

Value Add Investment: ±11,475 SF Building in Lemoore, CA

Suites Available



Sale Price

\$695,000

OFFERING SUMMARY

Building Size:	11,475 SF
Lot Size:	11,250 SF
Price / SF:	\$60.57
Proforma Cap Rate:	16.34%
Proforma NOI:	\$113,540
Year Built:	1950
Zoning:	DMX-1: Downtown Mixed Use
Market:	Fresno
Submarket:	Lemoore
Cross Streets:	W D St & Fox St
APN:	020-091-004

PROPERTY HIGHLIGHTS

- 7.20% Existing Cap & 16.34% Cap After Rent Increases
- Cash Cow To Produce \$134,880 In Gross Annual Rent
- Long-Term Tenants | Low Turnover | Low Maintenance
- Eight Easy to Lease Suites | Perfect for a Variety of Uses
- Well-Known Freestanding Building w/ D Street Ave Exposure
- Convenient Location Between CA-198 and CA-41
- Busy & Established Corridor w/ Quick Access to Downtown
- Quality Construction | Well Maintained | Economical Spaces
- Superior Location w/ Limited Competition | Strategic Trade Area
- Seller Carry Available

Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacomm.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacomm.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

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.

Value Add Investment: ±11,475 SF Building in Lemoore, CA**PROPERTY DESCRIPTION**

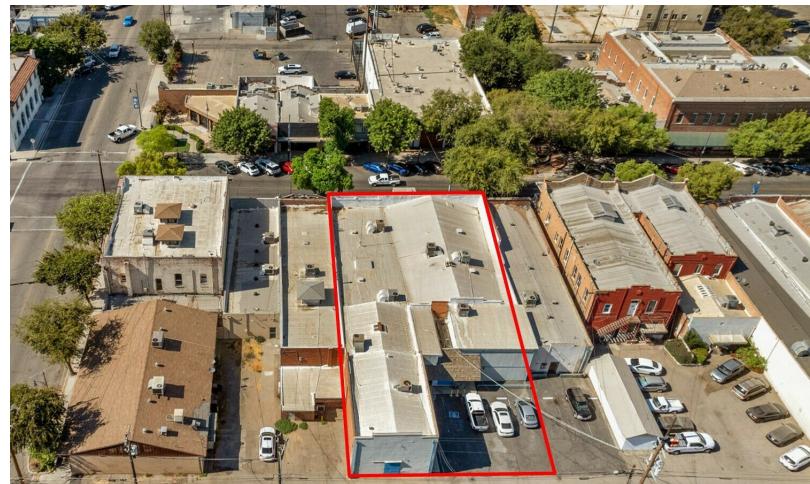
Leased investment opportunity: Freestanding building totaling ±11,475 SF on 0.25 Acres (11,250 SF) of office or retail space in downtown Lemoore, CA. Offers (8) economical separate spaces with restrooms leased to long-term tenants at a modified gross lease rate. The property sits comfortably in Lemoore's primary retail area, and with its close proximity to a major highway access is easily accessible to motorists. Located in a very thirsty market for retail and office spaces. Great visibility, convenient parking & easy access to CA-198 on/off ramps. Many front parking spaces available, and excellent existing signage.

The Value-add opportunity consists of addressing the under-market rents and leasing (2) vacant units over the next 6-12 months. Value-add opportunity with actual rents of \$71,400/year collected plus upside potential. After addressing the under market rents, the annual income is \$134,880/year. Unique investment offering easy-to-rent small spaces within an under-built market offering a strong need for these type of units.

LOCATION DESCRIPTION

The property located along W D Street and Fox Street in Lemoore, California, is situated in the heart of the city's vibrant downtown district. This prime location offers excellent visibility and accessibility, being just 1 mile from Highway 198 and 2 miles from Highway 41.

