



# OAK KNOLL PROFESSIONAL CENTER

## Investment Opportunity

31975-31985 Lodge Road | Auberry, CA

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# Property Summary



Oak Knoll Professional Center is a high-occupancy professional office asset located in the tranquil mountain community of Auberry, California. The property is 90% occupied and supported by strong, essential-service tenants, including PG&E and American Ambulance, providing durable tenancy and consistent demand.

The center offers exceptional flexibility and long-term upside with five separate APNs, enabling potential individual sale, along with a private well that enhances operational efficiency and cost control. A dedicated pad for future development further supports expansion and value creation.

Recent capital improvements, including a new roof and multiple new HVAC units, significantly reduce near-term capital expenditures. Strategically located along Highway 168, the property offers convenient access to Fresno while serving the surrounding foothill and mountain communities and the Shaver Lake corridor

## OVERVIEW HIGHLIGHTS

Property:	Five (5) contiguous commercial parcels with Four (4) office buildings
Land Area:	±4.09 acres
APN's:	128-820-01S, 02S, 03S, 04S & 05S
Zoning:	RCC

### 31975 Lodge Rd

Size: ±2,459 SF  
Year Built: 1985  
Lot Size: ±2,535 SF

### 31977 Lodge Rd

Size: ±3,712 SF  
Year Built: 1985  
Lot Size: ±3,784 SF

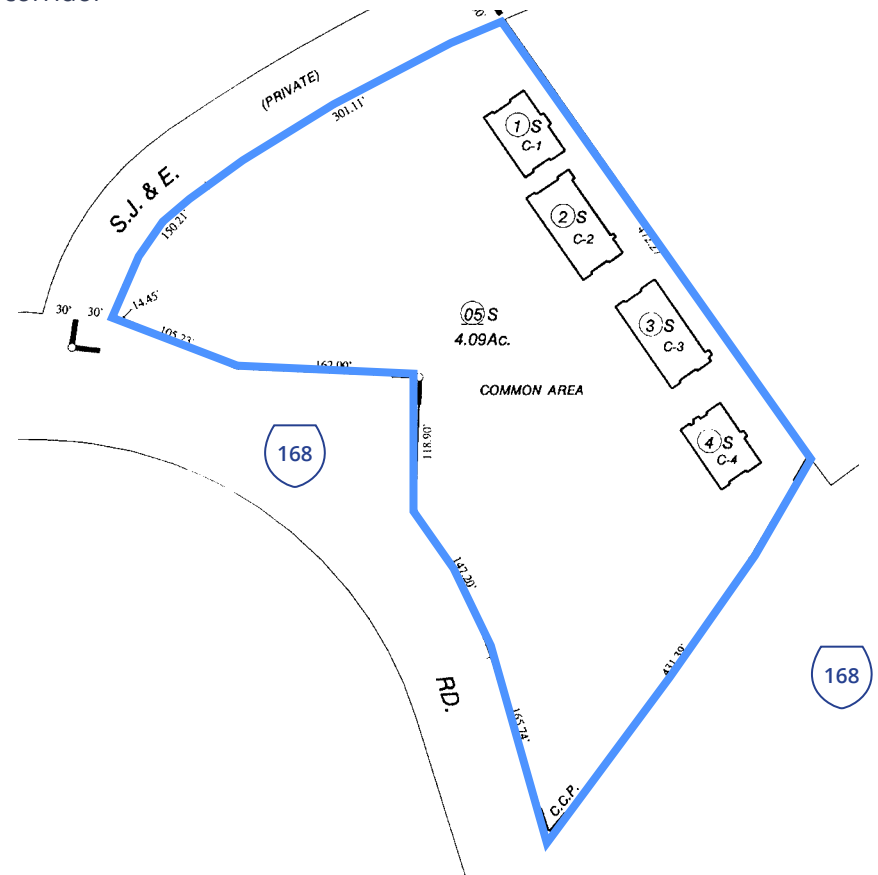
### 31981 Lodge Rd

Size: ±3,712 SF  
Year Built: 1985  
Lot Size: ±3,784 SF

### 31985 Lodge Rd

Size: ±2,680 SF  
Year Built: 1985  
Lot Size: ±2,752 SF

Price: **\$1,799,000** CAP Rate: **±8%**



# Financial Summary

## Unit Mix & Rent

Property	Suite	Tenant	Tenant Use	Square Feet	Term Start Date	Term End Date	Rate PSF	Monthly Gross	Annual Gross	Rental Increases	Security Deposit
31975	101	Foothill Therapy	Physical Therapy	2,520	4/1/2017	3/31/2027	\$1.43	\$3,749.31	\$44,991.72	4/1/2026	\$2,898.00
31977	101	American Ambulance	Dispatch Office	760	1/1/2019	12/31/2028	\$1.54	\$1,218.98	\$14,627.76	1/1/2026 1/1/2027	\$650.00
31977	102	Jeff Covey CPA	CPA Office	570	12/1/2019	11/30/2026	\$1.54	\$896.31	\$10,755.72	N/A	\$750.00
31977	103	P.G.&E.	Field Office	2,198	2/1/2021	1/31/2028	\$0.99	\$2,450.24	\$29,402.88	2/1/2026 2/1/2027 2/1/2028 2/28/2029	\$0
31981	101	P.G.&E.	Field Office Expansion	550	11/1/2023	1/31/2028	\$1.49	\$922.41	\$11,068.92	2/1/2026 2/1/2027 2/1/2028 2/1/2029	\$0
31981	102	Elevate JiuJitsu	JiuJitsu School	2,100	10/1/2025	3/31/2031	\$1.25	\$3,230.44	\$38,765.28	3/1/2027 3/1/2028 3/1/2029 3/1/2030	\$2,625.00
31981	103	Vacant	N/A	878	N/A	N/A	N/A	N/A	N/A	N/A	N/A
31985	101	Dr. Molina DDS	Dentist	1,260	4/1/2016	4/30/2027	\$1.78	\$2,305.80	\$27,669.60	5/1/2026	\$0
31985	102	Sierra Tribal	Counseling	1,260	7/1/2022	6/30/2027	\$1.34	\$1,843.58	\$22,122.96	7/1/2024 7/1/2025 7/1/2026	\$1,638.00
Totals				12,096				\$16,617.07	\$199,404.84		\$8,561.00

