

991 Industrial Way

King City, CA 93930



OFFERING MEMORANDUM

KW COMMERCIAL

501 Lighthouse Ave
Pacific Grove, CA 93950

Presented By:

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Monterey, CA

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991 Industrial Way

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

Executive Summary



SALE PRICE	\$1,100,000
PROJECTED CAP RATE	10.55%
PROJECTED NOI:	\$116,000
LOT SIZE	43,124 SF
BUILDING SIZE	+/- 5,564 SF
ZONING	Commercial
BUILDING TYPE:	Industrial/Manufacturing
TENANCY:	Single
MARKET:	Monterey County
PARKING:	Open Lot
CROSS STREETS:	Bitterwater Rd

PROPERTY OVERVIEW

The Property is ideal for several uses including agriculture related uses or even cannabis. The main building has been restored and includes a kitchen, additional warehouse, and a newly renovated office space. The warehouse is approximately 5564sqft, 3264 sqft kitchen and 2300 sqft warehouse, all on a flat 1-acre site which is fully fenced with electric opening gate. In addition, this property offers a couple freestanding self-contained buildings.

This property has been updated with Nano Emulsion Technology (Cannabis nano emulsion occurs when cannabis oil is processed to absorb into microscopic water particles. These miniscule droplets infused with THC can be absorbed into the human endocannabinoid system at a speed and purity beyond that of lipid-based cannabinoid).

Owner is willing to consider a lease as well.

991 Industrial Way

LOCATION INFORMATION

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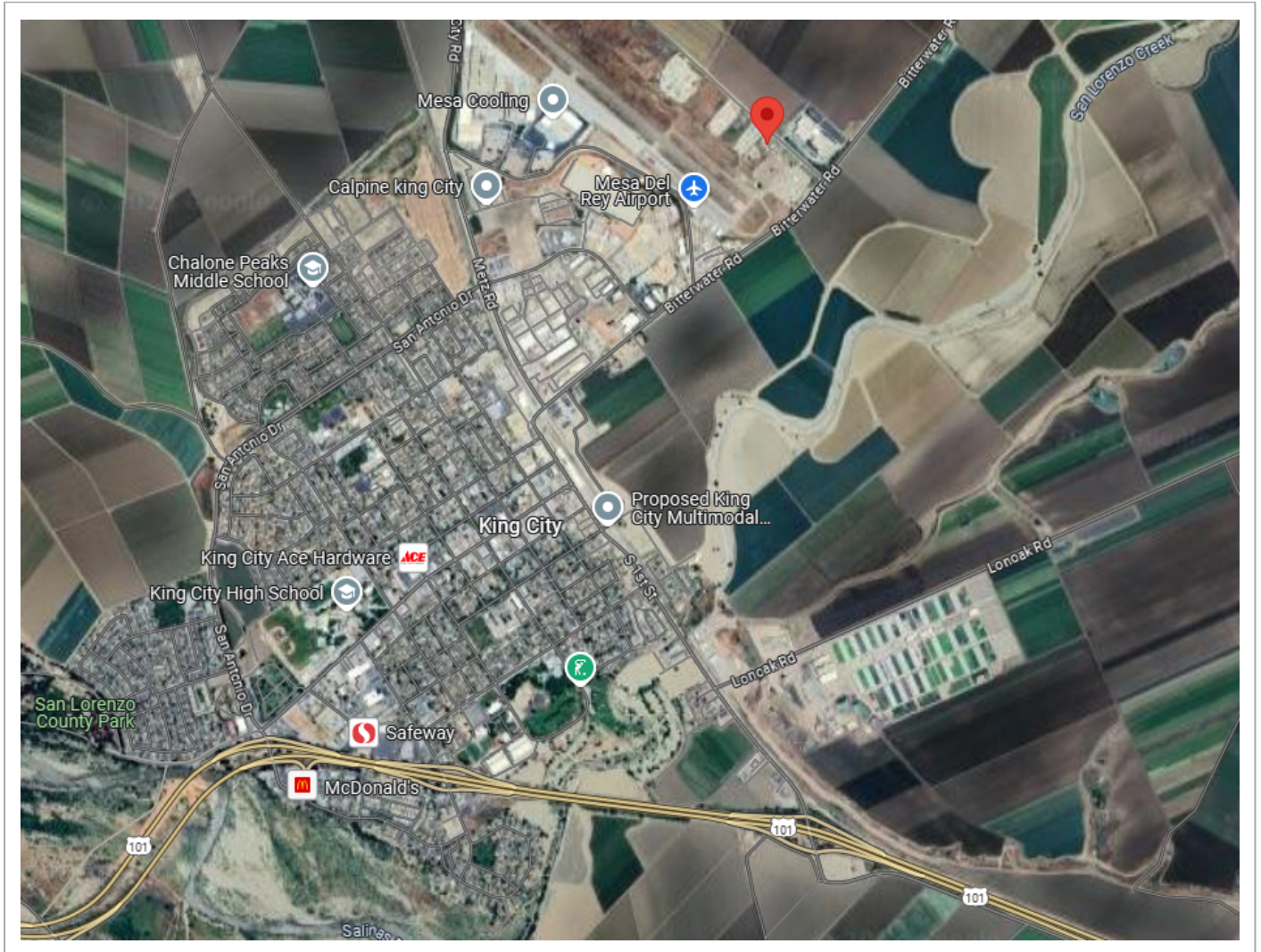
PLOT MAP

