

4568 Feather River Dr Ste D

STOCKTON, CA



OFFERING MEMORANDUM

KW COMMERCIAL
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Stockton, CA 95219

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4568 FEATHER RIVER DR STE D

PROPERTY INFORMATION

1

PROPERTY SUMMARY

COMPLETE HIGHLIGHTS

PROPERTY DETAILS

Property Summary



PROPERTY DESCRIPTION

KW Commercial is pleased to offer this investment opportunity in the Feather-March Office Park in Brookside. This 1,250 square foot, immaculate, medical office condominium was recently renovated, upgrading everything to be compliant with current code. Tenant will be leasing back the property for 5 years from the close of escrow at the specified initial base rent + NNNs, with three (3) one-year options and 3% annual escalations. Minimal landlord obligations. The condominium features a highly functional floor plan that includes: Five (5) medical treatment rooms, surgery room, doctors office, reception with waiting room, breakroom/wash room, storage, and two ADA compliant restrooms. *Please do not disturb the tenant*

OFFERING SUMMARY

Sale Price:	\$850,000
Price PSF	\$395.35
Building Size:	2,150 SF
NOI:	\$51,000.00
Cap Rate:	6.0%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,958	41,614	86,772
Total Population	15,842	114,411	267,770
Average HH Income	\$139,068	\$102,548	\$95,941



Complete Highlights



PROPERTY HIGHLIGHTS

- NNN lease with minimal landlord obligations
- Professionally maintained medical/office condominium
- Fully Renovated in 2023
- On-Site Parking
- Elevator
- Two ADA Compliant Restrooms
- COA maintains the common area, parking lot, insurance, roof, exterior walls, paint, landscaping, trash, etc.
- Direct Access to Interstate 5 via W March Lane
- Premier location in Brookside near various restaurants, professional businesses, hotels, retail, and financial institutions



Property Details

LOCATION INFORMATION

Street Address	4568 Feather River Dr Ste D
City, State, Zip	Stockton, CA 95219
County	San Joaquin

BUILDING INFORMATION

Condominium Size	2,150 SF
Building Class	C
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	10 ft
Year Built	1987
Year Renovated	2023

PROPERTY INFORMATION

Property Type	Office
Zoning	Commercial Office (CO)
APN #	118-030-100-000
Power	Yes



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LEASE INFORMATION

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LEASE BREAKDOWN

Lease Breakdown



OVERVIEW

Business Name:	Belle Ame Med Spa and Boutique
Guaranty:	Personal
Initial Lease Term:	5 Years
Rent Commencement:	Close of Escrow
Lease Expiration:	Five Years from Close of Escrow
Options to Extend:	Three 1-Year
Lease Type:	NNN
Rent Increases:	3% Annually
Annual Rent Year 1	\$51,000.00
Annual Rent Year 2	\$52,530.00
Annual Rent Year 3	\$54,105.90
Annual Rent Year 4	\$55,729.08
Annual Rent Year 5	\$57,400.95



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PHOTOGRAPHY

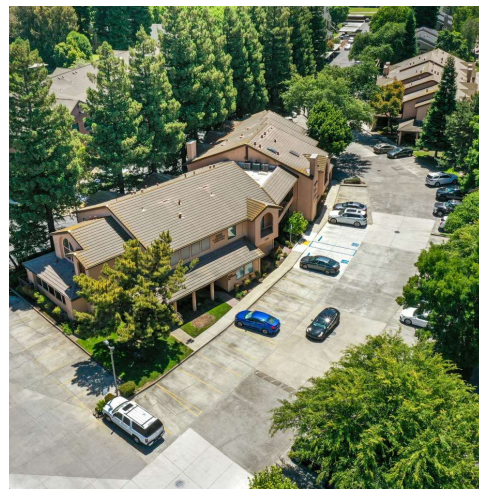
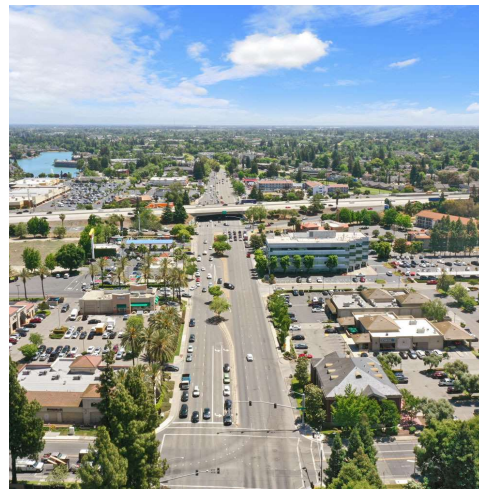
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AERIAL PHOTOS

