

FOR SALE - LEASED INVESTMENT PROPERTY
WEST FREMONT EXECUTIVE SUITES

1136 - 1148 W. FREMONT STREET | STOCKTON | CA

8,200 SQ. FT. INVESTMENT OPPORTUNITY - 89% LEASED ASSET



COMMERCIAL REAL ESTATE SERVICES

CONTACT: Wendy Coddington
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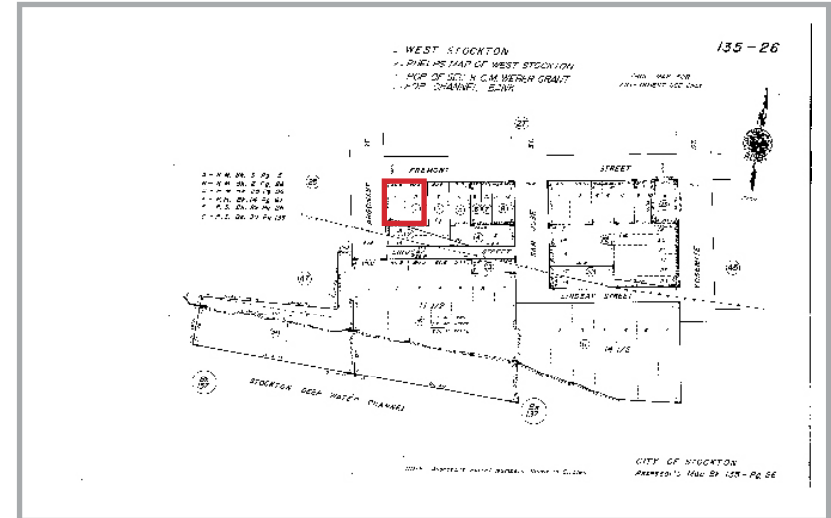
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AVAILABLE INFORMATION

APN: 135-260-010
BUILDING SIZE: 8,200± Square Feet (3 Suites)
OFFICE: 5,700±
SHOP: 2,500±
LAND AREA: 10,201± Square Feet (0.23 Acre)
PARKING: Along West Fremont and North Argonaut Street
ZONING: I-G (General Industrial – City of Stockton)
TRAFFIC COUNTS: 12,100± ADT at W. Fremont Street



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PROPERTY INFORMATION

- Three separated suites (1136, 1140, 1148) with flexible floor plan/layout
- Spacious newly renovated and conditioned office space
- Three (3) 10' x 10' remote controlled roll up doors in back
- Technological improvements include advanced security system and upgraded network systems
- Four (4) ADA compliant restrooms
- Prominent visibility/exposure in highly trafficked location
- Immediate access to I-5/crosstown freeway
- **SALE PRICE \$900,000**



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INVESTMENT SUMMARY

LEASE DATA

- Leased to Friends Outside a social service organization providing services to incarcerated and reentering people, their families, and communities since 1955. (www.friendsoutside.org)

- Five Year Initial Term began 3/1/21 runs through to 2/28/26

PERIOD	MONTHLY RENT	BASE RENT INCREASE
Year 1	\$5,840.00	N/A
Year 2	\$5,840.00	N/A
Year 3	\$6,015.20	3%
Year 4	\$6,195.65	3%
Year 5	\$6,381.52	3%
Average Monthly Rent	\$6,054.47	

Net Operating Income	\$52,363.64
Cap Rate on In-Place Rent	5.8%

Investment Summary

1136 - 1118 Fremont Street
Stockton, CA

Pro forma NOI.....\$52,363.64

Net Rentable Area.....\$8,200 SF

Occupancy.....89%

Units.....Three (3)

Purchase Price.....\$900,000

Cap Rate on In-Place Rent.....5.8%

*Landlord pays real property taxes

**Tenant pays their own utilities & janitorial

***Tenant has two options to renew for three (3) years each. Base rent shall not increase from prior year for year 1 of both option periods, but shall increase by 3% in years 2 & 3 for both option periods.



