

RETAIL PROPERTY FOR SALE

# San Benito Street

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Hollister, CA 95023



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# Property Information

## OXLE PRO FORMA – UPDATED (23% OPERATING EXPENSES)

### REVENUE INPUTS

#### Restaurant

1 unit at \$6,000 per month = \$72,000 per year

#### Two-Bedroom Units @ \$2,700

6 units at \$2,650 per month = \$16,200 per month

Annual revenue = \$194,400

#### One-Bedroom Units @ \$2,300

6 units at \$2,250 per month = \$13,800 per month

Annual revenue = \$165,600

#### Total Potential Gross Income (PGI)

\$72,000 + \$194,400 + \$165,600

Total PGI = \$432,000 per year

### VACANCY

3 percent vacancy = \$12,960 per year

Effective Gross Income (EGI) = \$419,040 per year

### OPERATING EXPENSES

23 percent of EGI = \$96,379

### NET OPERATING INCOME

EGI minus OpEx = \$322,661 per year

### CAP RATE

NOI: \$322,661

Asking price: \$6,565,000

Cap rate = 5.0 percent

### SUMMARY

PGI: \$432,000

Vacancy (3 percent): \$12,960

EGI: \$419,040

Operating expenses (23 percent): \$96,379

Net operating income: \$322,661

Cap rate at \$6,590,000 list price: 5.0 percent



# Property Summary



## Property Description

Introducing a prime investment opportunity in the heart of Hollister, CA! This historic 16,785 SF building, constructed in 1927, offers an ideal canvas for retail or restaurant ventures, boasting a central downtown location with abundant foot traffic. Zoned for mixed-use, the versatile space includes living units, inviting a myriad of possibilities for savvy investors. Situated in the DMU zone and nestled within the office area, the property presents an exceptional prospect for those seeking to establish a thriving retail or dining establishment in a bustling, vibrant locale.

## Property Highlights

- Corner Property with lots of Foot Traffic
- Downtown Hollister
- Mixed Use with Living Units

## Offering Summary

Sale Price:	\$6,565,000
Lot Size:	0.1 Acres
Building Size:	16,785 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	493	1,466	5,761
Total Population	1,717	5,077	20,034
Average HH Income	\$116,641	\$119,950	\$123,597

# Property Description



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Introducing a prime investment opportunity in the heart of Hollister, CA! This historic 16,785 SF building, constructed in 1927, offers an ideal canvas for retail or restaurant ventures, boasting a central downtown location with abundant foot traffic. Zoned for mixed-use, the versatile space includes living units, inviting a myriad of possibilities for savvy investors. Situated in the DMU zone and nestled within the office area, the property presents an exceptional prospect for those seeking to establish a thriving retail or dining establishment in a bustling, vibrant locale.

## Location Description

Discover the unparalleled potential of Hollister's bustling downtown area, where the commercial landscape is ripe with opportunity for retail and restaurant ventures. Situated in the office market, the location offers proximity to a diverse array of retail and dining establishments that draw a steady stream of foot traffic. Nearby points of interest, such as local boutique shops, popular eateries, and vibrant entertainment venues, contribute to the dynamic allure of the area. With its strategic position in the heart of the city, San Benito Street presents a captivating setting for enterprising investors looking to establish a foothold in a vibrant and thriving commercial district.



