

**10.00% LEASE ESCALATIONS
AT OPTIONS**

AVAILABLE
FOR SALE

**155 S. 19TH AVE.
LEMOORE, CA 93245**
Building Sq Ft: +/- 7,489
Land AC +/-1.05
5.3% Cap \$2,436,452.80

DOLLAR GENERAL



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CENTURY 21
Select Real Estate, Inc



Exceptional Dollar General NNN Investment Opportunity Lemoore, CA



THE PROPERTY

 155 S. 19TH AVE, LEMOORE, CA 93245

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Kings County,
California**
City of Lemoore
APN: 023-420-022-000



**-/+7,489 SF
Building**
-/+ 1.05 acres



**CMU -
Commercial
Mixed Use**



**Single tenant
NNN retail
opportunity**
**High Profile
opportunity**



5.3% Cap
\$2,436,452.80
NOI: \$129,132.00



This free standing retail building is located within the **City of Lemoore** and is located within **.6 miles from**



HWY 41 / Bush Street Exit. exit.



This building offers **+/-7,489 SF** of **retail /building** on +/-1.05 acres.



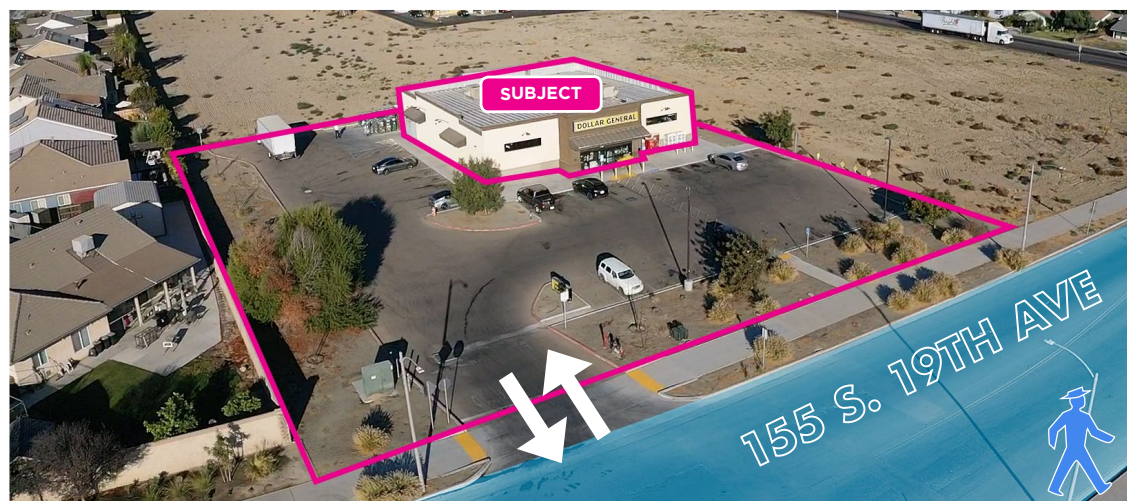
Steel and Concrete construction built in 2018.



The asking price \$2,436,452.80 NOI: \$129,132.00

CENTURY 21
Select Real Estate, Inc.

FOR SALE



INVESTMENT SUMMARY

 155 S. 19TH AVE, LEMOORE, CA 93245

ASSET CLASS	Single Tenant, net lease retail
ANUAL RENT	\$129,132.00
CAP RATE	5.3%
PURCHASE PRICE	\$2,436,452.80
COMMENCEMENT	July 28, 2018
LEASE END	July 31, 2033
PRIMARY LEASE TERM	15 years
REMAINING TERM	8.5 years
LEASE TYPE	NNN (no landlord responsibilities)
LEASE ESCALATIONS	10% during each option period
RENEWAL OPTIONS	Three 5-year options

