

991 Industrial Way

King City, CA 93930



OFFERING MEMORANDUM

KWCOMMERCIAL

501 Lighthouse Ave
Pacific Grove, CA 93950

Presented By:

Jeff Davi
Realtor/Broker Associate
831-594-3290
Jeff.Davi@mphtre.com
CaBRE# 00979288

Confidentiality & Disclaimer

Monterey, CA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Los Gatos Estates in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

KW COMMERCIAL
501 Lighthouse Ave
Pacific Grove, CA 93950

Jeff Davi
Realtor/Broker Associate
831-594-3290
Jeff.Davi@mphtre.com
CaBRE# 00979288

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

991 Industrial Way

1

PROPERTY INFORMATION

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 minuscule 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

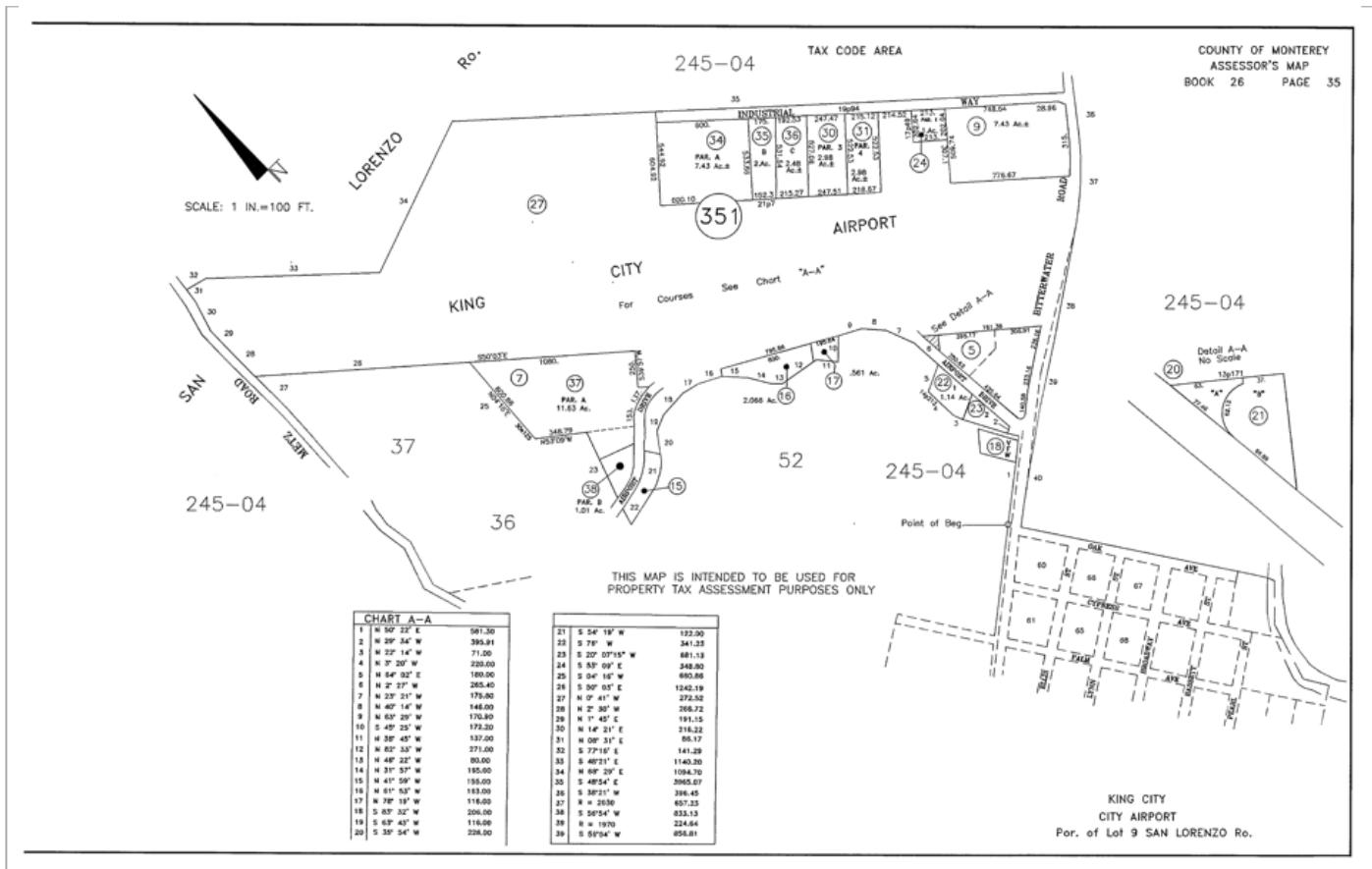
2

PLOT MAP

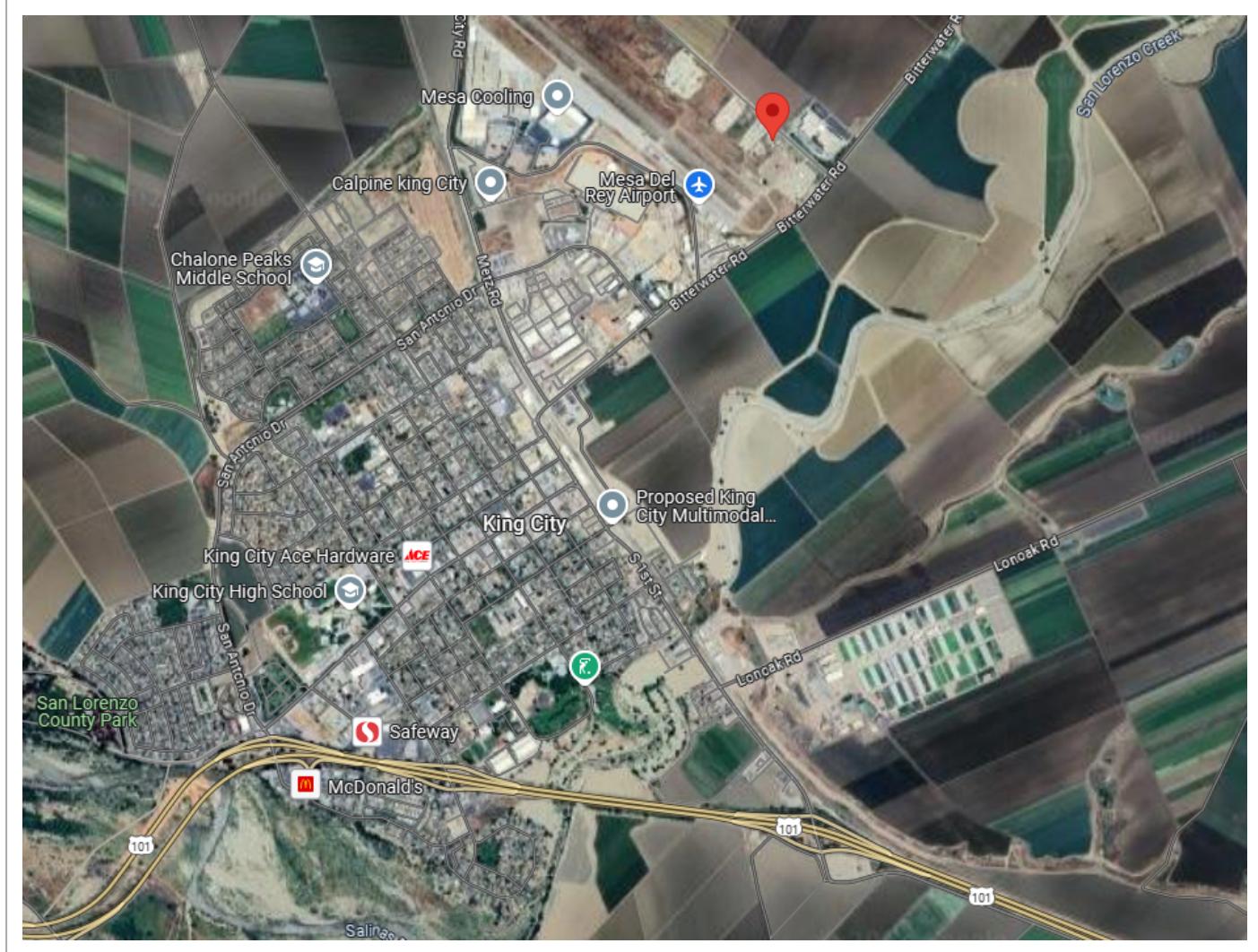
REGIONAL MAP

AERIAL MAP

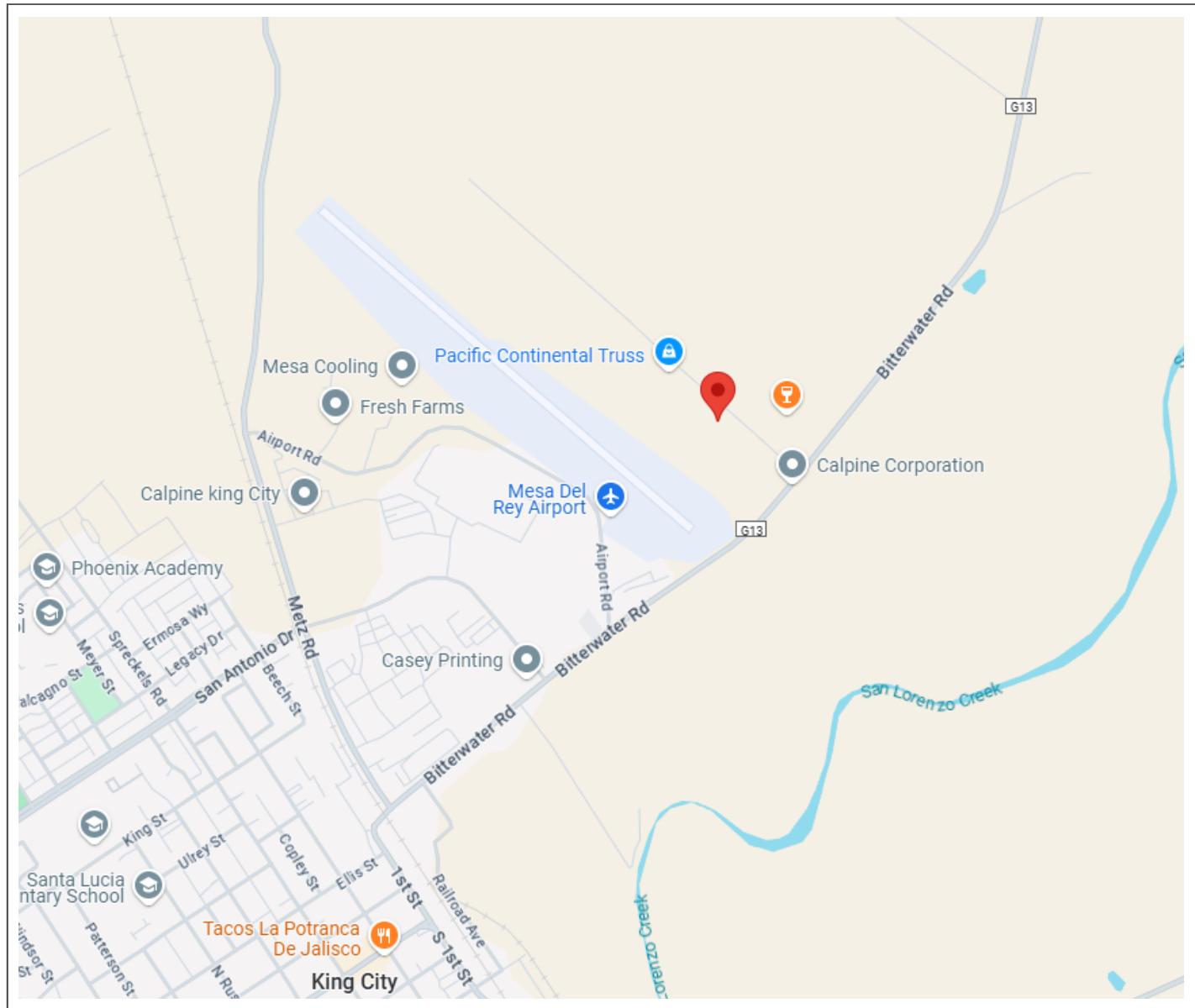
Plot Map



Regional Map



Aerial Map



991 Industrial Way

FINANCIAL ANALYSIS

3

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
----------------------------	-----------

