

Fashion Furniture

ALSO AVAILABLE FOR PURCHASE -
INDIVIDUALLY OR IN COMBINATION
WITH SUBJECT PROPERTY

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SUBJECT PROPERTY

Lou Rodman's
**PATIO BARSTOOLS &
Amish Emporium**

Lou Rodman's

15-YEAR LEASE EXTENSION WITH 2.5% ANNUAL INCREASES

19-YEAR OPERATING HISTORY

FRESNO, CA



CP PARTNERS
COMMERCIAL REAL ESTATE



41 69,487 VPD

FRESNO HEART & SURGICAL HOSPITAL

FRESNO PACIFIC UNIVERSITY NORTH FRESNO

JOANN

TRADER JOE'S SPORTSMANS Warehouse petco OVALARITA Jersey Mike's The Habit Burger Grill manchie's

claire's IN-N-OUT BURGER TILLY'S FIVE GUYS Chick-fil-A Starbucks Applebees FAMOUS FOOTWEAR Jamba Carls Jr. JCREW

KOHL'S COST PLUS TARGET WORLD MARKET. BOB'S FURNITURE Michaels REGAL OfficeMax five BELOV DICK'S SPORTING GOODS Marshalls OLD NAVY H&M F&S

MATTRESS FIRM WING STOP

41 macy's Ashley HOMESTORE BEST BUY PETSMART chico's SEPHORA VANS KREI COOP Bath&BodyWorks PINK NIKE CVS pharmacy LOFT

13,804 VPD

Carle's

DOLLAR TREE

LOWE'S HomeGoods sam's club NORDSTROM rack DSW DESIGNER SHOE WAREHOUSE BevMo! ULTA BEAUTY carter's Total Wine & MORE KIRKLAND'S BARNES & NOBLE LANE BRYANT LA BOY orange theory FITNESS

SPROUTS FARMERS MARKET ROSS DRESS FOR LESS

Wienerschnitzel

EL PASO AVENUE

ALLUVIAL AVENUE

SUBJECT PROPERTY Lou Rodman's PATIO, BARSTOOLS & Amish Emporium



DOWNTOWN FRESNO 9.8 MILES



Listing Team

JOHN ANDREINI

ja@cppcre.com

PH: 415.274.2715

CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com

PH: 415.231.0598

CA DRE# 02095008

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California DRE LIC# 01499268



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Lou Rodman's

285 W EL PASO AVENUE, FRESNO, CA 93711 [↗](#)

\$4,387,000

PRICE

8.00%

CAP RATE

NOI	\$350,996
PRICE/SF	\$207.54
LEASE TYPE	NNN
LEASE TERM REMAINING	13+ Years
BUILDING SIZE	21,138 SF
LAND AREA	1.67 AC



High yield investment with 19-year operating history

A 15-year absolute net lease **personally backed by the operator** with **2.5% annual rental increases** in an **A+** retail corridor node with over **2M+ SF** of class A retail.

The Offering

- 15-year landlord friendly lease with 2.5% annual rental increases
- Replaceable market rent
- 21,138 square foot building on 1.67 acres
- Priced below replacement cost – \$207.54/SF
- Subject property directly adjacent to Sprouts & Ross and across the street from Lowe's & Sam's Club

Tenant Highlights

- 19+ year operating history
- Household name in Fresno County

Market Highlights

- Fresno is the Central Valley's largest metro service area with over 800,000 residents
- Heavy retail presence in the trade area directly benefits from the affluent demographics – \$116,476 average household incomes within a 3-mile radius of the subject property
- Multiple nearby shopping centers with large national anchors including Costco, Target, Kohl's, Best Buy, Dick's Sporting Goods, Trader Joe's, Dick's Sporting Goods, and In-N-Out attract elevated amounts of daily foot traffic
- Consistent population growth across a 1, 3, and 5-mile radius