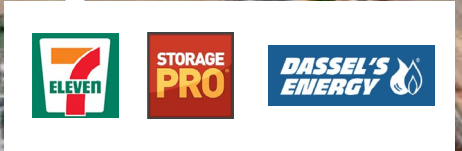




41

41

Leprino West Milk Receiving



155 S. 19TH AVE
LEMOORE
CA 93245

W BUSH ST

155 S. 19TH AVE



Lemoore Sports complex



White Top Restaurant



TACOS LOS JUANES

South Valley Community Church



NNN Investment

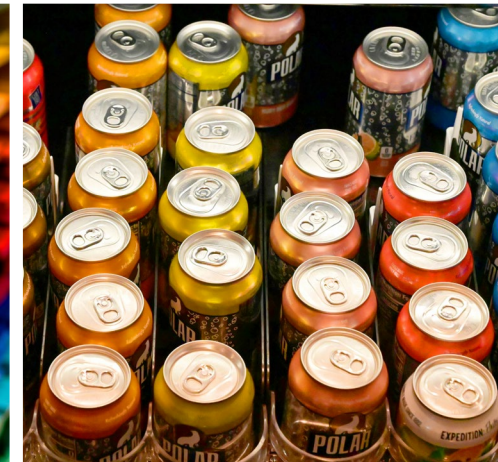


10.00 Lease Escalations
at Options

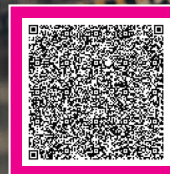
NOI: \$129,132.00

THE BUILDING

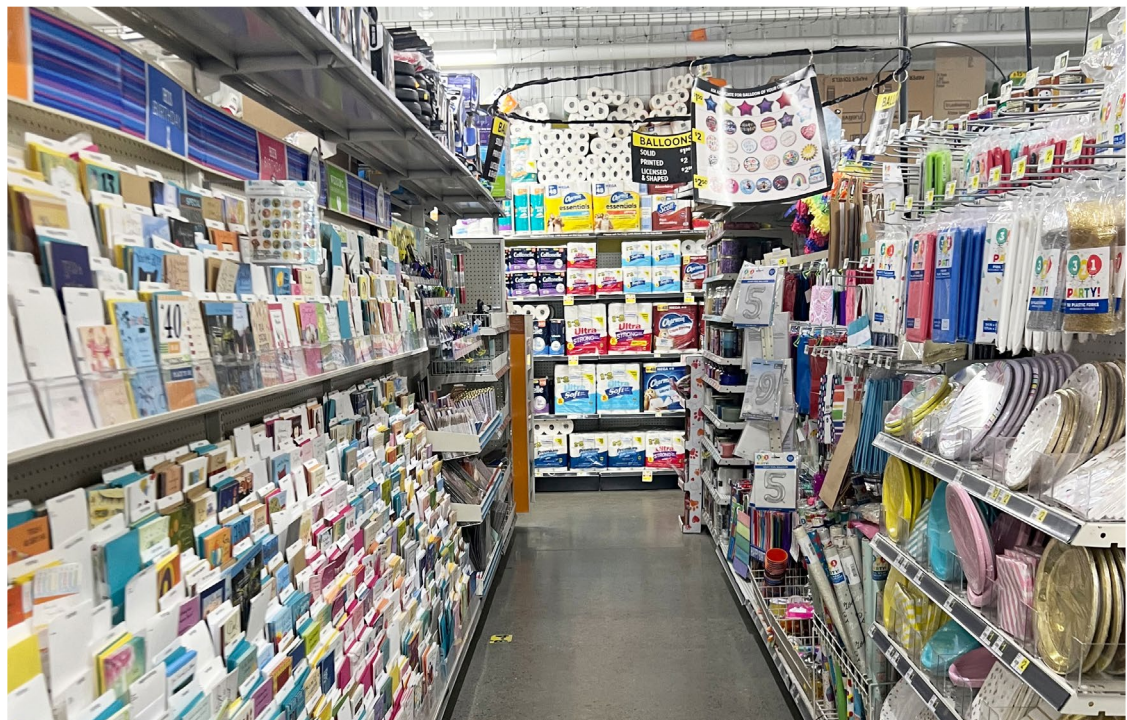
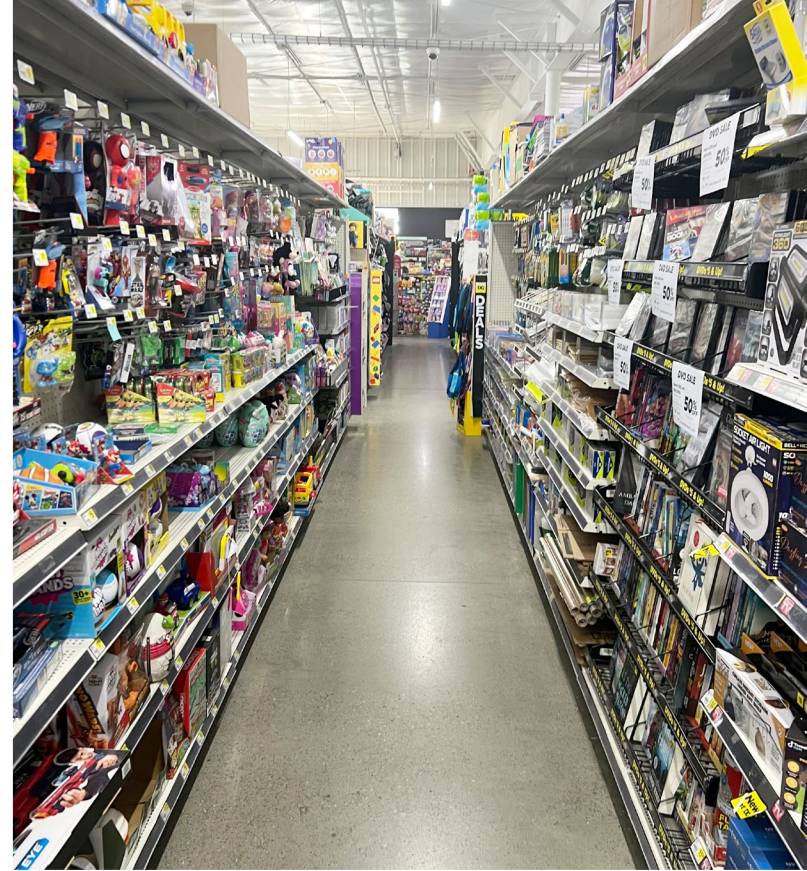
- The Mueller group is proud to offer for sale this high quality, single-tenant, triple-net leased retail asset built in 2018.
- The building has **+/-7,489 SF** of rentable area of **retail** space. The property sits on **+/-1.05 Acres** of land.
- The asset offers prominent exposure with it's dominant market presence. Constructed out of structural steel and concrete masonry are some of the attributes of this opportunity.
- The asset is insulated with fire sprinklers. There is a freight door for deliveries in the building.