991 Industrial Way

DEMOGRAPHICS

4

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

Warehse 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

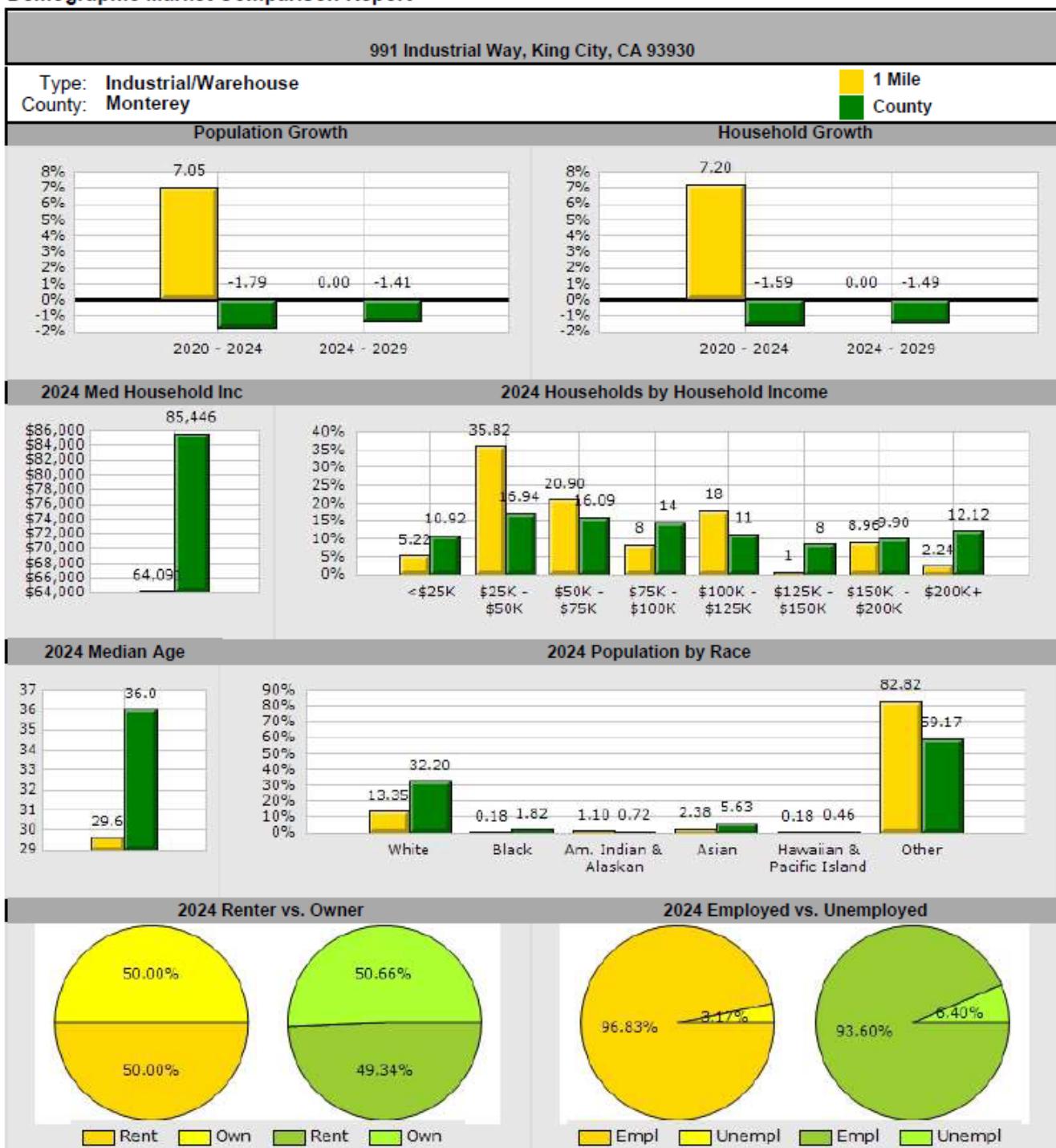
991 Industrial Way, King City, CA 93930			
Building Type: Industrial	Warehse Av: 5,564 SF	Office Avail: -	% Leased: 0%
RBA: 5,564 SF			
Land Area: .99 AC			
Total Available: 5,564 SF	Rent/SF/Yr: \$12.00		
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	60	469	8
Retail & 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	89	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%	