REGIONAL MAP

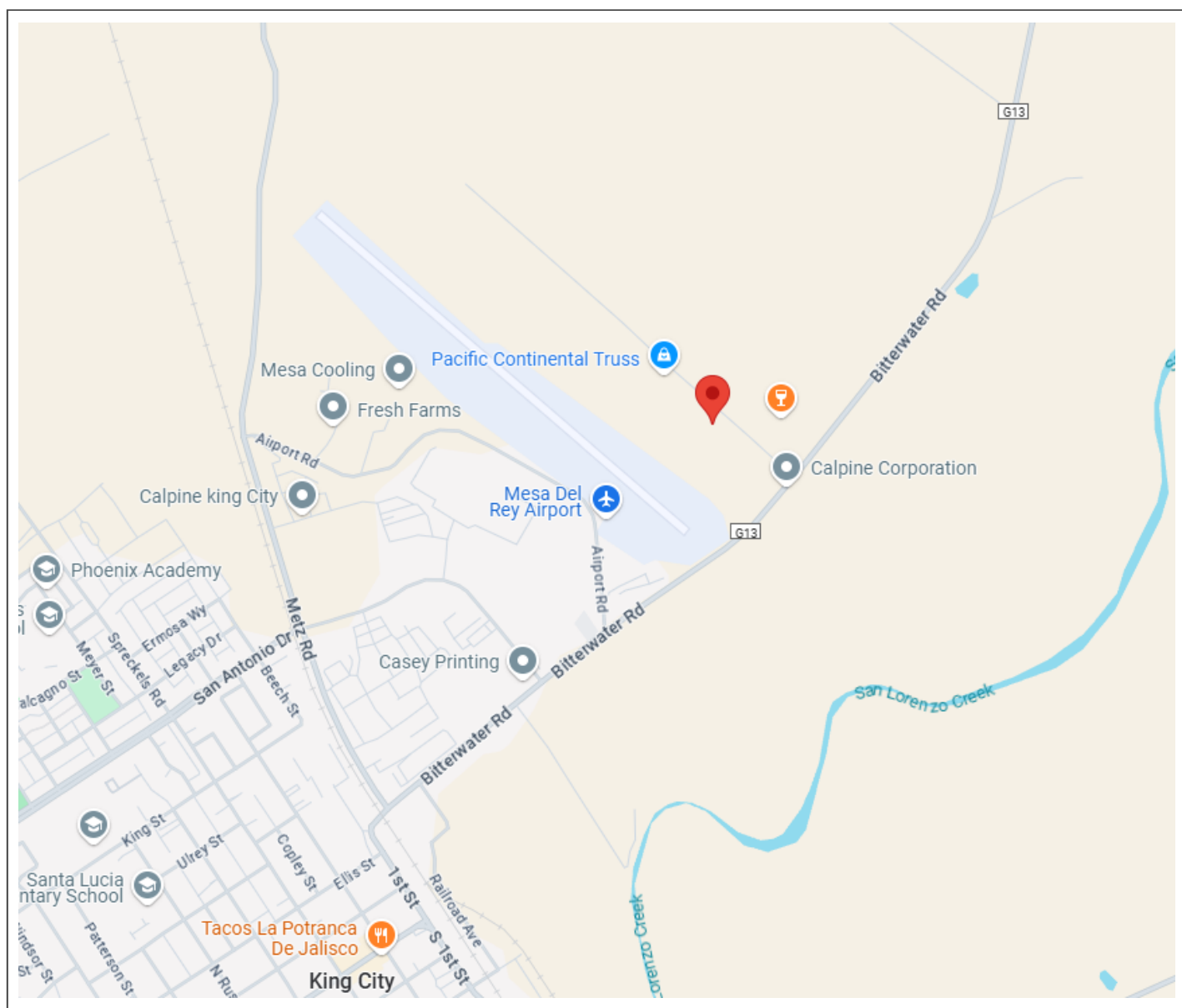
AERIAL MAP

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Regional Map



Aerial Map



991 Industrial Way

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,100,000
Price per leased SF	\$197.70
CAP Rate	10.55%

OPERATING DATA

Projected Operating Income	\$116,000
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991 Industrial Way

