

ABSOLUTE NNN SINGLE-TENANT OFFICE

6,818 SF

\$1,900,000

213 Center Street
Hanford, CA 93230

949.614.5075



NNN Office for Sale



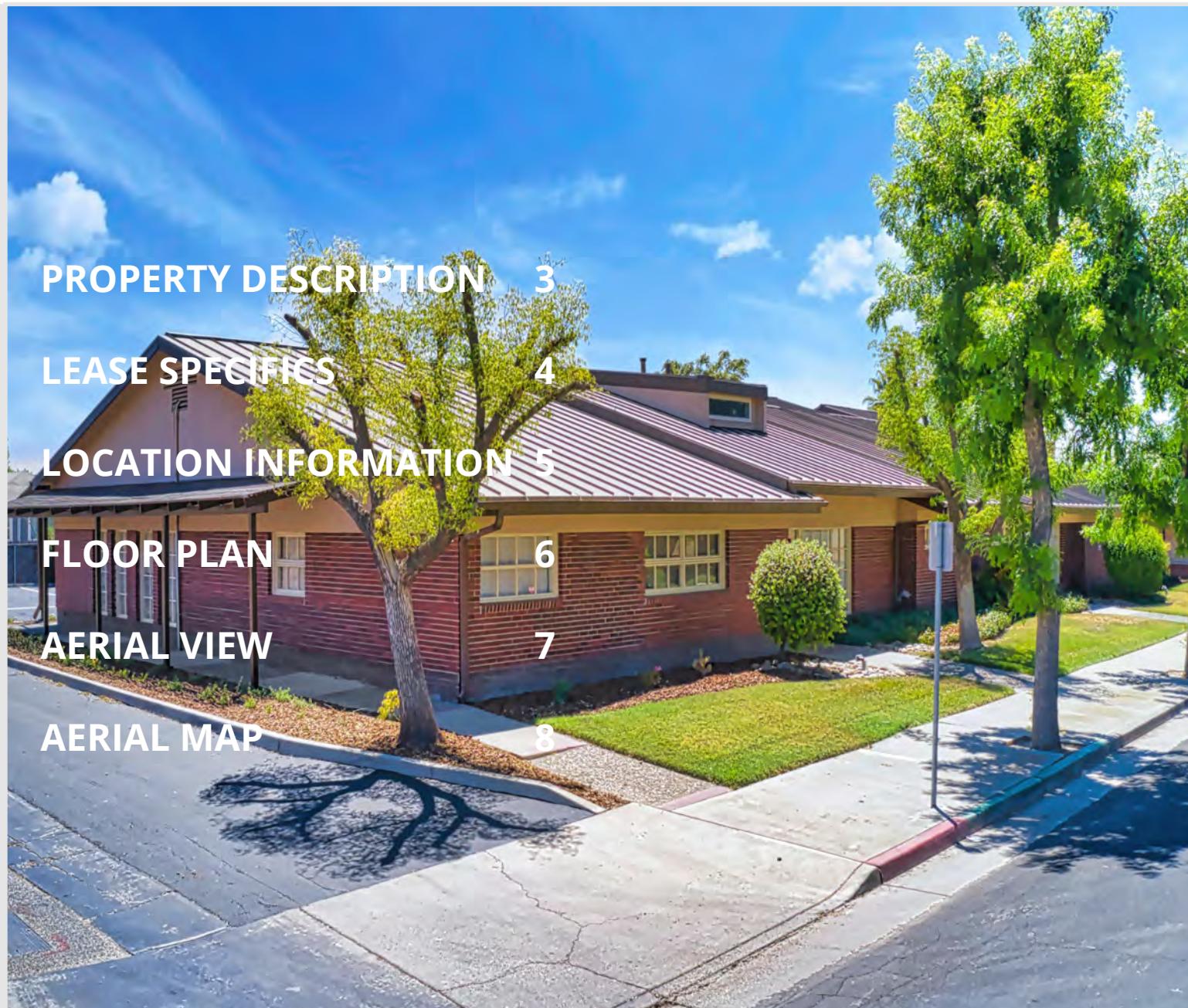
AUSTAR
HOLDINGS

24881 Alicia Parkway
STE E-108
Laguna Hills, CA 92653

Dane Swango
Vice President
949.614.5075
theusabroker@gmail.com
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PROPERTY DESCRIPTION



- 6,818 square feet free-standing office building
- Flexible space with multiple bullpen areas, individual offices, reception areas, conference room, and storage rooms
- Large breakroom, two kitchenettes, and five private restrooms
- Ample parking with 29 parking spots in private lot
- Turnkey building with numerous improvements including new HVAC, new carpet, new interior and exterior paint, upgraded fire suppression system, drought tolerant landscaping, LED exterior lighting, awning rebuild, and parking lot slurry seal
- Pitched standing seam metal roof with estimated twenty-five years of useful life remaining
- Property can be demised into two separate units



LEASE SPECIFICS



Tenant: Mental Health Systems, Inc.