Lemoore is a city in Kings County, California, United States. Lemoore is located 7.5 miles (12 km) west-southwest of Hanford, at an elevation of 230 feet (70 m). It is part of the Hanford-Corcoran Metropolitan Statistical Area. The population was 24,531 at the 2010 Census. The California Department of Finance estimated that Lemoore's population was 25,892 on January 1, 2018.



Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.



Value Add Investment: ±11,475 SF Building in Lemoore, CA

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	MARKET RENT	MARKET RENT/SF/MONTH
A	Always Best Care	1,200 SF	10.46%	\$12,000	\$18,000	\$1.25
B, C, D	Kings Co. Asooc. Gov.	2,400 SF	20.92%	\$28,800	\$31,680	\$1.10
E	Senator Hurtado	1,700 SF	14.81%	\$18,000	\$25,500	\$1.25
E1, E3	Michaela Billingsly	500 SF	4.36%	\$6,600	\$7,500	\$1.25
E2	Available	750 SF	6.54%	\$0	\$11,250	\$1.25
L1, L2	Billie Bagley	650 SF	5.66%	\$6,000	\$9,750	\$1.25
L3	Available	400 SF	3.49%	\$0	\$7,200	\$1.50
F-J	Available	2,000 SF	17.43%	\$0	\$24,000	\$1.00
TOTALS		9,600 SF	83.67%	\$71,400	\$134,880	\$9.85

Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommmercial.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacommmercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.



Value Add Investment: ±11,475 SF Building in Lemoore, CA

INCOME SUMMARY	VALUE ADD INVESTMENT: ±11,475 SF BUILDING IN LEMOORE, CA	2025 PROFORMA FINANCIALS
Gross Rents	\$71,400	\$134,880
Reimbursements from Tenants	\$31,200	\$31,200
GROSS INCOME	\$102,600	\$166,080
EXPENSES SUMMARY	VALUE ADD INVESTMENT: ±11,475 SF BUILDING IN LEMOORE, CA	2025 PROFORMA FINANCIALS
Property Taxes	\$8,340	\$8,340
Property Insurance	\$7,000	\$7,000
Utilities	\$31,200	\$31,200
Maintenance	\$6,000	\$6,000
OPERATING EXPENSES	\$52,540	\$52,540
NET OPERATING INCOME	\$50,060	\$113,540

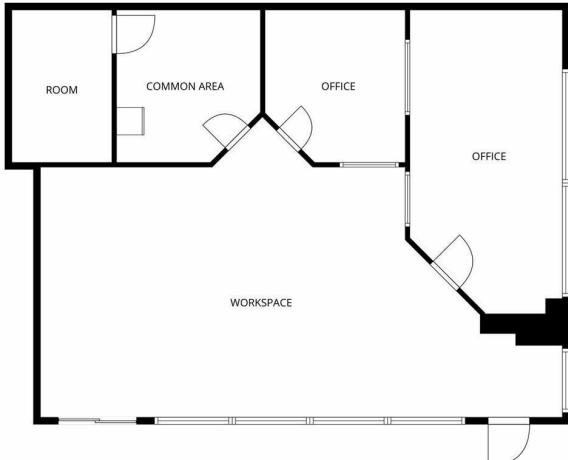
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Suite A - Tenant: Always Best Care



Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Suite B, C, D - Tenant: Kings Co. Assoc. Gov.



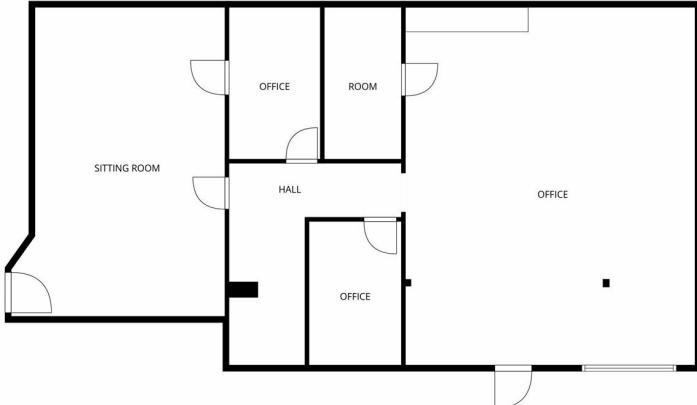
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Suite E - Tenant: Senator Hurtado



Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Suite E1, E3 - Tenant: Michaela Billingsley



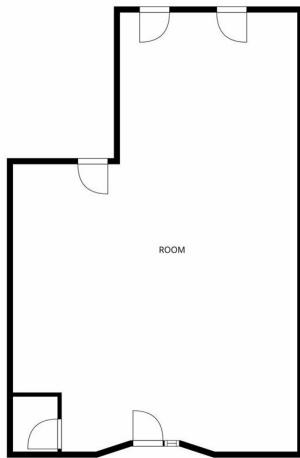
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Suite E2 - Tenant: Available



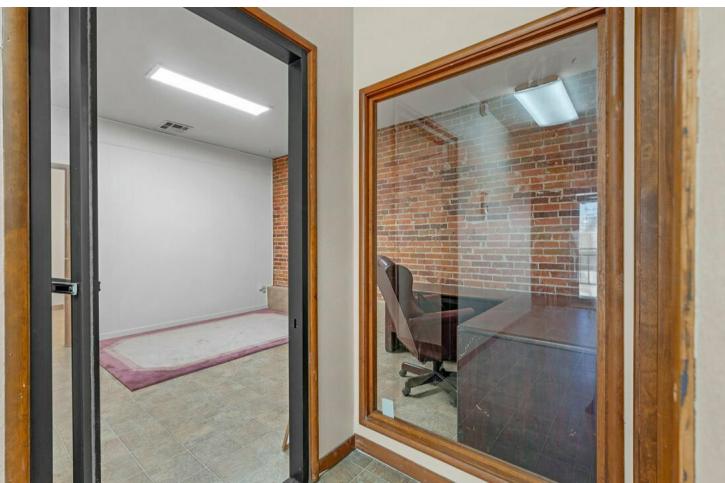
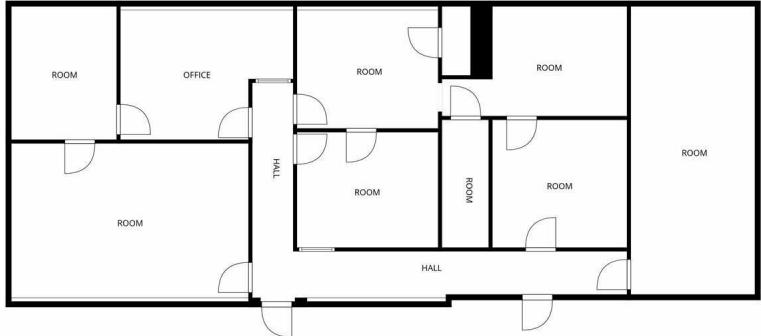
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Suite F-J - Available



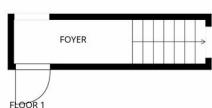
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Suite L1,L2 - Tenant: Bille Bagley



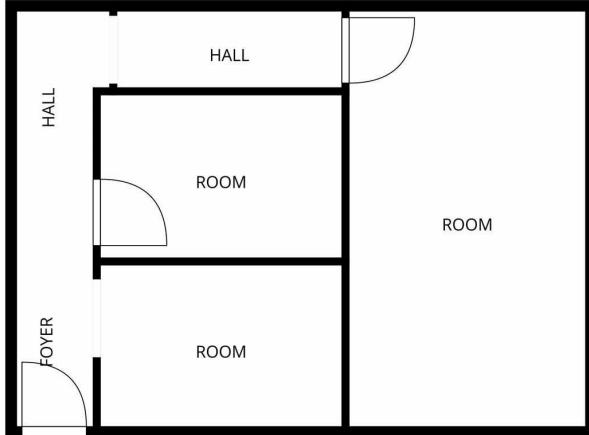
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Suite L3 - Available



Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Value Add Investment: ±11,475 SF Building in Lemoore, CA



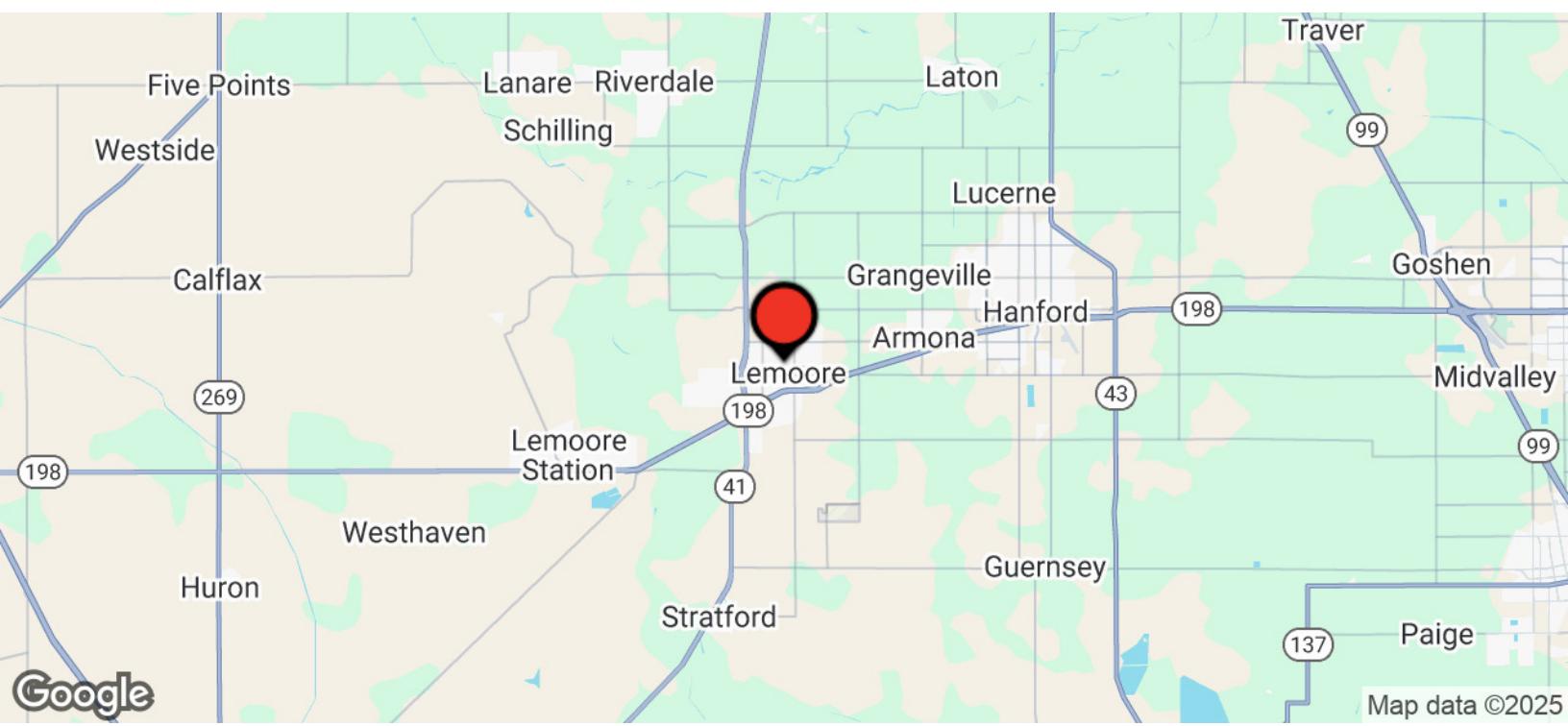