DEMOGRAPHICS

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Demographics

Consumer Spending Report

991 Industrial Way, King City, CA 93930			
Building Type: Industrial RBA: 5,564 SF Land Area: .99 AC Total Available: 5,564 SF Warehouse Avail: 5,564 SF Office Avail: - % Leased: 0% Rent/SF/Yr: \$12.00			
2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$4,586	\$105,528	\$125,824
Total Apparel	\$283	\$6,913	\$7,973
Women's Apparel	92	2,240	2,630
Men's Apparel	55	1,329	1,554
Girl's Apparel	27	666	747
Boy's Apparel	22	527	590
Infant Apparel	16	407	461
Footwear	71	1,743	1,990
Total Entertainment & Hobbies	\$558	\$13,274	\$16,175
Entertainment	111	2,771	3,327
Audio & Visual Equipment/Service	128	3,005	3,598
Reading Materials	6	142	184
Pets, Toys, & Hobbies	89	2,084	2,575
Personal Items	223	5,273	6,491
Total Food and Alcohol	\$1,339	\$31,891	\$37,575
Food At Home	765	18,425	21,494
Food Away From Home	500	11,727	13,986
Alcoholic Beverages	74	1,739	2,095
Total Household	\$610	\$13,887	\$17,102
House Maintenance & Repair	122	2,623	3,380
Household Equip & Furnishings	248	5,678	6,911
Household Operations	183	4,287	5,182
Housing Costs	57	1,300	1,628

Demographics

Consumer Spending Report

991 Industrial Way, King City, CA 93930			
2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$1,362	\$29,544	\$34,754
Vehicle Purchases	758	15,542	18,104
Gasoline	356	8,284	9,724
Vehicle Expenses	14	381	467
Transportation	91	2,052	2,535
Automotive Repair & Maintenance	144	3,286	3,925
Total Health Care	\$184	\$4,343	\$5,312
Medical Services	117	2,743	3,332
Prescription Drugs	48	1,148	1,423
Medical Supplies	19	452	557
Total Education/Day Care	\$250	\$5,677	\$6,933
Education	161	3,635	4,437
Fees & Admissions	90	2,042	2,496

Demographics

Daytime Employment Report

1 Mile Radius

991 Industrial Way, King City, CA 93930

Building Type: Industrial
 RBA: 5,564 SF
 Land Area: .99 AC
 Total Available: 5,564 SF

