

FOR SALE - INVESTMENT PROPERTY > *Pacific Bell/AT&T*



OFFERING MEMORANDUM

908 28th Street | Paso Robles, CA 93446

Colliers
INTERNATIONAL

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EXCLUSIVELY REPRESENTED
BY:

GERALD CROSS
COLLIERS INTERNATIONAL
Senior Vice President
License No. 00992292
559.221.1271
gerald.cross@colliers.com

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, Suite 110
Fresno, California 93711
www.colliers.com/fresno

Investment Summary



PROPERTY DETAILS

TENANT	Pacific Bell Telephone Company/ AT&T California
LOCATION	908 28th Street, Paso Robles, CA
TOTAL BUILDING SIZE	8,476 SF
BUILDING AREA	Service Shop - 3,780 SF Equipment Shop - 2,016 SF Warehouse/Storage - 2,520 SF Storage Building - 160 SF
BUILDING CONSTRUCTION	Single-story, slab on grade concrete block exterior structure with metal roof. Asphalt-concrete (AC) paved parking lot
LOT SIZE	61,654 SF (1.4 acres)
ZONING	Utility Parcels

OFFERING

This offering represents the unique opportunity for an investor to acquire a single tenant trophy property on the Central Coast of California. The property is located at the southwest corner of Twenty-Eight Street and Riverside Avenue in the Premier Industrial Area of Paso Robles, California. Pacific Bell/AT&T has occupied the property since it was developed in 1978 and is used as an installation and repair station serving the Central Coast. The property has been in the same family ever since and has never been offered for Sale!

> Pricing:	\$1,952,000
> Net Operating Income:	\$107,393
> Cap Rate:	5.5%

PROPERTY SPECIFICATIONS

> Building Area:	8,476 SF
> Year Built:	1978
> Land Area:	Approximately 1.36 acres (59,241 SF)
> Property Address:	908 28th Street, Paso Robles, CA 93446
> Parcel Number:	008-111-024

INVESTMENT HIGHLIGHTS

- > Leased to Credit Tenant - Pacific Bell/AT&T
- > Annual Rent Increases
- > Property is Proximate to Highways 101 and 46
- > Paso Robles is Premier Wine Country, Arts and Culture

Investment Summary | Rent Roll

Tenant	Address	Lease State Date	Lease End Date	Occupied Sq. Ft.	Current Monthly Rent	Rent Increases On	Rent Increases To	Lease Type	Owner Expenses	Tenant Expenses	Options
Pacific Bell Telephone Co.	908 28th St. Paso Robles, CA	1978	2022	8,476	\$9,332.33	5/15/2019 5/15/2020 5/15/2021 5/15/2022 5/15/2023 5/15/2024 5/15/2025 5/15/2026 5/15/2027	\$10,268.00 \$10,576.00 \$10,893.00 \$11,220.00 \$11,557.00 \$11,903.00 \$12,261.00 \$12,628.00 \$13,007.00	Lease	I	T.M.U.C.	Three 2-yr. Option 1 Option 2 Option 3

T: Real Estate Taxes
I: Property Insurance
M: Maintenance & Repair
U: Utilities
C: Common Areas

Pro Forma

Scheduled Annual Income:	\$111,987.96
Less Vacancy Factor:	<\$ 0.00>
Effective Gross Income:	\$111,987.96
<i>Expenses:</i>	
Property Insurance	\$ 4,595.00
Net Operating Income:	\$107,393.00