Tenant Annual Revenue: \$100M

Lease Start Date: September 2024

Lease End Date: August 2029

Year 2 NOI: \$117,979

Year 3 NOI: \$121,518

Year 4 NOI: \$125,164

Year 5 NOI: \$128,919

Total remaining lease: \$493,580

- No landlord responsibilities
- Absolute NNN lease
- Tenant responsible for all maintenance and repairs, including roof and structural foundation
- 4 years remaining on lease
- Annual 3% rent increases
- One five-year option
- Established tenant operates 30 locations across California



LOCATION DETAILS



- Located in center of historic Downtown Hanford, the county seat of Kings County
- Property is fewer than 500 feet from Hanford Police Department and U.S. Post Office
- Highly desirable location, property was shown to eight different prospects in a three-month span, resulting in multiple offers to lease
- Well-known, established building surrounded by quality tenants
- Five-minute walk to legendary Superior Dairy Ice-cream
- Within walking distance to banks, restaurants, and Civic Center Park
- Downtown Hanford is undergoing substantial redevelopment with strong tenant demand



FLOOR PLAN



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AERIAL VIEW

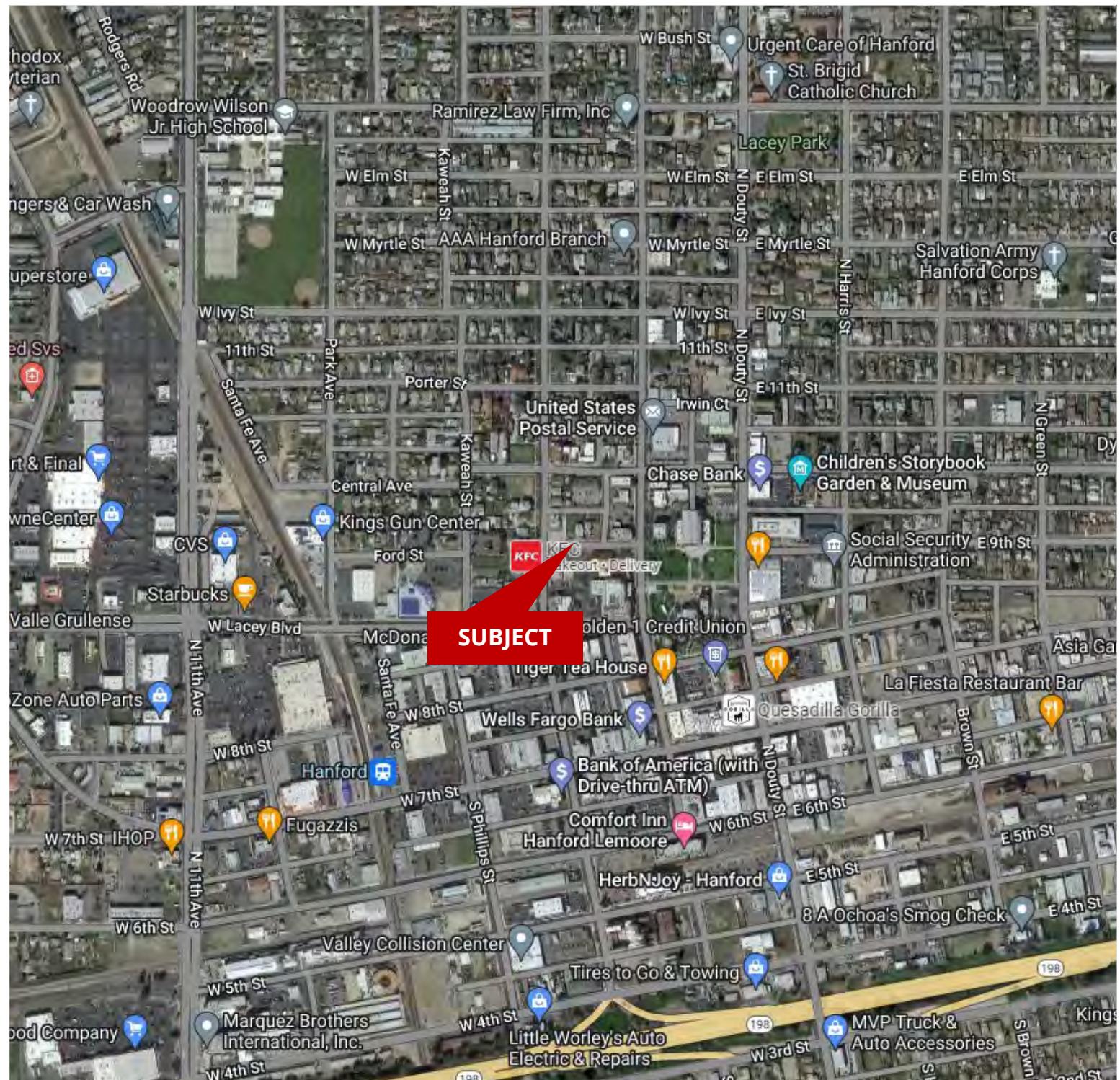


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AERIAL MAP



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