		CURRENT
Price		\$4,387,000
Capitalization Rate		8.00%
Price/SF		\$207.54
Down Payment	30%	\$1,316,100
Loan Amount	70%	\$3,070,900
Building Size (SF)		21,138
Lot Size (AC)		1.67
	\$/SF	
Scheduled Rent	\$16.61	\$350,996
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$350,996

PROPOSED FINANCING/CASH FLOW

		PROPOSED
Proposed Loan Amount		\$2,851,550
Loan To Value		65%
Interest Rate		6.40%
Amortization (Years)		30
Term (Years)		5
Net Operating Income		\$350,996
Debt Service		(\$230,504)
Pre-Tax Cash Flow		\$120,493
Debt Coverage Ratio		1.52
Cash-on-cash Return		9.16%
Principal Pay down (Year 1)		\$34,981
Total Return		\$155,473
Yield		11.81%

*Proposed loan terms quoted as of 10/7/24 and are subject to change.

Quote provided by:
 Adam Newmark, Capital Advisor
 Altoma Real Estate Advisors, Inc.
 (818) 825-4533 Mobile
 anewmark@altoma.com

Note: Proposed loan terms may fluctuate with market conditions and are for evaluation purposes only. CP Partners is not a lender or mortgage broker.

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/SF	YEARLY RENT/SF
Lou Rodman's	21,138	9/10/2022	12/31/2025	\$350,996	\$29,250	\$350,996	\$1.38	\$16.61
	2.5% Increase	1/1/2026	12/31/2026		\$29,981	\$359,771	\$1.42	\$17.02
	2.5% Increase	1/1/2027	12/31/2027		\$30,730	\$368,766	\$1.45	\$17.45
	2.5% Increase	1/1/2028	12/31/2028		\$31,499	\$377,985	\$1.49	\$17.88
	2.5% Increase	1/1/2029	12/31/2029		\$32,286	\$387,434	\$1.53	\$18.33
	2.5% Increase	1/1/2030	12/31/2030		\$33,093	\$397,120	\$1.57	\$18.79
	2.5% Increase	1/1/2031	12/31/2031		\$33,921	\$407,048	\$1.60	\$19.26
	2.5% Increase	1/1/2032	12/31/2032		\$34,769	\$417,225	\$1.64	\$19.74
	2.5% Increase	1/1/2033	12/31/2033		\$35,638	\$427,655	\$1.69	\$20.23
	2.5% Increase	1/1/2034	12/31/2034		\$36,529	\$438,347	\$1.73	\$20.74
	2.5% Increase	1/1/2035	12/31/2035		\$37,442	\$449,305	\$1.77	\$21.26
	2.5% Increase	1/1/2036	12/31/2036		\$38,378	\$460,538	\$1.82	\$21.79
TOTALS:	21,138			\$350,996	\$29,250	\$350,996	\$1.38	\$16.61

LEASE ABSTRACT

Premise & Term

Tenant	Lou Rodman's Barstools and Dining Superstore
Lease Signed By	Lou Rodman
Lease Type	NNN
Lease Term Remaining	13+ Years
Rent Increases	2.5% Annually
Rent Commencement	9/10/2022
Options	None

Expenses

CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility*

*Included in Operating Expenses which Tenant reimburses Landlord



Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in

LEGEND

Property
Boundary

21,138
Rentable SF

1.67
Acres


Egress





Lou Rodman's PATIO, BARSTOOLS & Amish Emporium

About Lou Rodman's

Lou Rodman's Patio, Barstools & Amish Emporium is a locally owned and operated furniture store in Fresno, CA. The owner, Lou Rodman, began working at a young age in his family furniture business in Victorville, California. He has spent his life in the furniture business and has a 19-year operating history. The company is notable for its large selection of Amish crafted furniture, as well as a huge variety of patio/outdoor furniture. The store is known for its extensive selection of barstools, offering a wide variety of styles, materials, and finishes. Additionally, Lou Rodman's provides custom ordering options, allowing customers to design furniture that perfectly meets their specific needs and preferences. Serving Central California from Bakersfield to Manteca, Lou Rodman's has become a trusted name in quality home furnishings.