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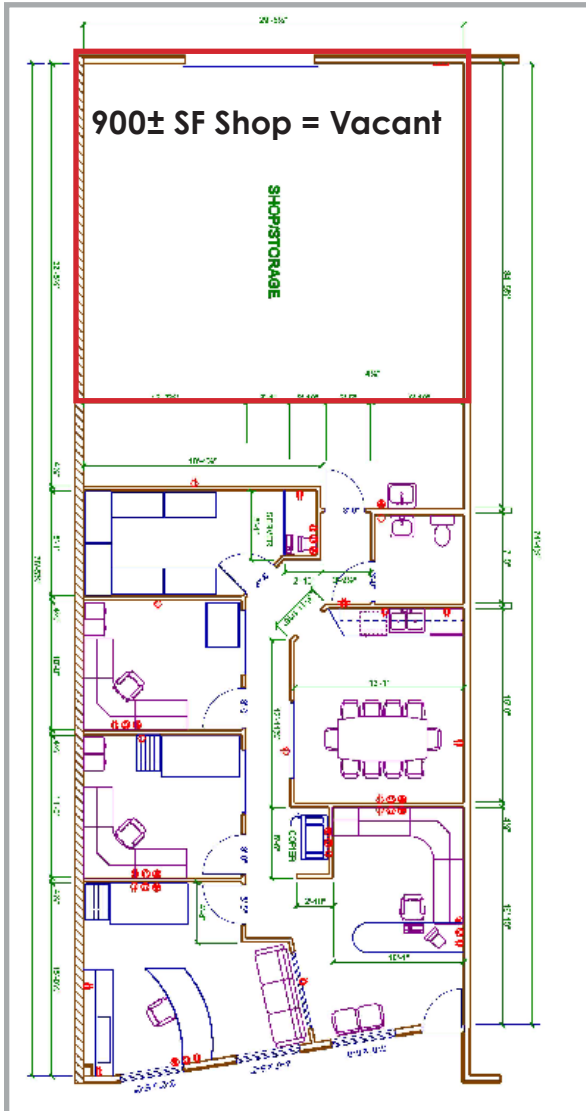
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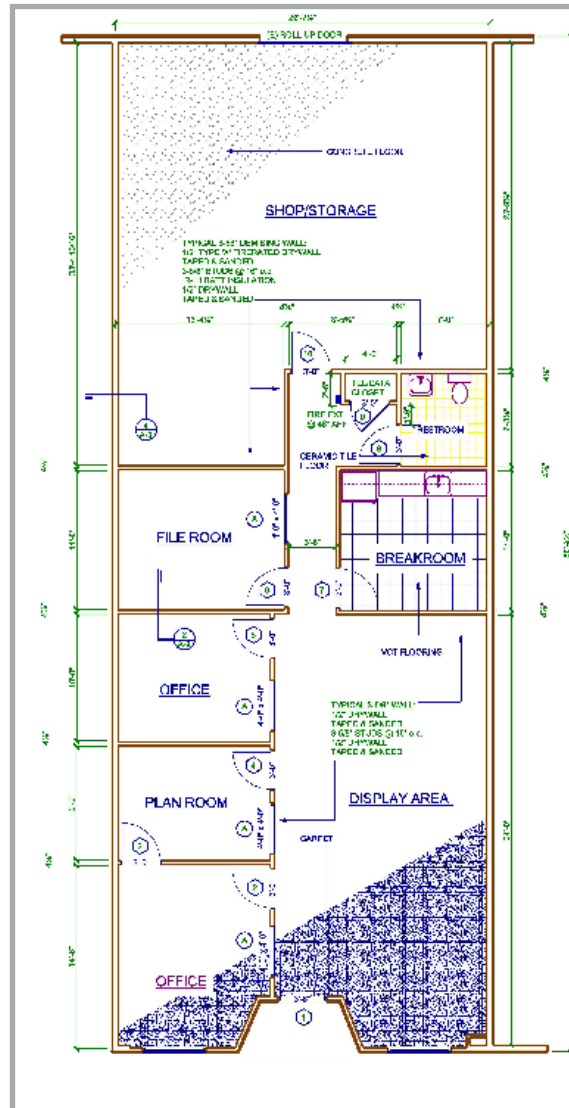
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FLOOR PLANS