# Complete Highlights



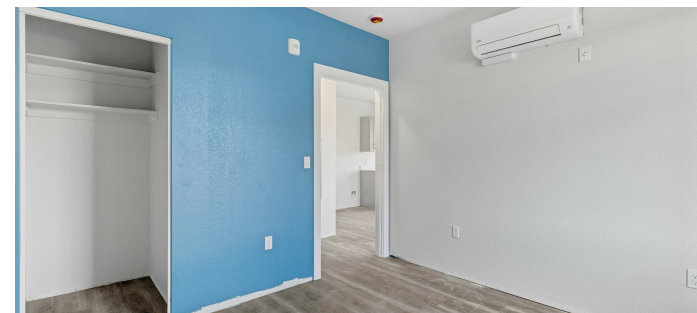
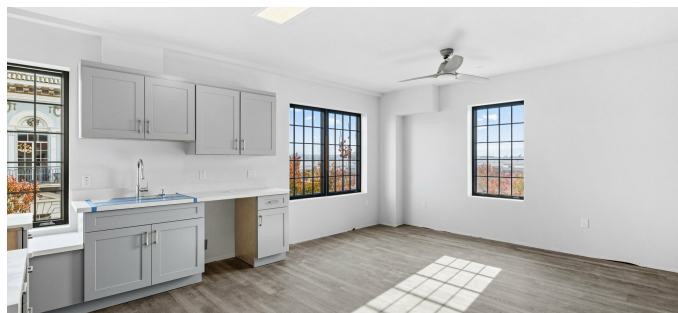
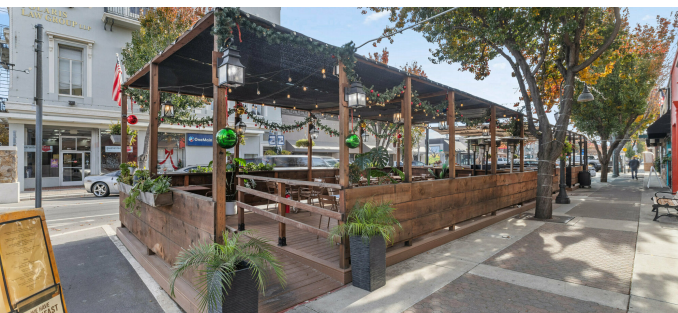
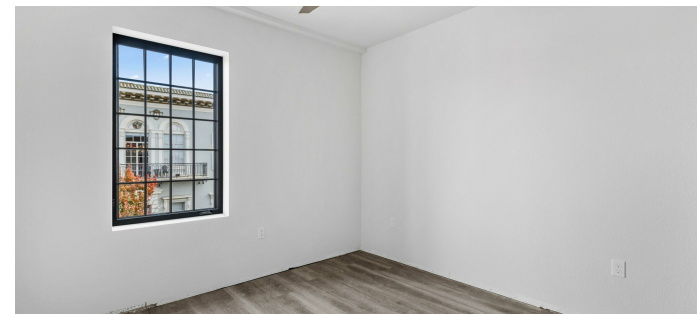
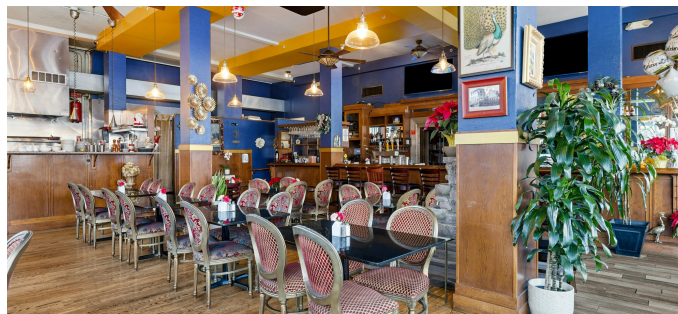
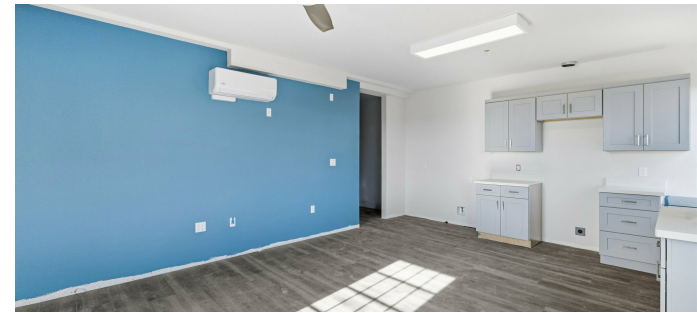
## Property Highlights

- Corner Property with lots of Foot Traffic
- Downtown Hollister
- Mixed Use with Living Units