Link to Map



Health & Beauty



THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for the Gold Rush,

Lemoore, California located in Kings County roughly 30 miles to the South of Fresno, California.

Lemoore and West Bush are off of Route 41 and close to Route 198.

The downtown offers restaurants and shopping opportunities. A Naval Air Station and food companies such as Olan Internationals and Lepro Food, Tachi Palace are major employers in the area.



U-HAUL®



Davita
Kidney Care

SUBJECT

DOLLAR GENERAL

W BUSH ST

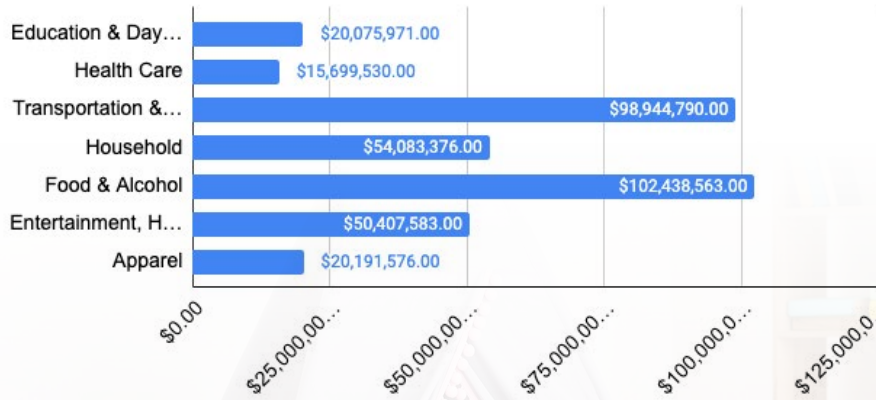
155 S. 19TH AVE



DEMOGRAPHICS

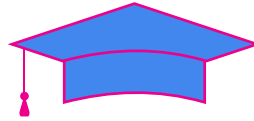
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



- 35%** Some College, No Degree
- 13%** Bachelor's Degree
- 24%** High School Graduate
- 6%** Advanced Degree
- 15%** Some High School, No Diploma
- 7%** Associate Degree

HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	1,773
\$25K - 50K	2,062
\$50K - 75K	2,409
\$75K - 100K	1,755
\$100K - 125K	1,219
\$125K - 150K	566
\$150K - 200K	1,043
\$200K+	498