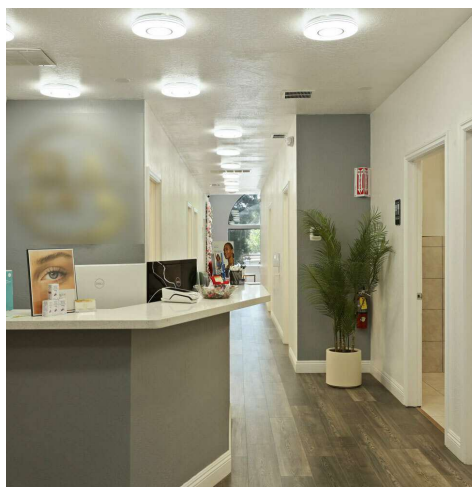
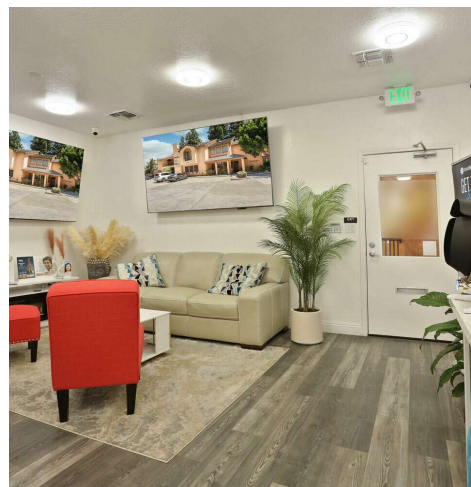
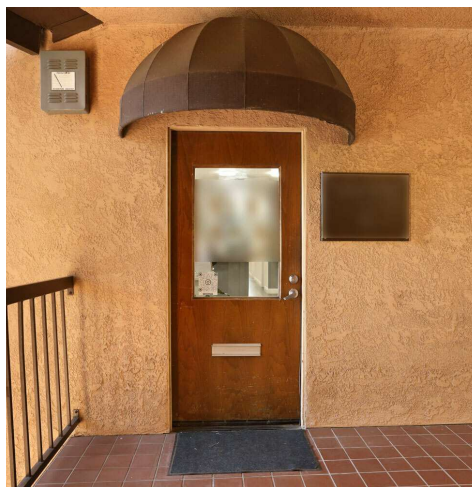
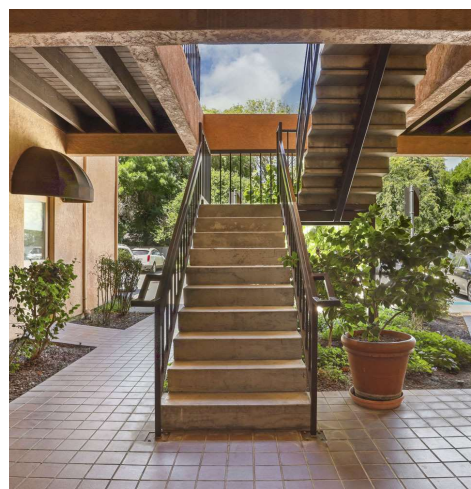
OUTSIDE ENTRY & INTERIOR PHOTOS