# Additional Photos





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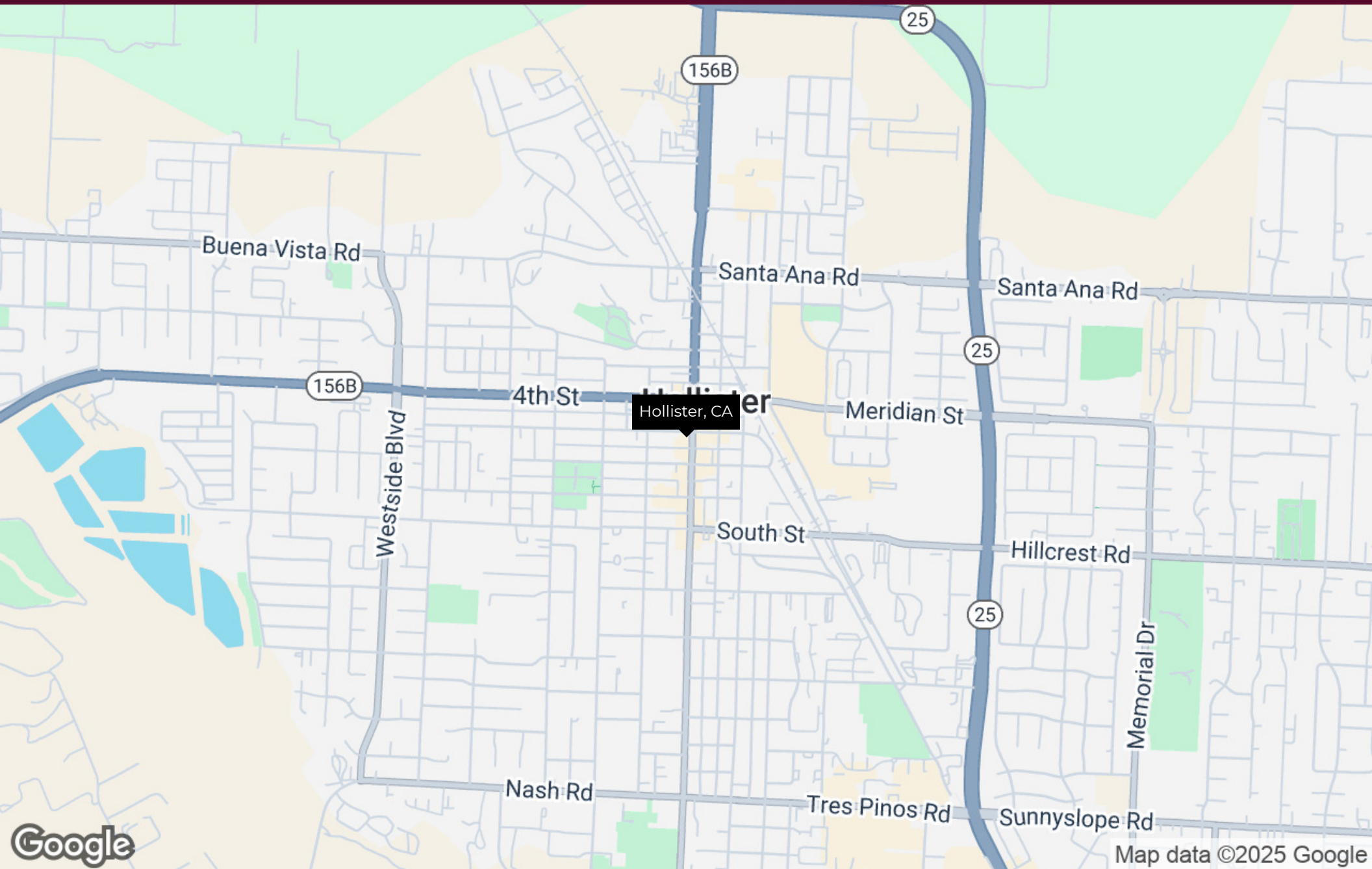
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# Location Information

