

The Colliers logo is a blue square with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue.A white sign with black text and the DMV logo. The text reads "DMV STATE of CALIFORNIA DEPARTMENT of MOTOR VEHICLES". The number "165" is visible above the entrance door.

For Sale | Office
Single Tenant Leased Investment
with State of California

8.02% CAP Rate on new 10-year lease term

165 Center St. | Taft, CA 93268

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Property Information

165 Center Street is an approximately 2,234 SF, single tenant, free standing building conveniently located on the SEC of Center Street & 2nd Street in Taft, CA. The building is fully leased by the California Department of Motor Vehicles who has been at this location since 1970's.

Sale Price:

\$535,000

Cap Rate:

8.02%

Highlights

- An approximately \pm 2,234 SF freestanding commercial building.
- Situated on approximately \pm 12,632 parcel of land.
- Zoned DC - Downtown Commercial in the City of Taft
- New 10-year lease with the California Department of Motor Vehicles will be commencing January 1, 2025, giving the next owner a full 10-year investment.
- Well maintained building.
- Parking lot recently sealed and striped.
- APN #031-430-01
- 13 onsite parking spaces.
- Drive through lane.



Financial Summary

Building Information

Address	165 Center Street, Taft CA 93268
Building SF:	2,234 SF
Land Size - SF	12,632.40 SF
Zoned	DC - Downtown Commercial - City of Taft
Current Rent	\$5,000.00/mo. (\$2.24/PSF) Tenant pays utilities & janitorial
Lease Commencement	1/1/2025
Lease Expiration	12/31/2034
Annual Rent Increases	3%

Financial Information

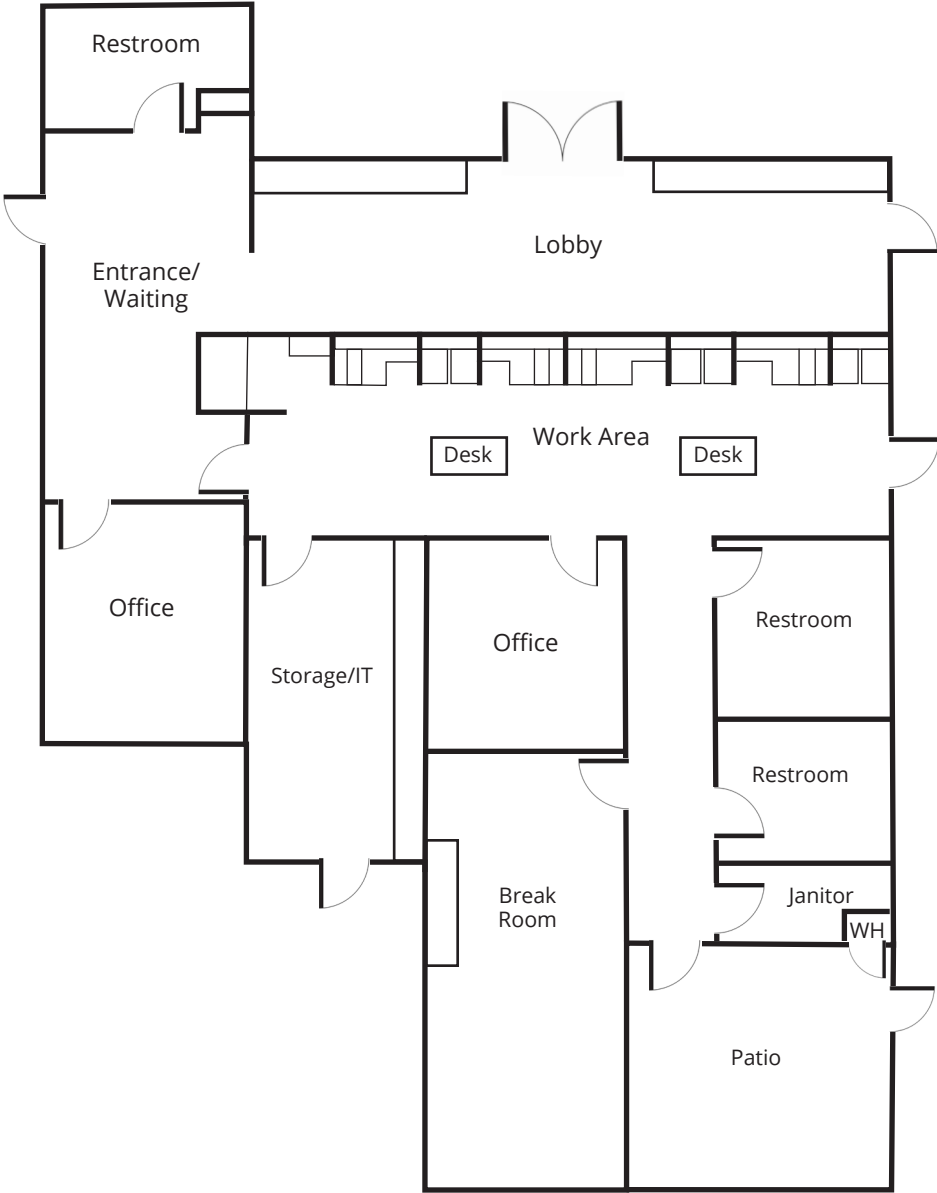
Annual Gross Income	\$60,000
Expenses*(1):	
Property Taxes**(2)	\$6,400
Insurance	\$2,208
HVAC Service	\$1,000
Trash	\$911
Water	\$407
Street Sweep & Sewer	\$368
Pest Control	\$1,680
Repairs & Maintenance	\$4,090
Total Expenses	\$17,063
Net Operating Income (NOI)	\$42,937
CAP Rate	8.02%

(1)*Expenses provided by owner.