INTERIOR PHOTOS

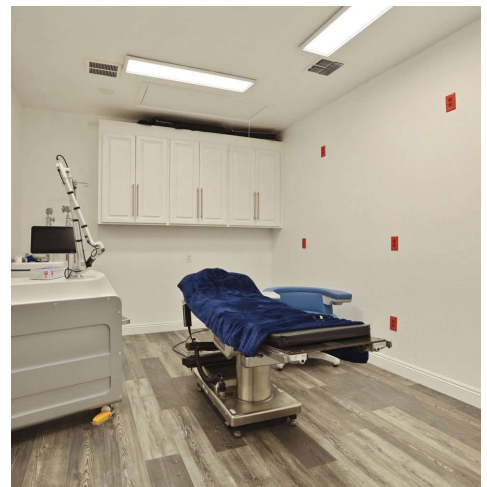
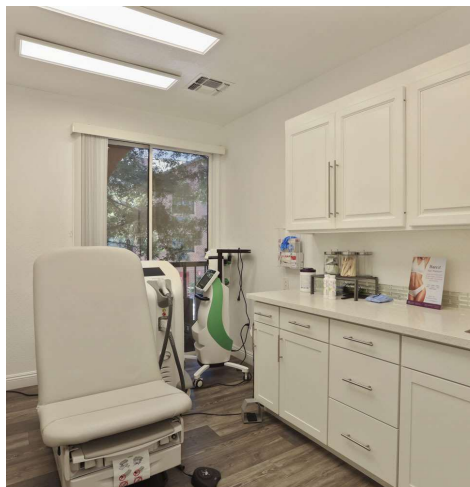
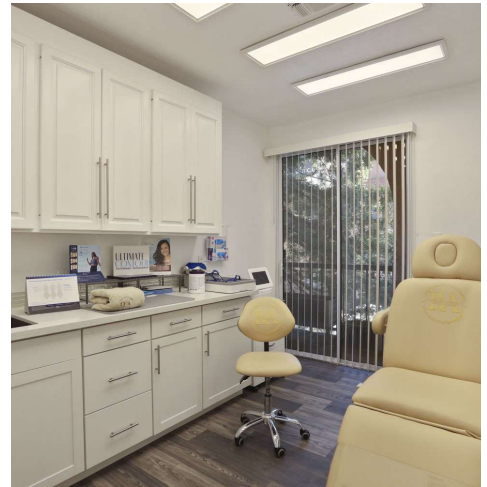
Aerial Photos