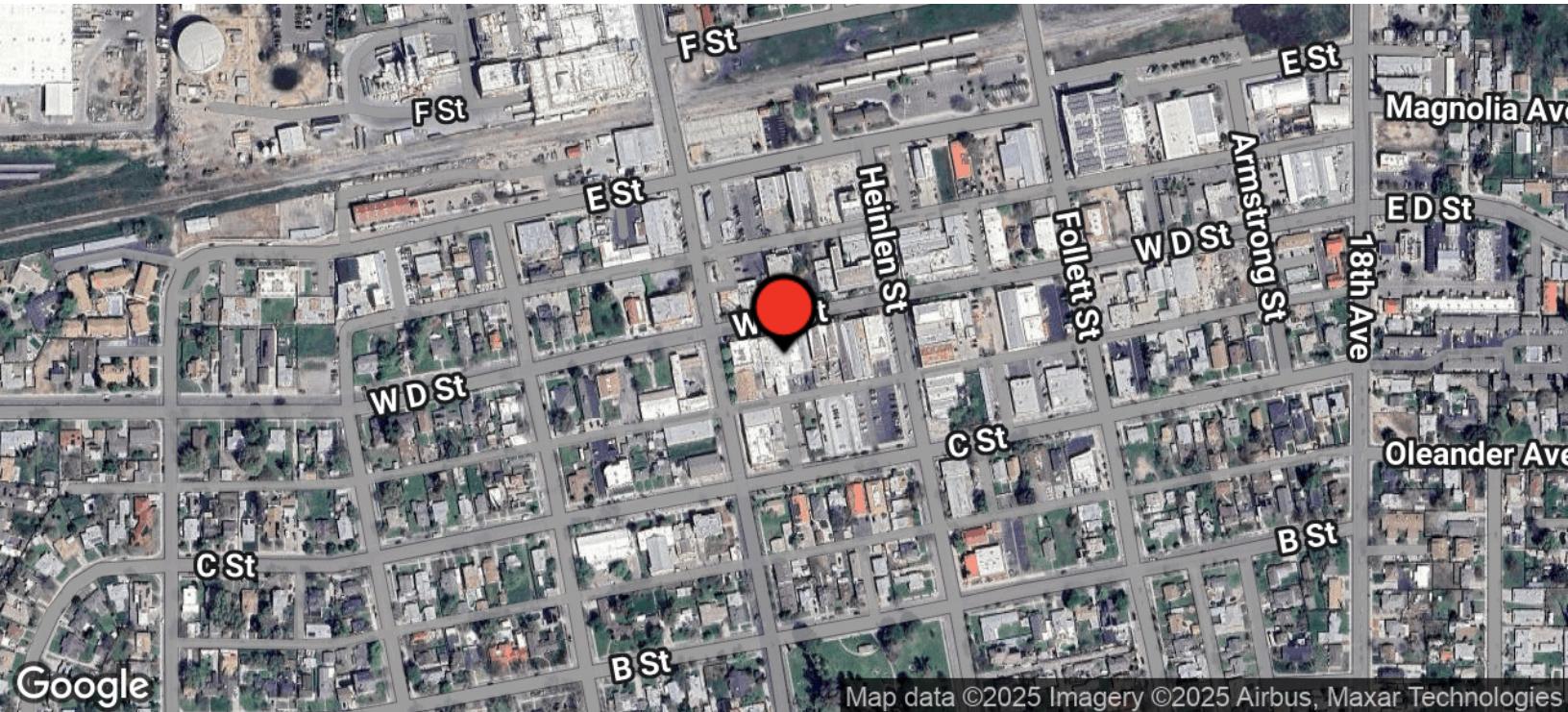
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Value Add Investment: ±11,475 SF Building in Lemoore, CA