(2)**Property taxes adjusted to sales price.

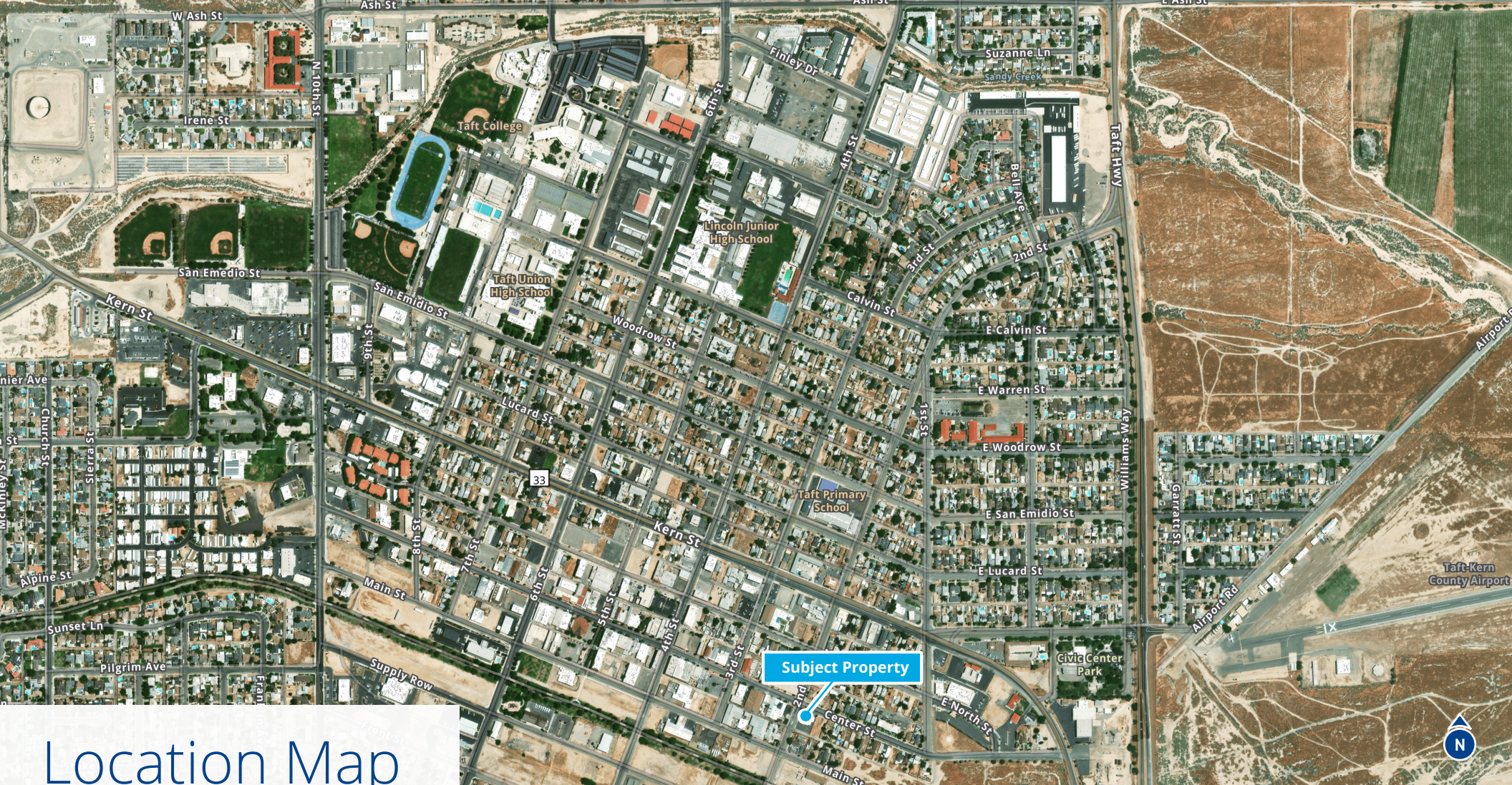


Floor Plan



*Not to scale

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Location Map

Demographics



Population
 1 Mile: 10,064
 3 Mile: 16,385
 5 Mile: 17,266



Daytime Population
 1 Mile: 9,624
 3 Mile: 14,829
 5 Mile: 15,308



Businesses
 1 Mile: 310
 3 Mile: 415
 5 Mile: 430



Median Age
 1 Mile: 32
 3 Mile: 31.9
 5 Mile: 32.6



Households
 1 Mile: 3,147
 3 Mile: 5,100
 5 Mile: 5,114



Average HH Income
 1 Mile: \$61,967
 3 Mile: \$67,611
 5 Mile: \$67,695