Outside Entry & Interior Photos



Interior Photos



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LOCATION INFORMATION

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LOCATION DESCRIPTION

REGIONAL MAP

RETAILER MAP

LOCATION MAP

Location Description



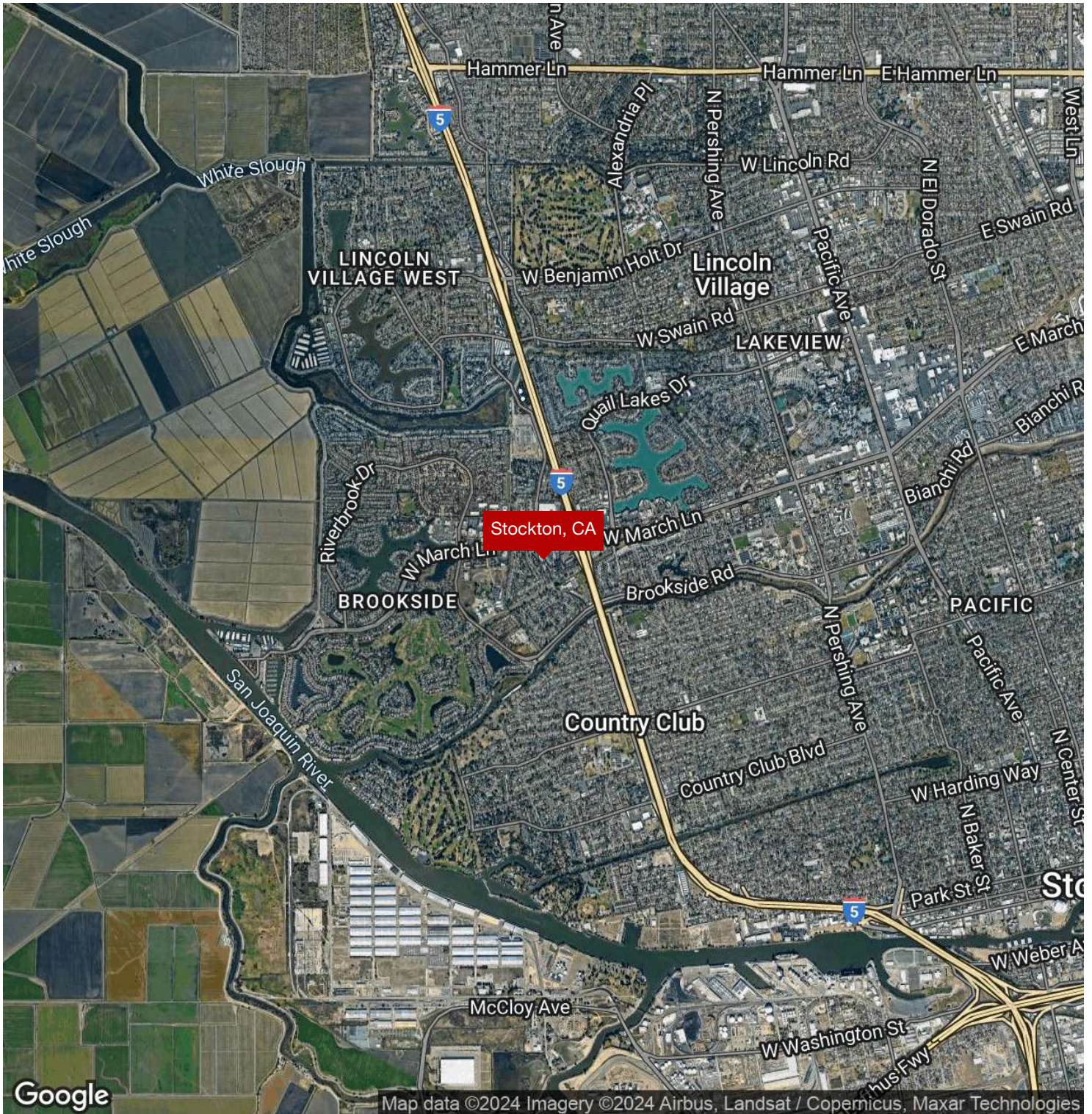
LOCATION DESCRIPTION

Stockton is a city in, and the county seat of, San Joaquin County in the Central Valley of the U.S. state of California. The city is located on the San Joaquin River in the northern San Joaquin Valley and had an estimated population of 312,697 by the California Department of Finance for 2019. Stockton is the 13th largest city in California and the 62nd largest city in the United States. It was named an All-America City in 1999, 2004, 2015 and again in 2017.

