

## RETAIL FOR SALE

FULLY LEASED: NN LEASED SINGLE TENANT INVESTMENT

40120 Highway 41, Suite J, Oakhurst, CA 93644



Sale Price

**\$320,000**

### OFFERING SUMMARY

Building Size:	2,500 SF
Lot Size:	0.65 Acres
Price / SF:	\$128.00
Cap Rate:	7.06%
NOI:	\$22,600
APN:	064-190-001
Zoning:	Commercial
Year Built:	1989
Cross Streets:	CA-41 & CA-49
Market:	Fresno
Submarket:	Outlying Madera County

### PROPERTY HIGHLIGHTS

- Fully Leased, Prime Location, High Traffic Area
- Experienced Operator, Scheduled Rent Increases
- Absolute NN Lease w/ Healthy Annual Increases
- Below Market Lease Rate W/ Added Value/Appreciation
- Great Visibility | Directly Behind McDonalds
- Motivated Seller: Asking Price Is Less Than Assessed Value
- Prime Investment: Freestanding Retail Building
- ±2,500 Retail Building Located in Oakhurst, CA
- Signalized Intersection Of Highway 41 & 49
- Surrounded with Ample Parking and Quality Tenants
- Well-Maintained Building | Located In Shopping Center
- Located 15.6 Miles From Yosemite National Park
- Year-round Yosemite Tourism Economy
- \$94,195 Avg Household Income In 5-Mile Radius
- 9 Miles From Bass Lake Recreation Area

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#### PROPERTY DESCRIPTION

Single-tenant NN leased freestanding retail investment building with long term tenant DBA "Something Special" on a 5-year lease with \$50 annual rent increases. The lease rate is very conservative at only \$0.94/SF/month, making this a very profitable location. High exposure  $\pm 2,500$  SF retail building offering ample paved parking on  $\pm 0.65$  acres in Oakhurst, CA. The property offers an open layout consisting of a large open retail area with rear private offices/restrooms. The property has been well maintained and has a Phoenix coating on the roof, all A/C's are in great condition and have been serviced every 6 months. Located directly behind McDonald's off of CA-41 which carries  $\pm 18,757$  cars & CA-49 that carries  $\pm 12,644$  per day. The visibility offers a tremendous draw of traffic from the neighboring schools and neighborhoods. The property provides opportunity with easy access to Freeway CA-41, while being located nearby several retail amenities (shopping and restaurants).

Tenants Business: Something Special has been open & operating for about 7 years. Something Special is a co-op of mountain artist & retailers. Featuring unique hand-crafted items, home decor, custom made jewelry, jewelry repair, one of a kind gifts & more. With an inventory that is constantly changing & expanding this shop will bring endless opportunities to nearby consumers.

#### LOCATION DESCRIPTION

The property is well located on Highway 41 in Oakhurst, CA. Property is off the Northwest quadrant of Highway 49 and Highway 41 just west of the McDonalds in Oakhurst, CA. Oakhurst is a census-designated place (CDP) in Madera County, California, United States, 14 miles south of the entrance to Yosemite National Park, in the foothills of the Sierra Nevada. Yosemite National Park saw over 3.3 million visitors during 2021. Oakhurst, being the nearest town outside of the park's west entrance, experiences a robust amount of that tourism year-round. Nearby national tenants include Starbucks, AT&T, Deli Delicious, Rite Aid, Dollar Tree, Raley's, Grocery Outlet, Vons, Big 5, Carl's Jr, Subway, McDonalds, Papa Murphy's, Round Table, and Taco Bell.