Tenant Overview - Pacific Bell Telephone Company/AT&T California - NYST: T



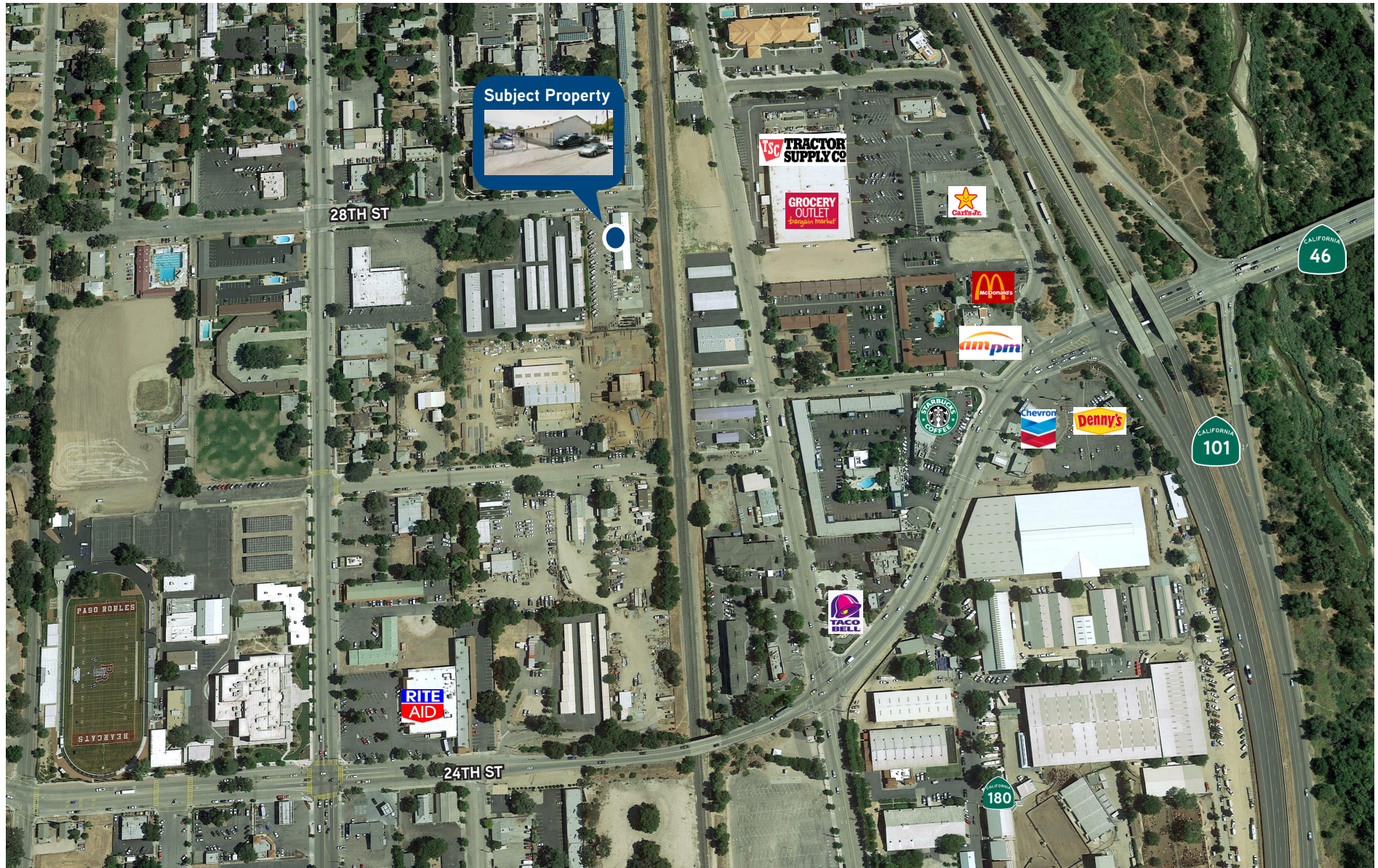
The Pacific Bell Telephone Company (Pacific Bell) is a telephone company that provides telephone service in California. The company is owned by AT&T Inc. through AT&T Teleholdings. The company has been known by a number of names during which its service area has changed. The formal name of the company from the 1910s through the 1984 Bell System divestiture was The Pacific Telephone and Telegraph Company. Pacific Bell is still the holder of record for the infrastructure of cables and fiber through much of California.

The Pacific Telephone and Telegraph Company managed the Bell System's telephone operations in California. It grew by acquiring smaller telephone companies along the Pacific coast. It built and occupied San Francisco's Pacific Telephone Building on New Montgomery Street which has been described as a "monument to western progress and foresight".