## Value Summary

Income	Proforma
Gross Rental Income (Monthly)	\$16,617.07
Gross Rental Income (Annual)	\$199,404.84
Less Expenses	(\$60,205.23)
NOI	\$139,199.61
CAP Rate	±8.0%

## Expense Summary

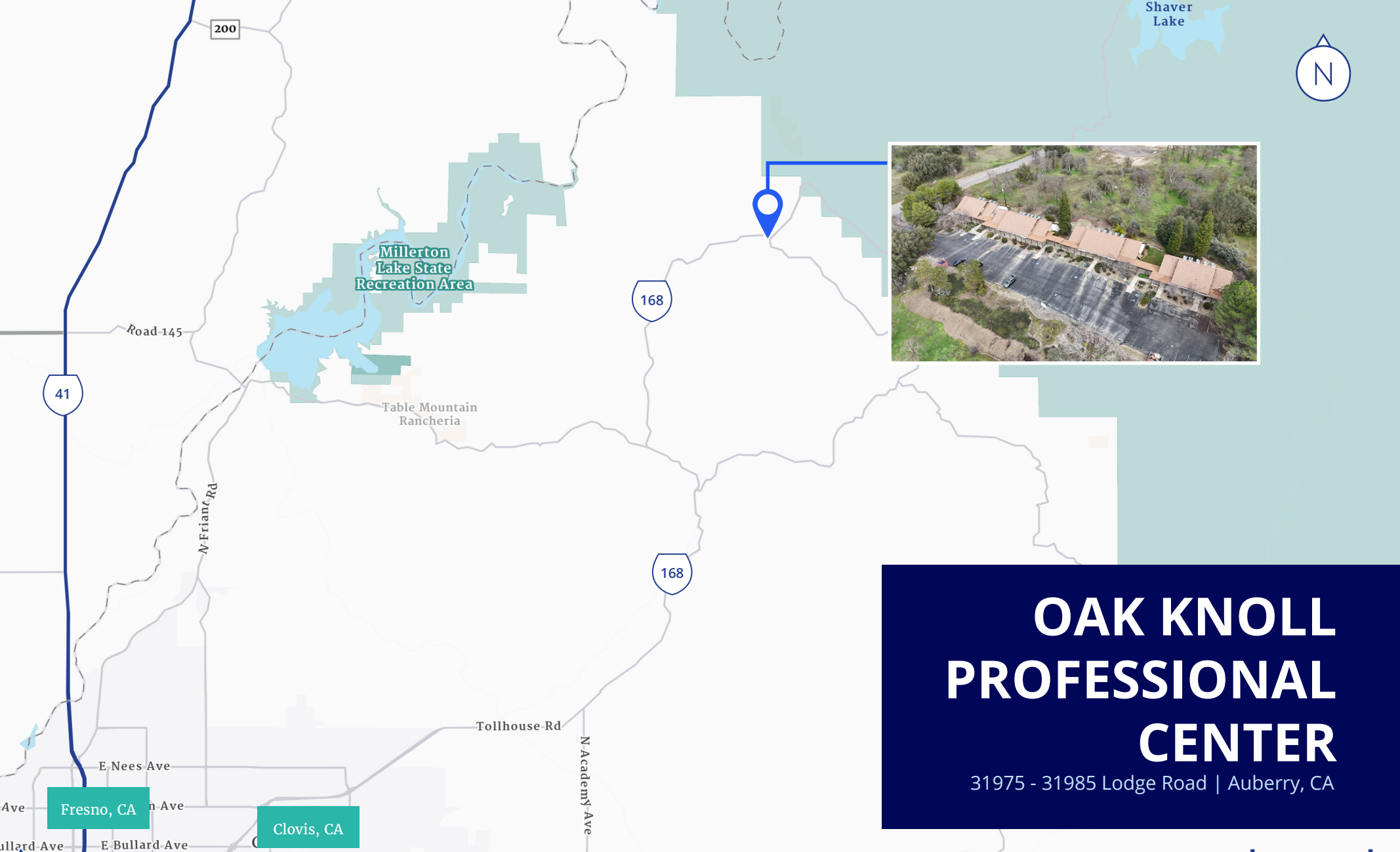
Insurance	\$26,644.04
Landscaping	\$10,200.00
Property Tax	\$10,159.32
Repairs and Maintenance	\$8,029.00
PG&E.	\$3,393.91
Trash	\$3,778.96
Total Expenses	\$60,205.23





# PROPERTY PHOTOS 31975-31985 Lodge Rd. Auberry, CA





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## For Sale Investment Opportunity

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