4/15/22-4/14/27 1 (5) year option 3% annual increase
			\$0.87/SqFt		\$1.00/SqFt	
Hollister Boxing	108	2,720	\$1,300.00	\$15,600.00	\$3,672	Month-to-Month
			\$0.48/SqFt		\$1.35/SqFt	
R Alonso	109	3,000	\$4,000		\$4,000.00	Month-to-Month
			\$1.33/SqFt		\$1.33/SqFt	
Independent Recycling	110-A Downstairs	800	\$500.00	\$6,000.00	\$800.00	Month-to-Month
			\$0.62/SqFt		\$1.00/SqFt	
Juan Martinez	110-B Upstairs	800	\$860.00	\$10,320.00	\$860.00	Month-to-Month
			\$1.07/SqFt		\$1.07/SqFt	
Total	11 units	36,250: 14,000 & 22,250	\$30,967.17	\$281,561.04	\$37,809.17	















# Hollister California

POPULATION  
**43,003**

MEDIAN AGE  
**33.6**

MEDIAN HOUSEHOLD INCOME

**101,979**

5.71% 1 YEAR GROWTH

NUMBER OF EMPLOYEES

**20,470**

0.0391% 1 YEAR GROWTH

MEDIAN PROPERTY VALUE

**\$975,800**

6.62% 1 YEAR GROWTH





# DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



Exclusively Listed By



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