[Tenant Website](#) 









81,976 VPD

KAISER PERMANENTE FRESNO MEDICAL

SAINT AGNES MEDICAL

THE HOME DEPOT
SUBWAY

COSTCO WHOLESALE

Domino's
TACO BELL
Jack In the box
Starbucks

SHERWIN WILLIAMS

TARGET

BIG LOTS!

IHOP RESTAURANT

Wendy's
KFC

41

Arbys

HONDA

BIG 5 SPORTING GOODS
Burlington Smart & Final
HobbyTown
MATTRESS FIRM

Cracker Barrel
CHICKEN FINGERZ

KOHL'S
Ashley HOMESTORE
Marshall's
Michael's
BOB'S FURNITURE
PET SMART
fIVE BEL'W
NIKE
TARGET
BEST BUY
DICK'S SPORTING GOODS
WORLD MARKET
OLD NAVY
OfficeMax

MIDAS

Little Caesars
Wienerschnitzel

SPROUTS FARMERS MARKET
ROSS DRESS FOR LESS

SUBJECT PROPERTY
Lou Rodman's PATIO, BARSTOOLS & Amish Emporium

COSMO PROF
Denny's

jiffylube

PINEDALE ELEMENTARY

HOBBY LOBBY
DOLLAR GENERAL
O'Reilly AUTO PARTS
Polka Jess
goodwill

LOWE'S

LA Z BOY

EL PASO AVENUE

ALLUVIAL AVENUE



DOWNTOWN FRESNO
9.8 MILES



DOWNTOWN FRESNO
9.8 MILES

59,696 VPD

69,757 VPD

10,616 VPD

66,806 VPD

120,412 VPD

27,332 VPD

33,938 VPD



67,575 VPD

41

15,314 VPD

168

78,294 VPD

99

47,774 VPD

W HERNDON AVENUE

HERNDON AVENUE

14,034 VPD

CLOVIS

DOWNTOWN FRESNO

110,050 VPD

168

MODESTO
93.9 MILES

115,218 VPD

41

33,036 VPD

180

102,421 VPD

180

99

180



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2020	9,345	94,949	274,613
2022	10,592	97,103	282,105

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$72,914	\$116,476	\$102,715
Median	\$68,554	\$66,101	\$72,909