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
Suite J	Something Special Gift Shop	2,500 SF	100%	\$11.28	\$28,200
TOTALS		2,500 SF	100%	\$11.28	\$28,200
AVERAGES		2,500 SF	100%	\$11.28	\$28,200

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### INCOME SUMMARY

### FULLY LEASED: NN LEASED SINGLE TENANT INVESTMENT

Something Special Gift Shop	\$28,200
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### GROSS INCOME

\$28,200

### EXPENSES SUMMARY

### FULLY LEASED: NN LEASED SINGLE TENANT INVESTMENT

Property Taxes (1.089%)	\$3,800
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Property Insurance	\$1,800
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### OPERATING EXPENSES

\$5,600

### NET OPERATING INCOME

\$22,600

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#### INVESTMENT OVERVIEW

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Price	\$320,000
Price per SF	\$128
Price per Unit	\$320,000
GRM	11.35
CAP Rate	7.06%
Cash-on-Cash Return (yr 1)	7.06%
Total Return (yr 1)	\$22,600

#### OPERATING DATA

#### FULLY LEASED: NN LEASED SINGLE TENANT INVESTMENT

Gross Scheduled Income	\$28,200
Total Scheduled Income	\$28,200
Gross Income	\$28,200
Operating Expenses	\$5,600
Net Operating Income	\$22,600
Pre-Tax Cash Flow	\$22,600