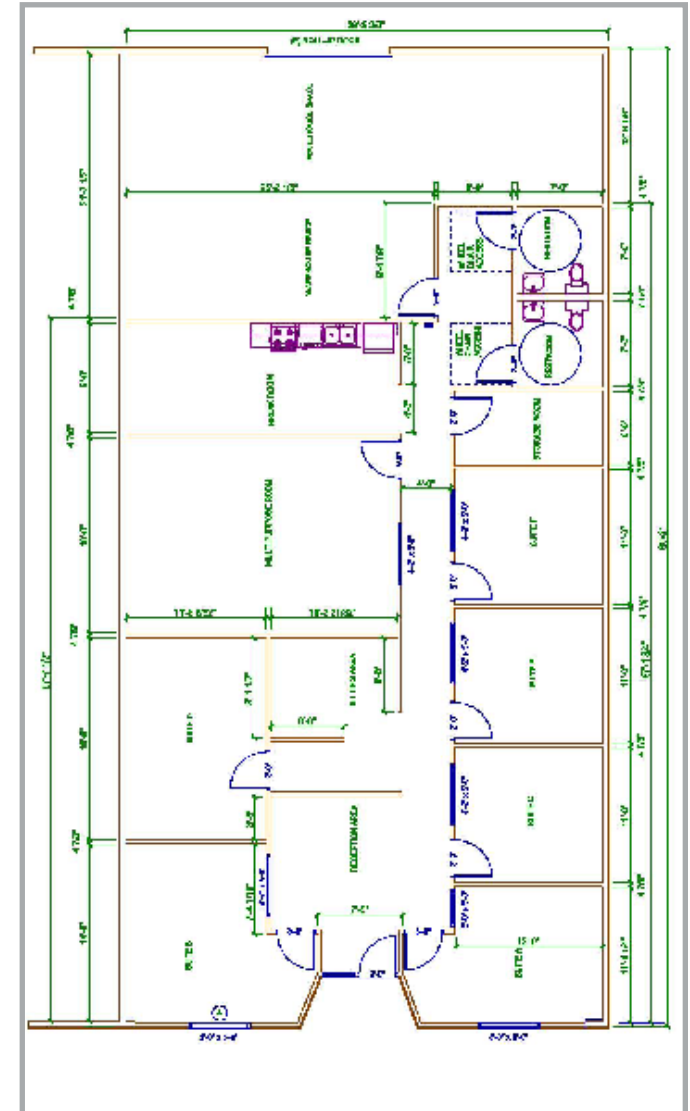
Suite 1136 - 67% leased



Suite 1140 - Fully Leased



Suite 1148 - Fully Leased



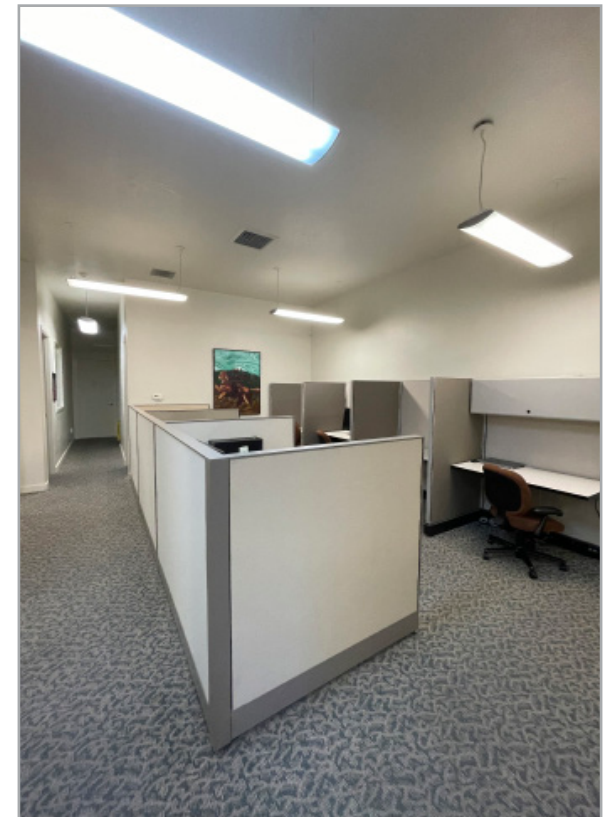
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INTERIOR PHOTOS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