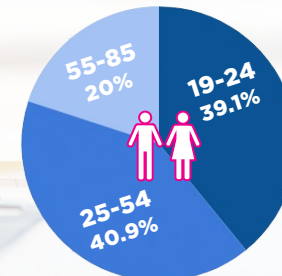
RESIDENT POPULATION



5 mile Population 2023

2020 34,237

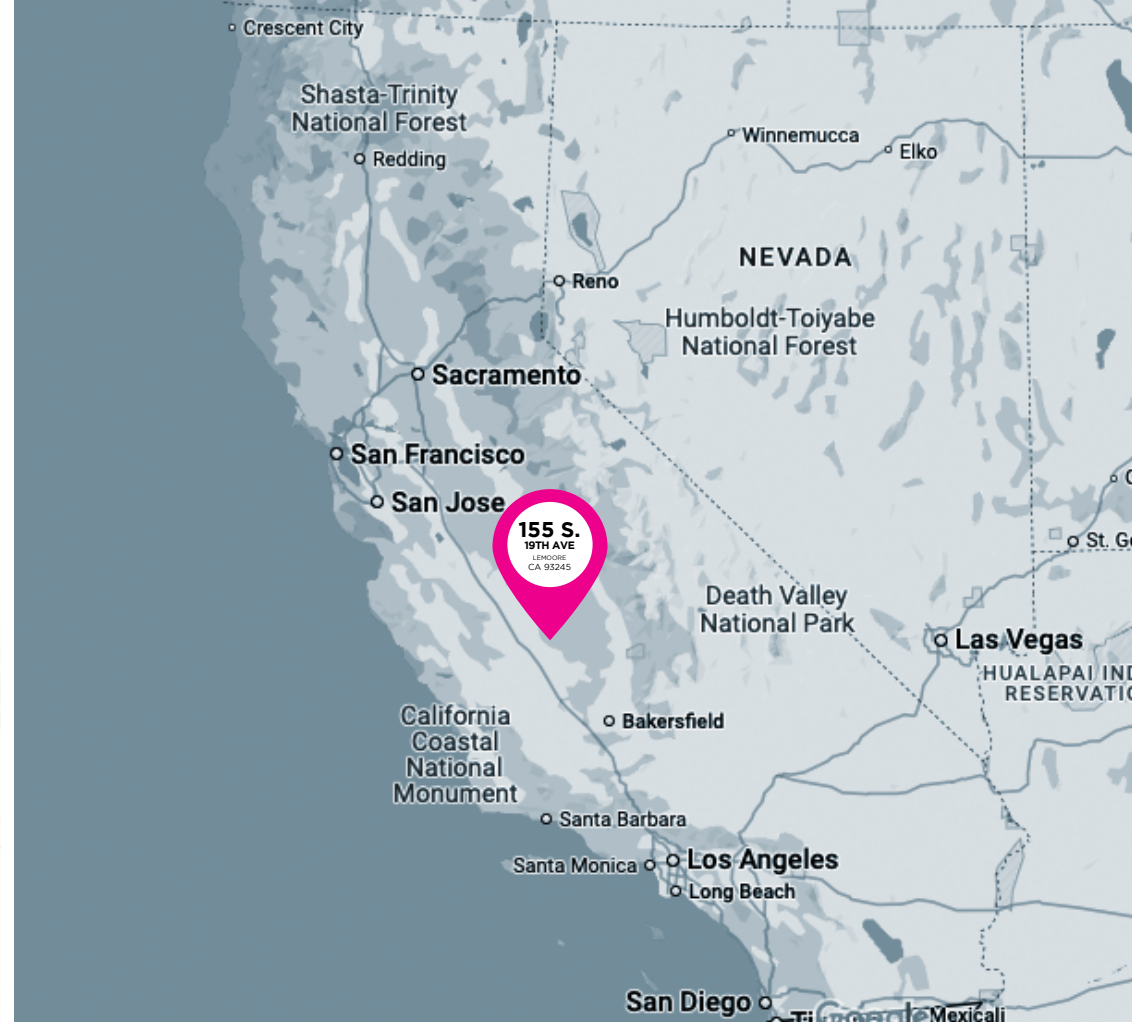
2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile 8,623
5 mile 11,325



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

CENTURY 21.
Select Real Estate, Inc





DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CENTURY 21.
Select Real Estate, Inc



SALE

CENTURY 21
Select Real Estate, Inc



2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