#### FINANCING DATA

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Down Payment	\$320,000
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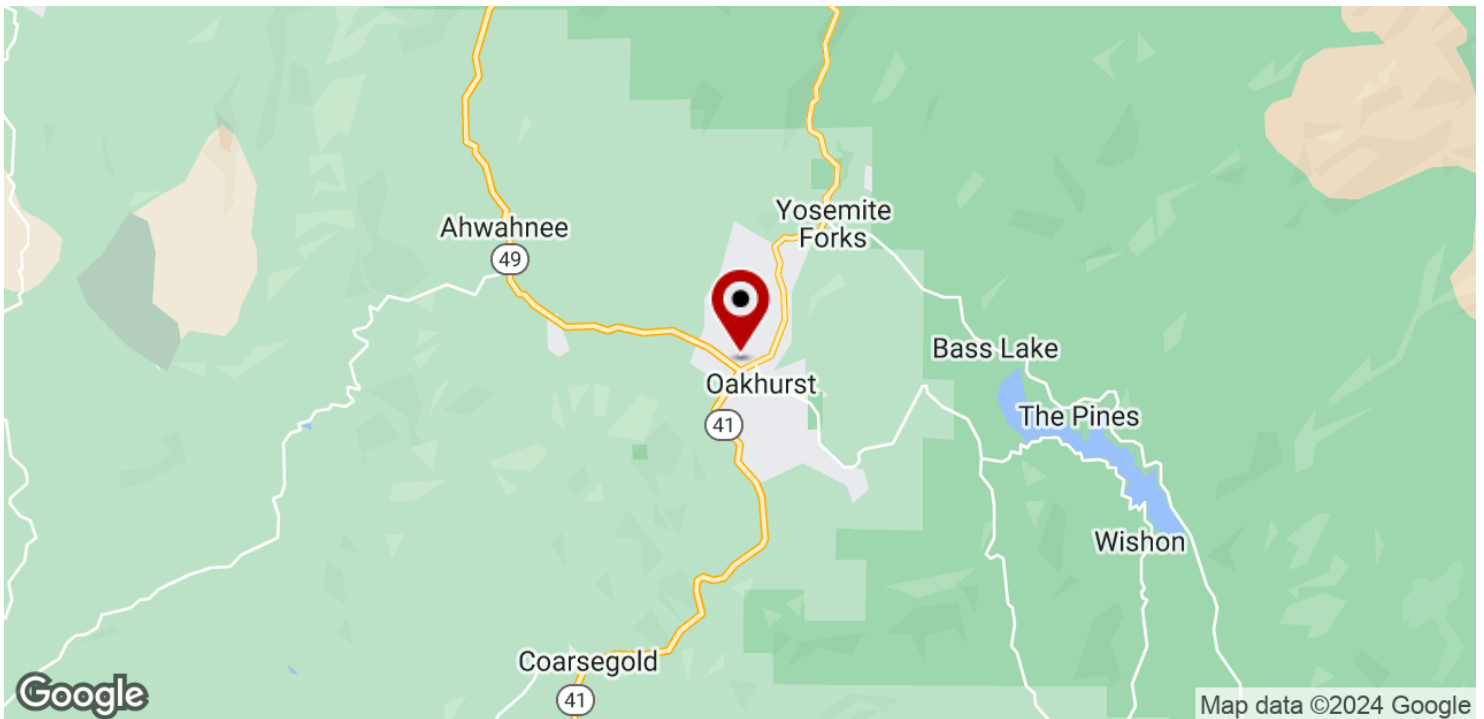
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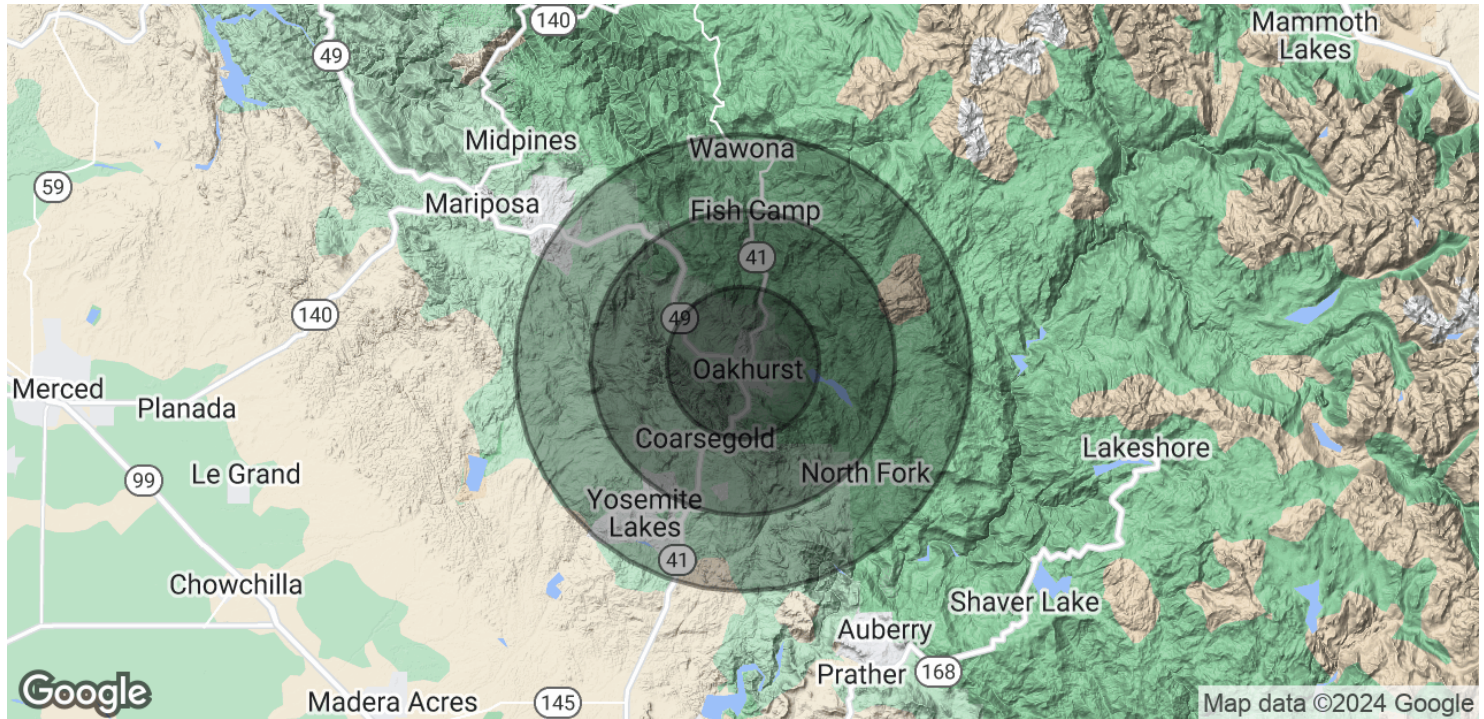
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	7,988	17,833	27,845
Average Age	49.6	49.5	49.0
Average Age (Male)	47.8	49.6	47.8
Average Age (Female)	51.1	49.2	49.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,967	9,189	14,124
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$66,438	\$61,864	\$65,141
Average House Value	\$331,261	\$316,061	\$325,818
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	15.0%	13.9%	13.4%

\* Demographic data derived from 2020 ACS - US Census

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