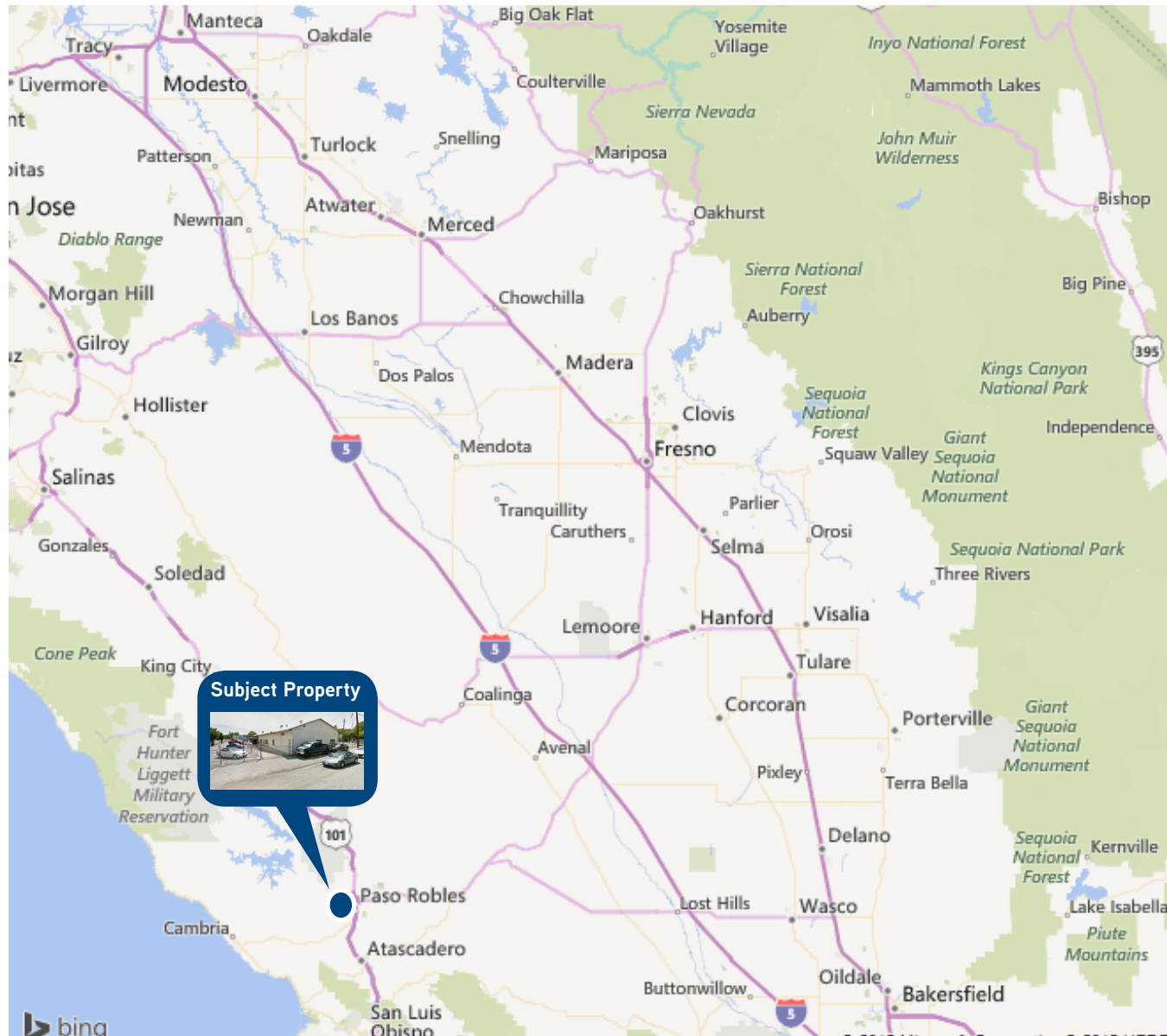
Acquisitions over the years extended Pacific Telephone's territory into Oregon, Washington, and northern Idaho. Those operations were split off on July 1, 1961 to form Pacific Northwest Bell. In the 1980s, Pacific Telephone's assets were valued at \$14.5 billion, making it the largest of any of the 21 wholly owned Baby Bells owned by AT&T, which also made Pacific Telephone the "crown jewel" of the operating companies.