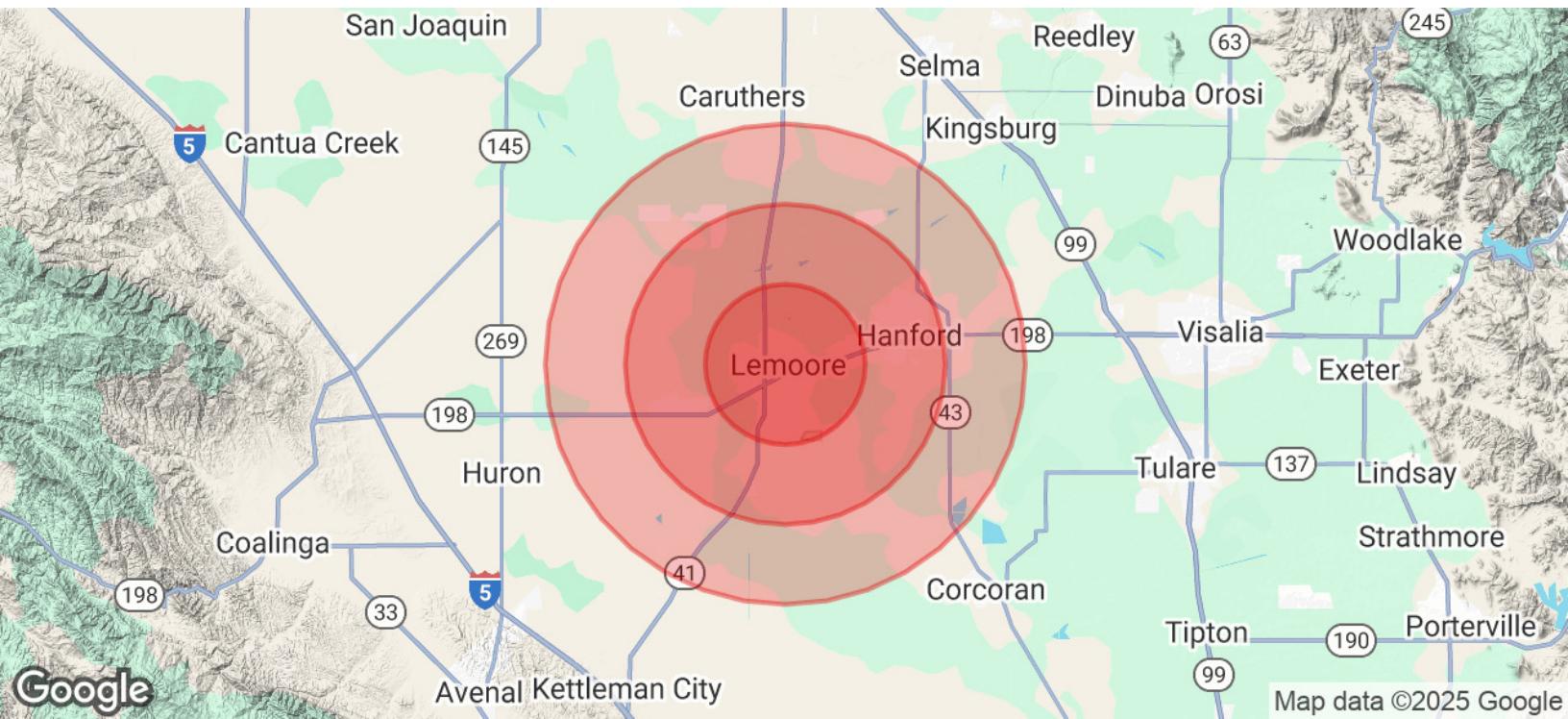
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.

Value Add Investment: ±11,475 SF Building in Lemoore, CA



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	34,793	112,383	123,357
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	36
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	11,653	36,215	39,750
# of Persons per HH	3	3.1	3.1
Average HH Income	\$92,840	\$89,208	\$89,655
Average House Value	\$401,678	\$387,231	\$396,862
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	52.7%	55.2%	55.8%

Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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.