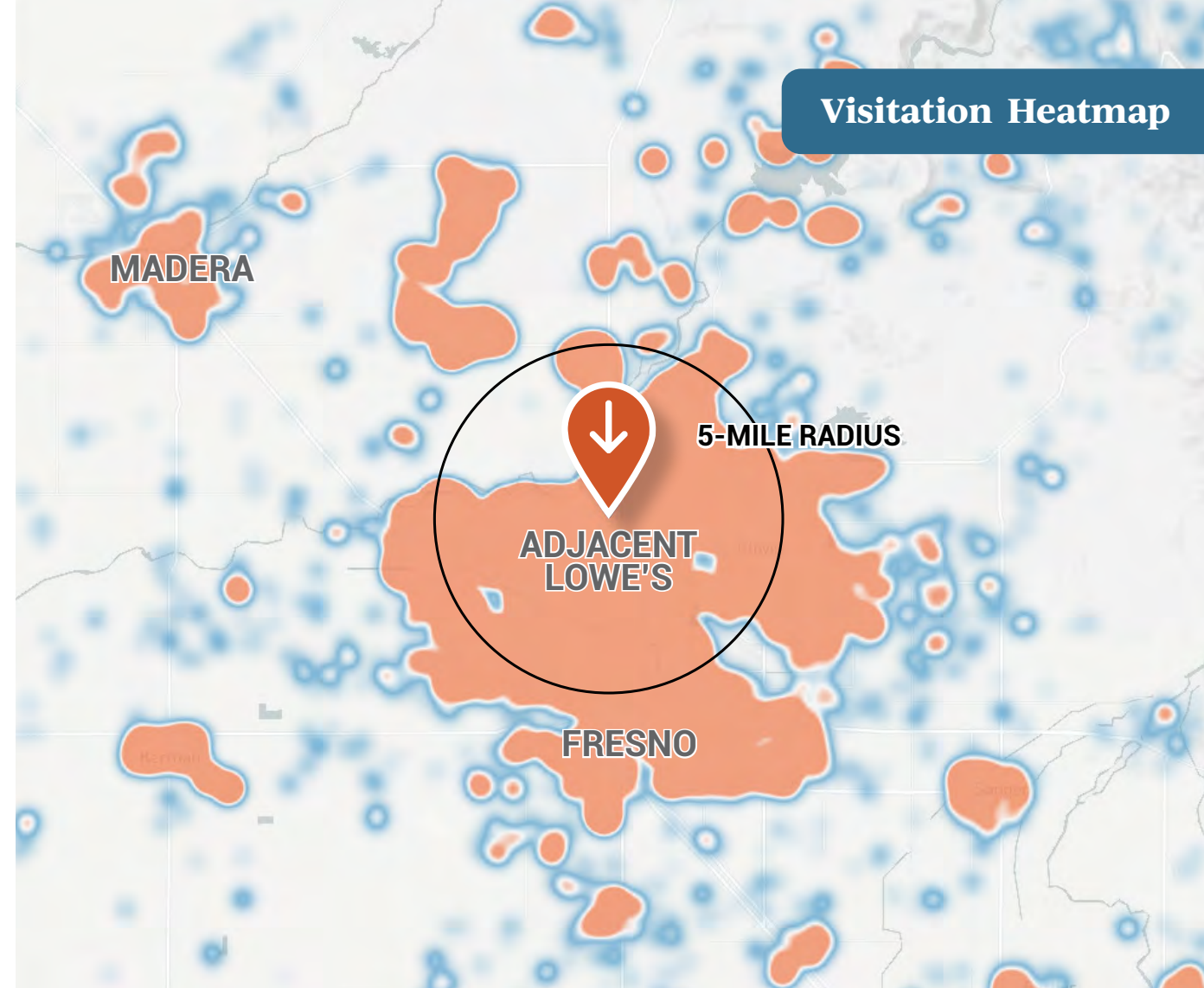
The adjacent Lowe's is ranked in the **97th percentile (top 3%)** home improvement store nationwide based on the number of visits in the last 12 months

1.1M Visits

OVER PAST 12 MONTHS AT THE ADJACENT LOWE'S

30 Minutes

AVERAGE DWELL TIME AT THE ADJACENT LOWE'S



The shading on the map above shows the **home location of people who visited the adjacent Lowe's over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Fresno, CA

A MAJOR AGRICULTURAL AND ECONOMIC HUB



“Raisin Capital of the World”

- As the county seat of Fresno County, Fresno is the largest city in the Central Valley and the fifth-largest in the state with approximately 545,716 residents and a metro population of 1.01 million
- Known as the “Raisin Capital of the World,” the region’s fertile land is ideal for farming, serving as the regional hub for the San Joaquin Valley and the greater Central Valley region
- Home of California State University, Fresno (commonly known as Fresno State), a major educational institution with over 22,000 students

Gateway to National Parks

- Yosemite National Park is approximately 60 miles away and is one of the most visited national parks in the country
- Nearby Sequoia National Park, Inyo National Forest, Sierra National Forest, Minarets Wild Area and the Nelder Grove of giant redwoods are also popular destinations