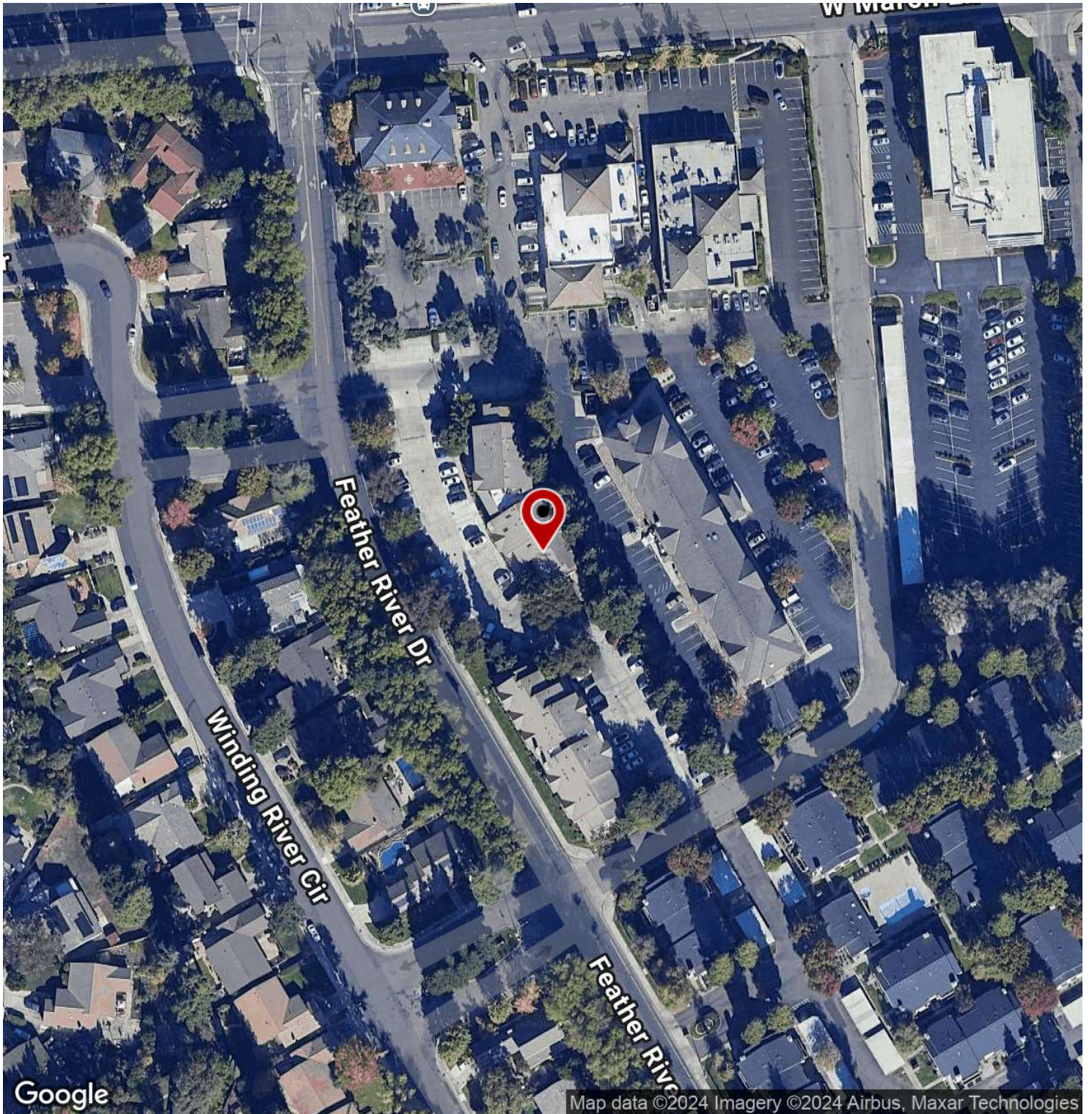
Due to its location at the "crossroads" of the Central Valley and a relatively extensive highway system, Stockton is easily accessible from virtually anywhere in California. Interstate 5 and State Route 99, California's major north-south thoroughfares, pass through the city limits. The east-west highway State Route 4 also passes through the city, providing access to the San Francisco Bay Area as well as the Sierra Nevada and its foothills. Stockton is the western terminus of State Route 26 and State Route 88, which extends to the Nevada border. In addition, Stockton is within an hour of Interstate 80, Interstate 205 and Interstate 580.