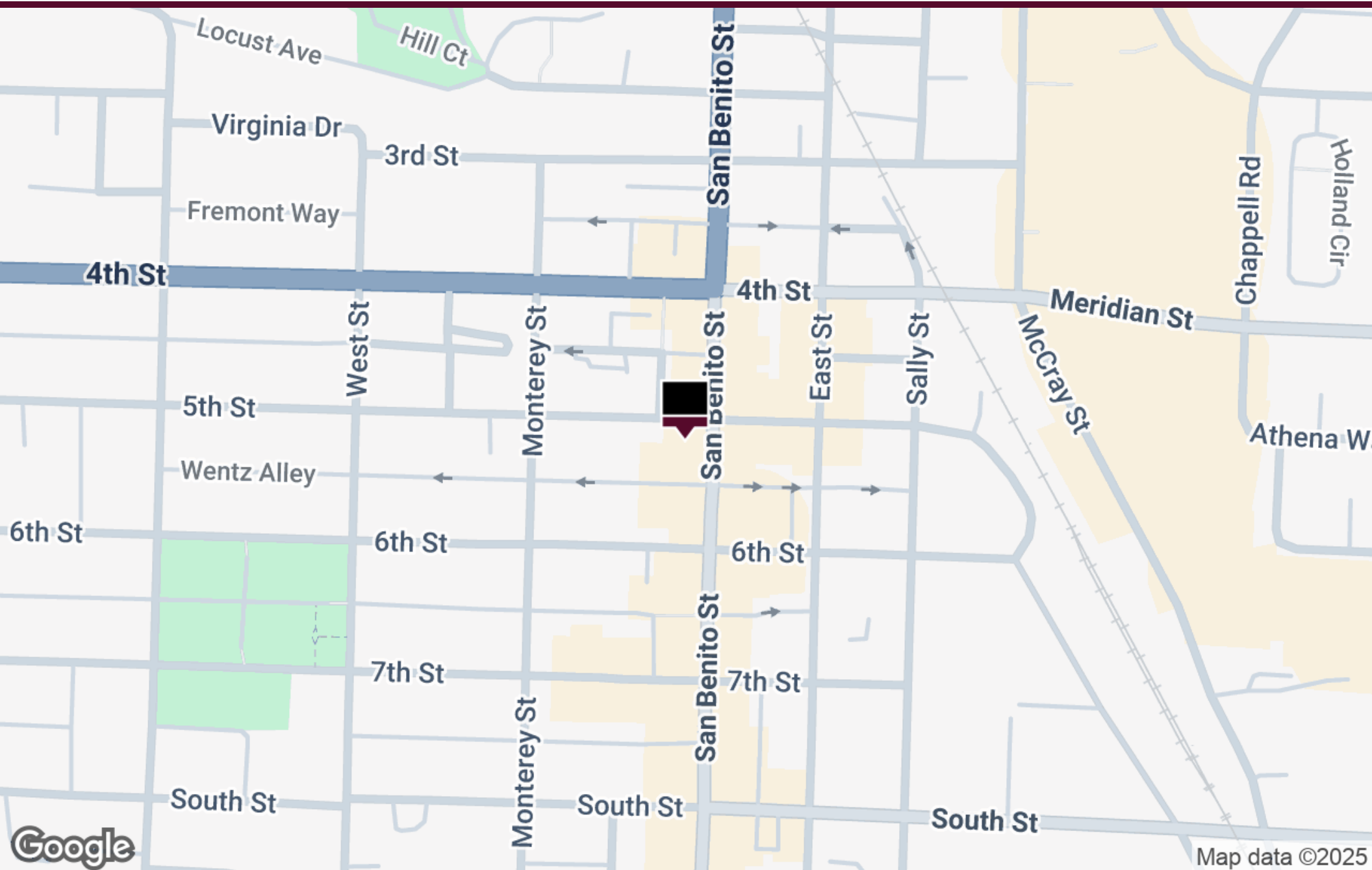


# Regional Map



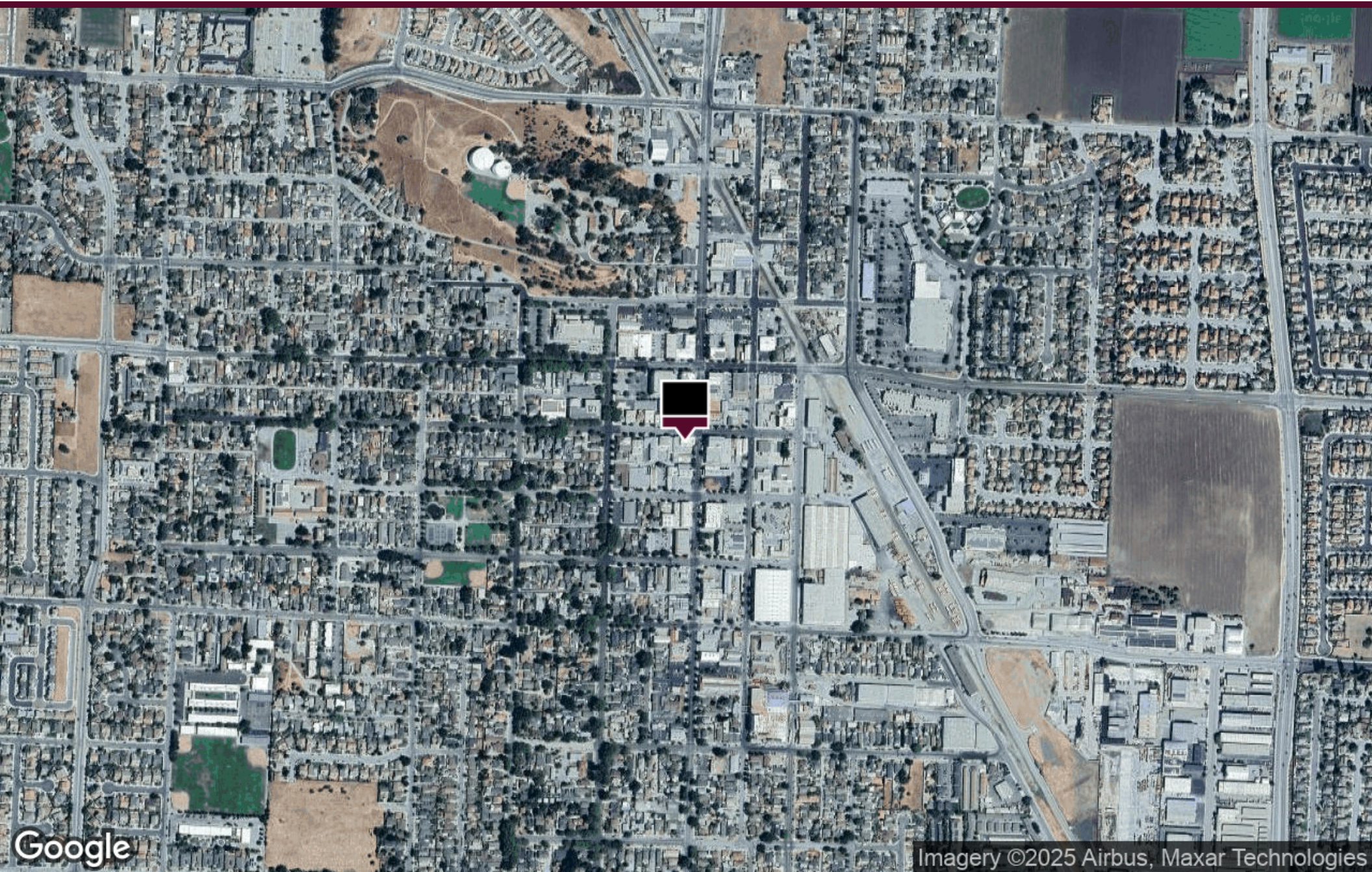


# Location Map





# Aerial Map



Google

Imagery ©2025 Airbus, Maxar Technologies



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# Financial Analysis





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# Demographics



# Demographics Map & Report

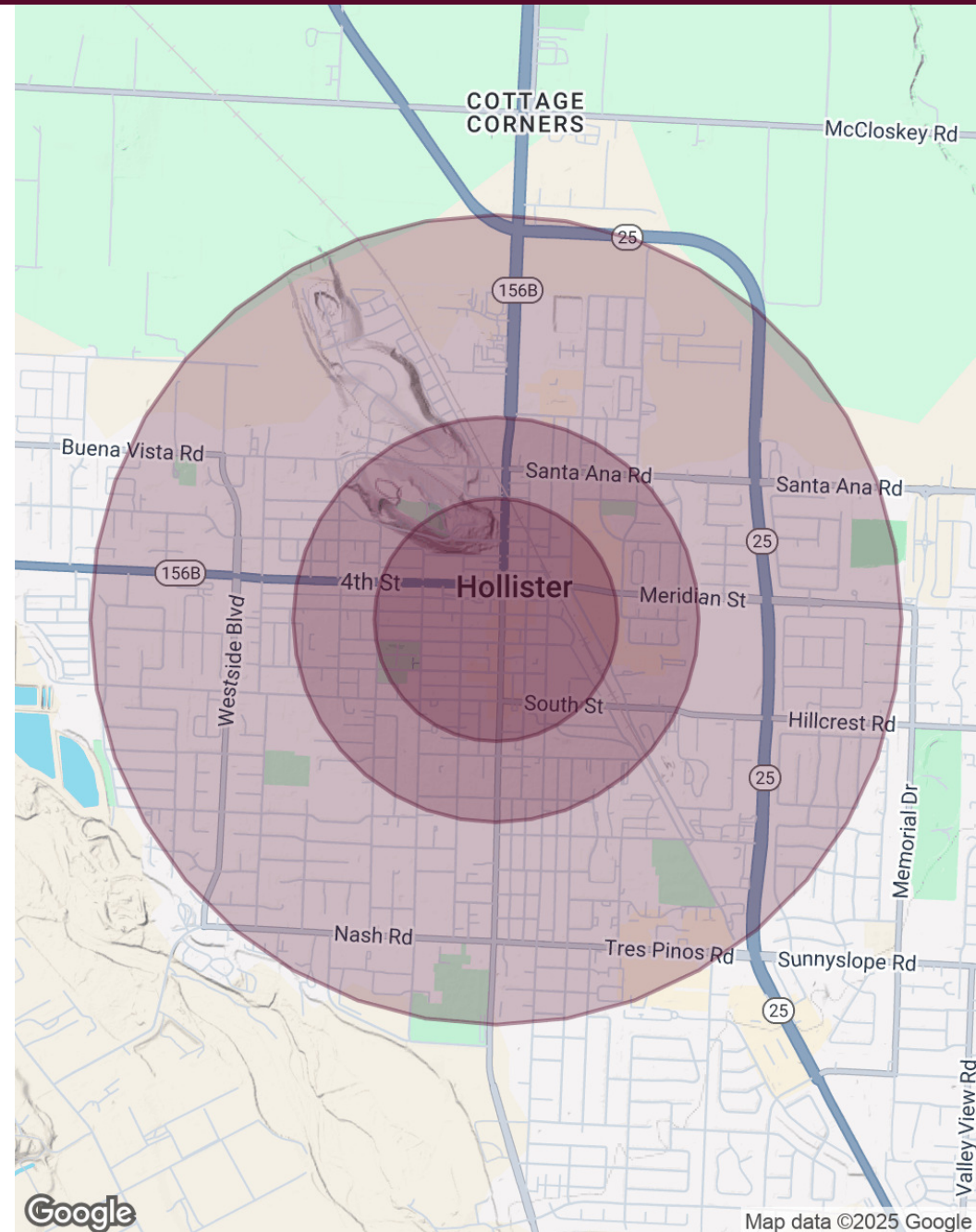
## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,717	5,077	20,034
Average Age	36	36	36
Average Age (Male)	35	36	35
Average Age (Female)	37	37	37

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	493	1,466	5,761
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$116,641	\$119,950	\$123,597
Average House Value	\$637,627	\$644,929	\$688,240

Demographics data derived from AlphaMap







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# Advisor Bios



# Advisor Bio 1



## DAN GLUHAICH

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## Professional Background