Warehse Av: 5,564 SF
 Office Avail: -
 % Leased: 0%
 Rent/SF/Yr: \$12.00

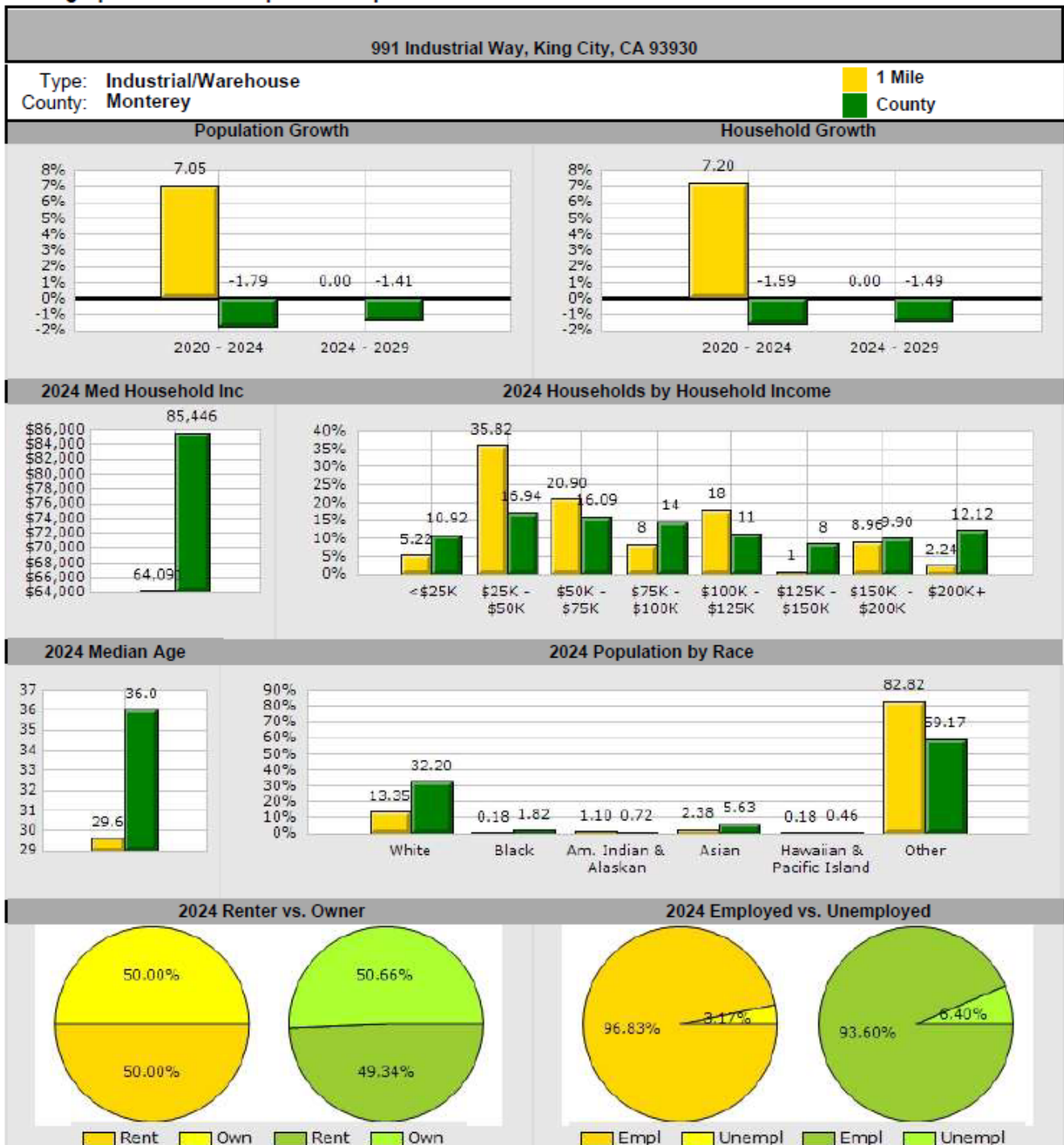


Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	60	469	8
Retail & Wholesale Trade	13	192	15
Hospitality & Food Service	0	0	0
Real Estate, Renting, Leasing	3	10	3
Finance & Insurance	0	0	0
Information	0	0	0
Scientific & Technology Services	1	1	1
Management of Companies	0	0	0
Health Care & Social Assistance	15	35	2
Educational Services	1	3	3
Public Administration & Sales	2	7	4
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	3	10	3
Construction	6	72	12
Manufacturing	6	111	19
Agriculture, Mining, Fishing	2	5	3
Other Services	8	23	3

Demographics

Demographic Market Comparison Report

1 mile radius



Demographics

Demographic Detail Report

991 Industrial Way, King City, CA 93930						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	385		9,705		11,286	
Real Estate & Finance	0	0.00%	8	0.08%	24	0.21%
Professional & Management	61	15.84%	1,091	11.24%	1,352	11.98%
Public Administration	13	3.38%	195	2.01%	358	3.17%
Education & Health	22	5.71%	597	6.15%	780	6.91%
Services	24	6.23%	669	6.89%	819	7.26%
Information	1	0.26%	48	0.49%	53	0.47%
Sales	44	11.43%	820	8.45%	970	8.59%
Transportation	0	0.00%	0	0.00%	6	0.05%
Retail	20	5.19%	345	3.55%	425	3.77%
Wholesale	0	0.00%	73	0.75%	74	0.66%
Manufacturing	5	1.30%	145	1.49%	195	1.73%
Production	24	6.23%	625	6.44%	772	6.84%
Construction	18	4.68%	395	4.07%	472	4.18%
Utilities	19	4.94%	326	3.36%	359	3.18%
Agriculture & Mining	68	17.66%	2,245	23.13%	2,444	21.66%
Farming, Fishing, Forestry	55	14.29%	1,913	19.71%	1,973	17.48%
Other Services	11	2.86%	210	2.16%	210	1.86%
2024 Worker Travel Time to Job	205		5,045		5,734	
<30 Minutes	123	60.00%	3,747	74.27%	4,093	71.38%
30-60 Minutes	69	33.66%	1,012	20.06%	1,306	22.78%
60+ Minutes	13	6.34%	286	5.67%	335	5.84%
2020 Households by HH Size	125		3,276		3,891	
1-Person Households	14	11.20%	383	11.69%	502	12.90%
2-Person Households	15	12.00%	487	14.87%	676	17.37%
3-Person Households	21	16.80%	500	15.26%	609	15.65%
4-Person Households	27	21.60%	640	19.54%	713	18.32%
5-Person Households	22	17.60%	543	16.58%	607	15.60%
6-Person Households	12	9.60%	332	10.13%	365	9.38%
7 or more Person Households	14	11.20%	391	11.94%	419	10.77%
2024 Average Household Size	4.10		4.00		3.90	
Households						
2029 Projection	134		3,249		3,786	
2024 Estimate	134		3,286		3,841	
2020 Census	125		3,278		3,892	
Growth 2024 - 2029	0.00%		-1.13%		-1.43%	
Growth 2020 - 2024	7.20%		0.24%		-1.31%	