Regional Map



Location Map



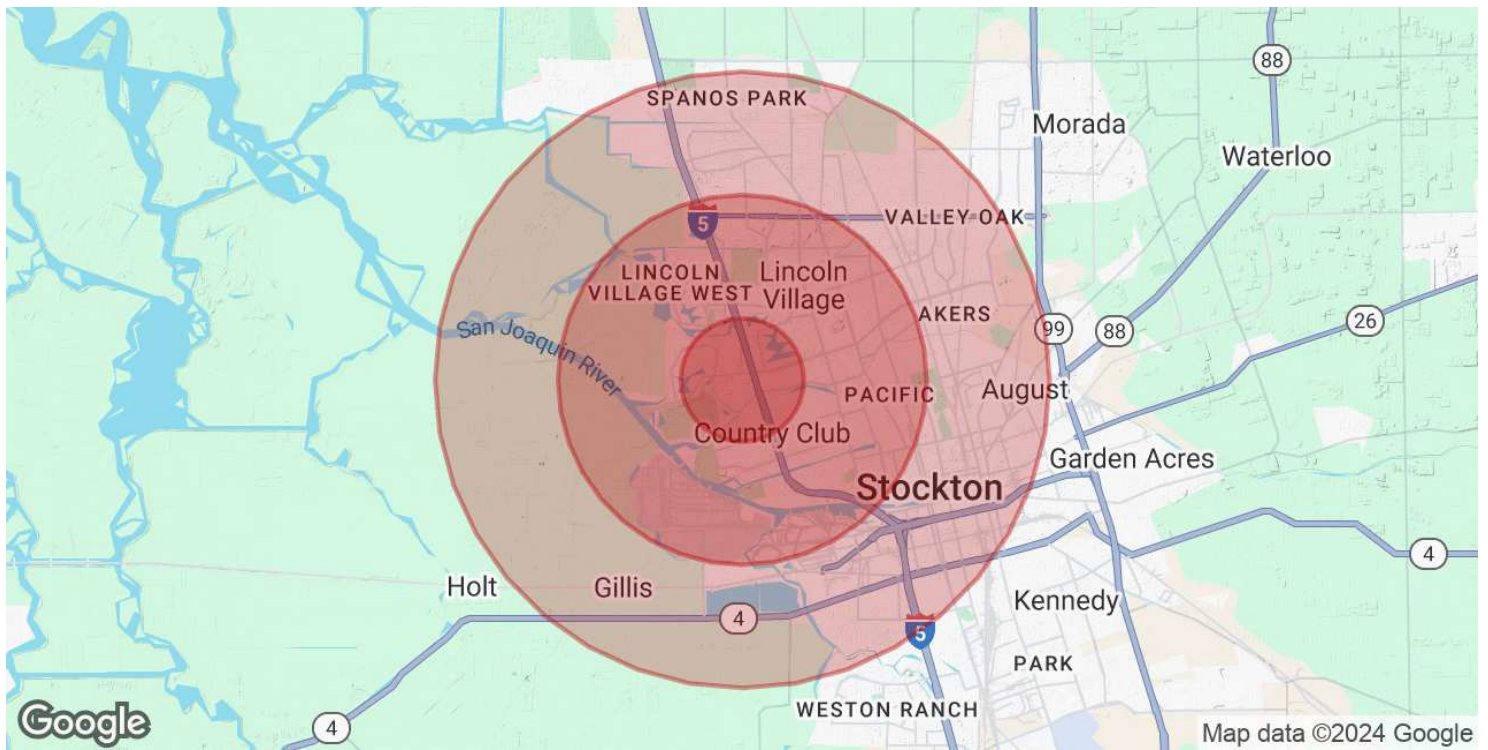
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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,842	114,411	267,770
Average Age	41	39	37
Average Age (Male)	40	37	36
Average Age (Female)	42	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,958	41,614	86,772
# of Persons per HH	2.7	2.7	3.1
Average HH Income	\$139,068	\$102,548	\$95,941
Average House Value	\$621,451	\$508,292	\$466,341

Demographics data derived from AlphaMap