Dan has over 35 years of experience in Residential and Commercial Real Estate Sales and Development in California and Nevada. Awarded "Top 1% Agent." At Intero Real Estate Services. Dan's experience has been guiding commercial real estate investors on negotiations, leasing, developing, sales and purchases. Negotiate and analyze lease terms, future lease options and rates to maximize clients' returns and highest best utilization of profitability of client's investments. Facilitate extensive marketing and negotiations on various triple net retail industrial, development projects and land investments sales. Dan has also completed multiple transactions of 1031 tax deferred exchanges and reverse exchanges. Years of building relationships with various lenders to finance multiple types of properties in California and out of state. He has developed, designed, listed, purchased and sold custom homes, apartment buildings, industrial and commercial centers in Nevada and California. He has also developed and eased commercial and industrial projects. Sold and listed numerous agricultural and cattle ranches. Just a few of the examples of triple net deals closed include, Chase Bank, IHOP, Denny's Restaurants, Starbucks, Chipotle, Taco Bell, Dottie's, Burger King, KFC, Tire Works, and 7-eleven gas station C-Stores Nationwide.

## Education

Bachelor of Science from California Polytechnic State University, Associates Degree in Crop Science from Hartnell Junior College, California Real Estate License, Nevada Real Estate Broker License with Sperry Van Ness and Colliers International.

## Memberships

Dan was the #1 producer in 2006 and 2007 for INTERO and #1 producer in his office from 2001-2017 out of over 1500 agents. From 2008-2017, Dan was awarded the top 5% agent. He was the #4 producer from 1999-2017 out of 100,000 agents in World Century 21. Dan is currently in the Chairman Circle at INTERO.

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