California’s Central Valley

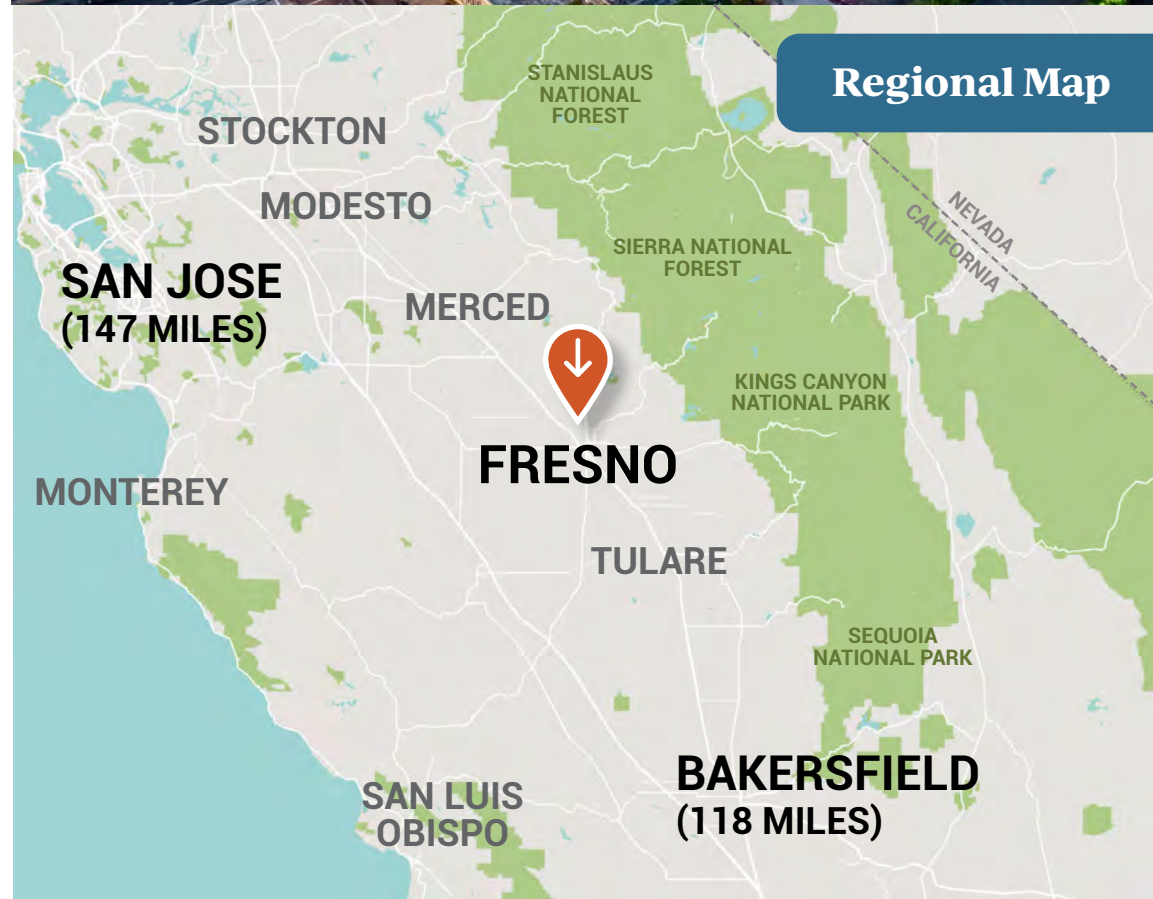
- The Central Valley covers about 20,000 square miles and is one of the most productive agricultural regions in the world
- More than 250 different crops are grown in the Central Valley with an estimated value of \$17 billion per year
- The predominate crop types are cereal grains, hay, cotton, tomatoes, vegetables, citrus, tree fruits, nuts, table grapes, and wine grapes
- About 6.5 million people live in the Central Valley, and it is the fastest growing region in California

6.5 Million

CENTRAL VALLEY
ESTIMATED POPULATION

\$55.4 B

FRESNO MSA GDP



Regional Map



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COMMERCIAL REAL ESTATE

Listing Team

JOHN ANDREINI

ja@cppcre.com

PH: 415.274.2715

CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com

PH: 415.231.0598

CA DRE# 02095008