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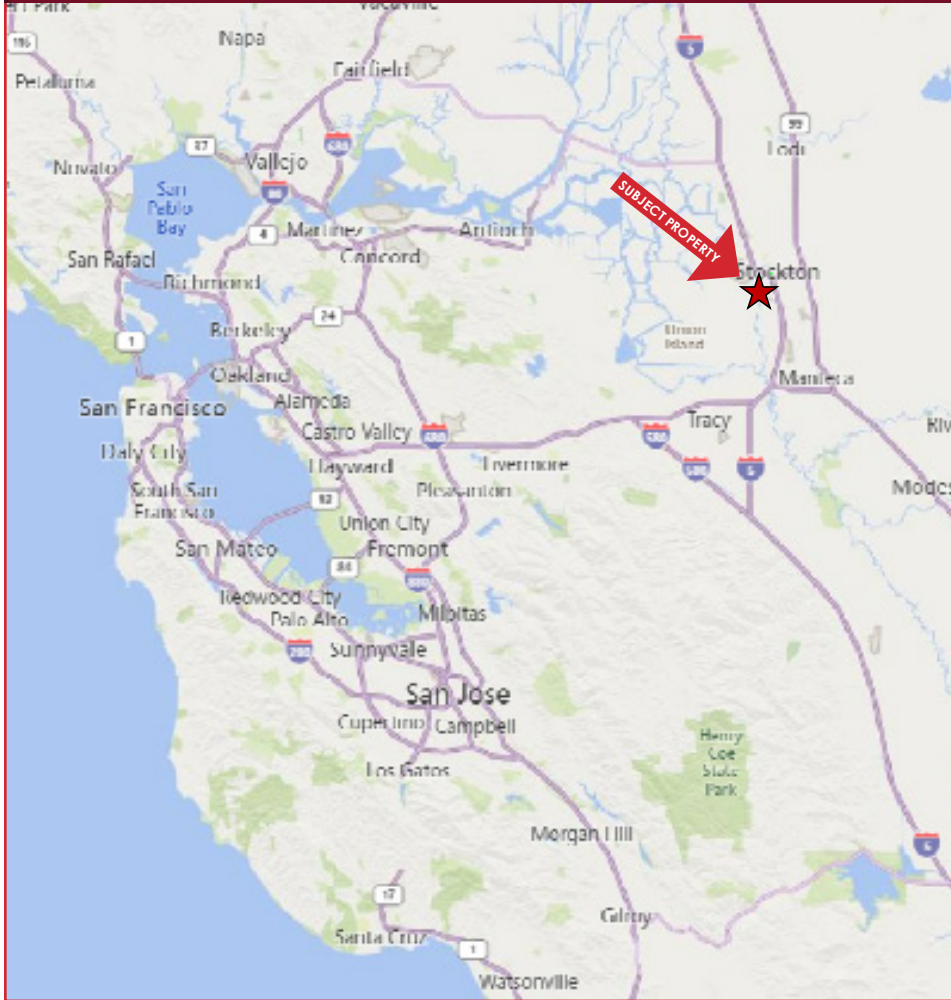
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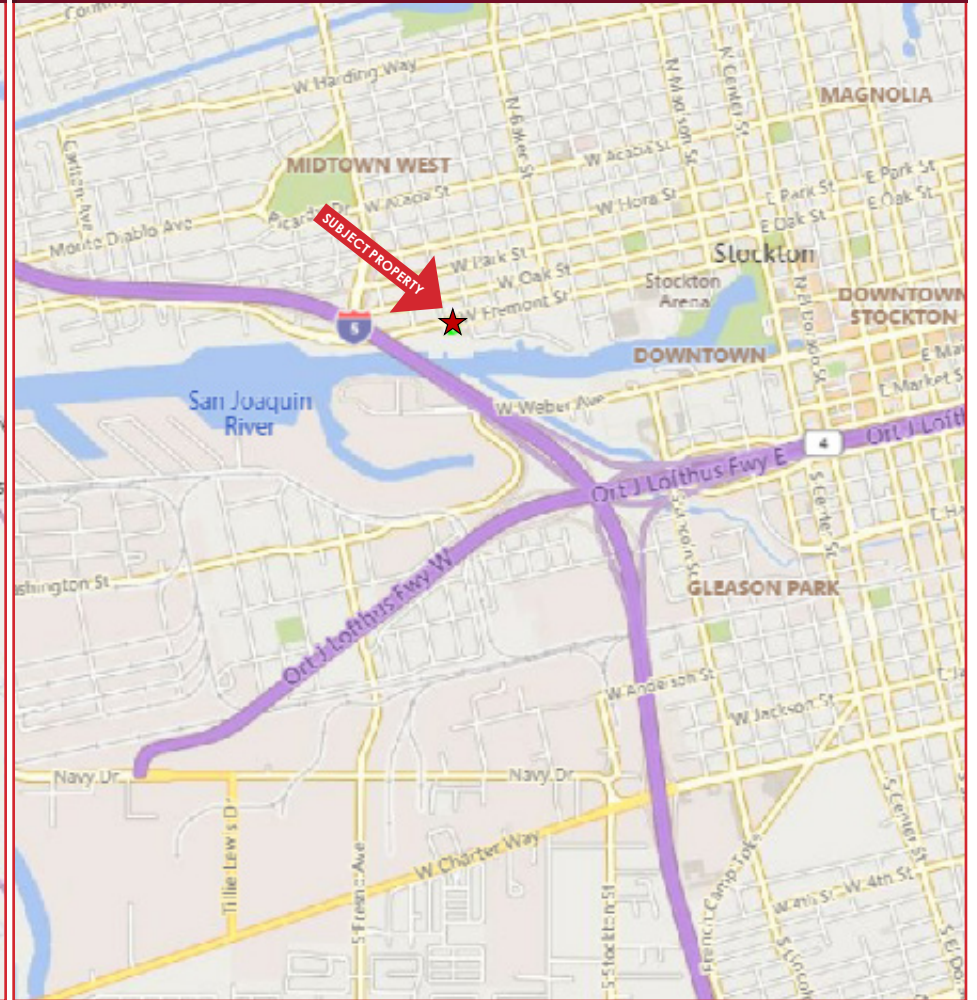
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MAPS

REGIONAL



LOCAL



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