Source: Wikipedia.org

Property Location

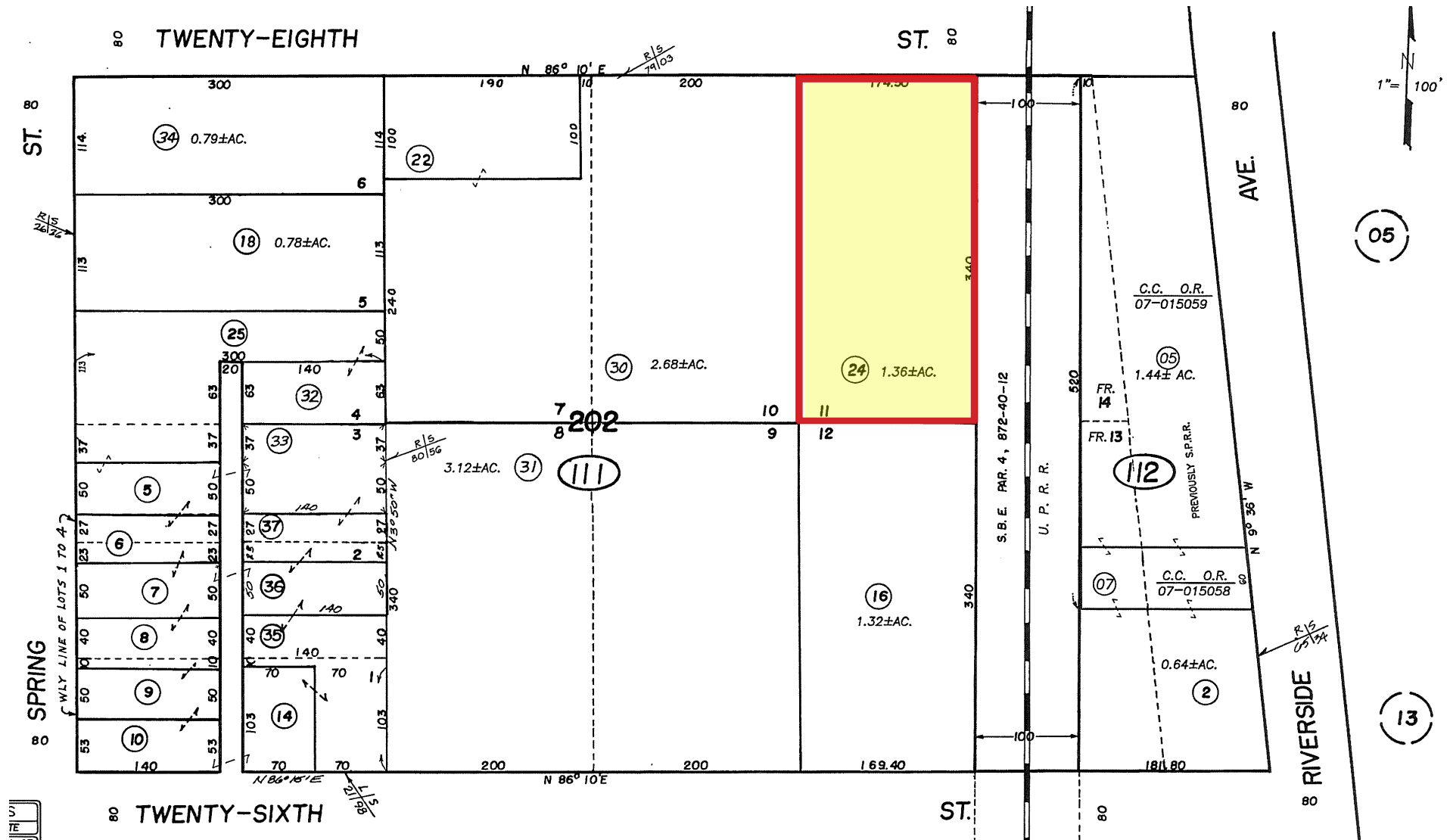


Regional Map



908 29th Street | Paso Robles, CA 93446

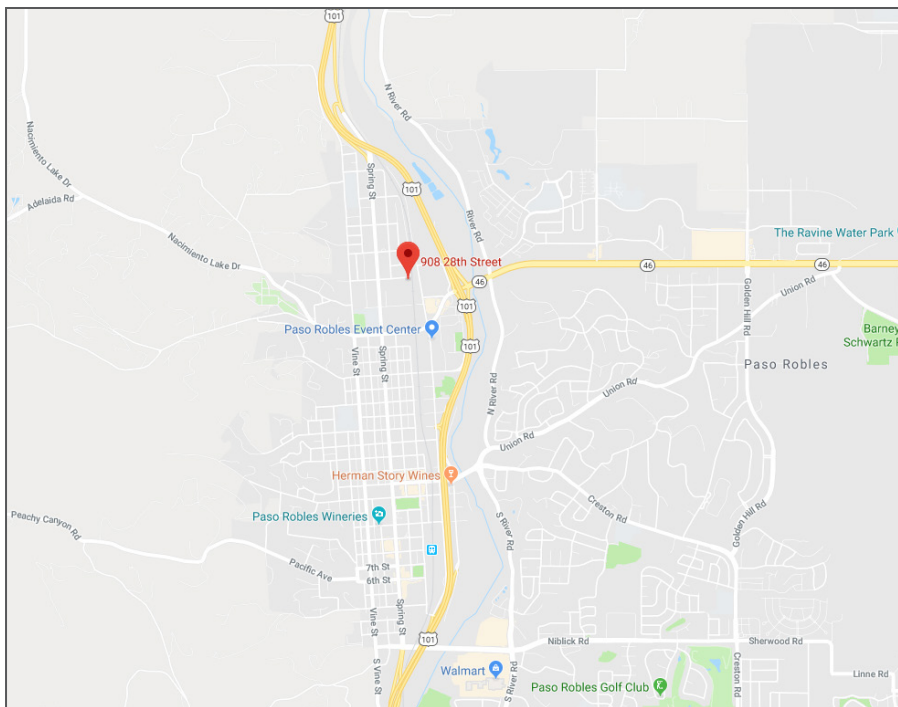
Parcel Map



Market and Demographic Overview

POPULATION (Source: Alteryx.com, 2018)

	1 - Mile	3 - Miles	5 - Miles
Population	7,628	26,326	36,385
Total Households	2,762	9,735	13,594
Daytime Population	3,896	12,377	16,492
Establishments	523	1,609	2,048
Median Household Income	\$51,220	\$64,818	\$68,110
Avg. Household Income	\$71,422	\$85,659	\$90,981



ABOUT THE CITY

El Paso de Robles, or “Pass of the Oaks,” is located halfway between San Francisco and Los Angeles, in San Luis Obispo County. Surrounded by scenic rolling hills and California’s premier wine regions, Paso Robles is only 27 miles from beautiful beaches. This thriving community of over 30,000 possesses the benefits of a suburban-rural community while retaining a small-town feel, and is one of California’s best kept secrets. With over 200 wineries nearby and a bustling downtown with a variety of excellent restaurants and quality retail, Paso Robles is fast becoming one of the most desirable and yet relatively affordable places to live, work, and play.

Wine

The City of Paso Robles has a long history with both wine and healing waters. Travel and Leisure magazine rated Paso Robles as one of the “25 Top Places to Visit for the Holidays” in 2015 and in 2016. Other accolades for Paso Robles include “America’s Healthiest Small Towns,” “Best Small Main Street Towns in America,” “America’s Happiest Cities,” “Best Food and Wine Festivals,” “Winery of the Year” (Tablas Creek, Justin), and “Brewery of the Year” (Firestone Walker Brewing, multiple times) among others. As these honors attest, Paso Robles and the Central Coast offer an unparalleled quality of life.

Economic Outlook

The City understands the importance of business and works hard to attract commerce in a diverse array of industries. The economic outlook for Paso Robles continues to be strong. The housing market is robust, and offers a wide array of housing choices, including new neighborhoods, houses with acreage, infill, and charming Victorian homes, with a median home price less than \$500,000. Paso Robles also has excellent schools, both public and private. Approximately half an hour away is the nationally-ranked Cal Poly State University in San Luis Obispo, and within the city of Paso Robles is accredited Cuesta College (North County Campus).

Tourism

Tourism continues to be a major source of income for the City. The increase in grape and wine production has made Paso Robles a tourist destination for in-state, national, and international visitors. Transient occupancy tax collections, viewed as an indicator of tourism success, increased last year by approximately 11.4% over the prior fiscal year.

Public Artwork

Take a map tour of publicly accessible artwork throughout the City of Paso Robles. The artwork includes murals, tile mosaics, sculpture and art galleries, and will be updated as new pieces are added or discovered!

CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of 908 28th Street, Paso Robles, CA. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 908 28th Street, Paso Robles, CA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sold and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

7485 N. Palm Avenue, Suite 110 | Fresno, California 93711

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+1 559 221 1271

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