

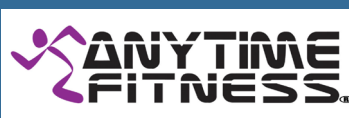


FOR SALE / LEASE

RETAIL SPACE

SANGER CROSSROADS
NEC ANNADALE AND ACADEMY, SANGER, CALIFORNIA
1132 ACADEMY AVENUE

Anchored By



Recently built retail center located on the corner of Academy and Annadale in Sanger, California. High traffic center which compliments a wide range of retail and office uses.

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SANGER CROSSROADS



PROPERTY & LEASE OVERVIEW

Location:	1132 Academy Avenue NEC Annadale & Academy Avenues, Sanger, CA
Gross Leasable Area:	±11,050 square feet
Lease Rate:	\$1.50 PSF, NNN
Space Available:	±1,389 SF - Shell Condition

TRAFFIC COUNTS (Source: City of Sanger)

Academy @ Annadale	8,448 ADT
Annadale @ Academy	557 ADT
Total	9,005 ADT

CUSTOMER DEMOGRAPHICS (Source: Alteryx.com, 2017)

	Population	Avg. HH Income
1 Mile	16,296	\$56,990
2 Miles	26,964	\$64,471
3 Miles	28,189	\$65,527



SANGER CROSSROADS

SALE OVERVIEW & RENT ROLL

Sale Price: \$2,250,000

New Annual Income Actuals: \$159,750.48

Proforma Cap: 8.2%

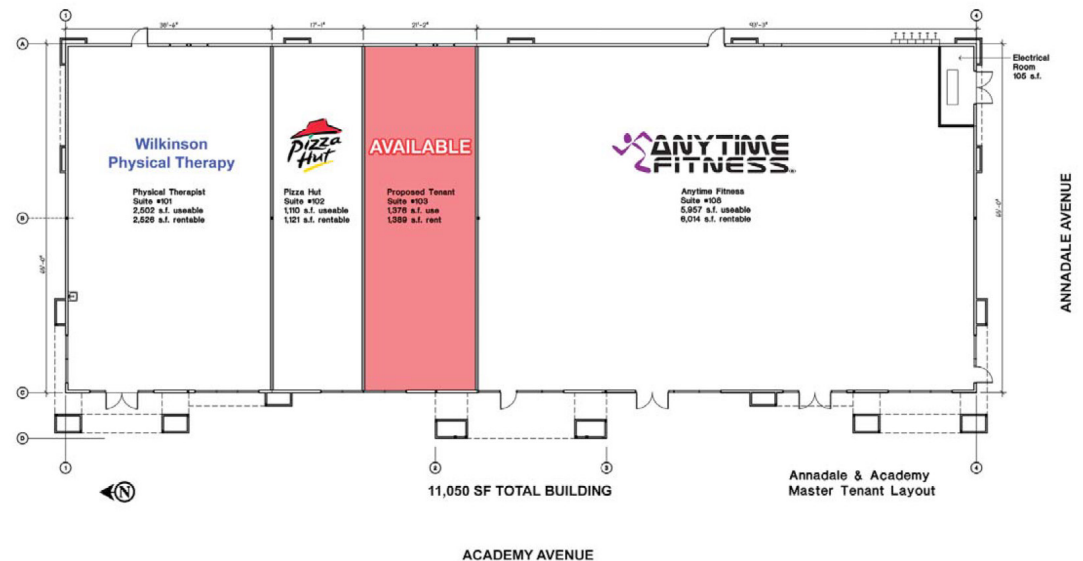
Cap Rate on Actuals: 7.1%

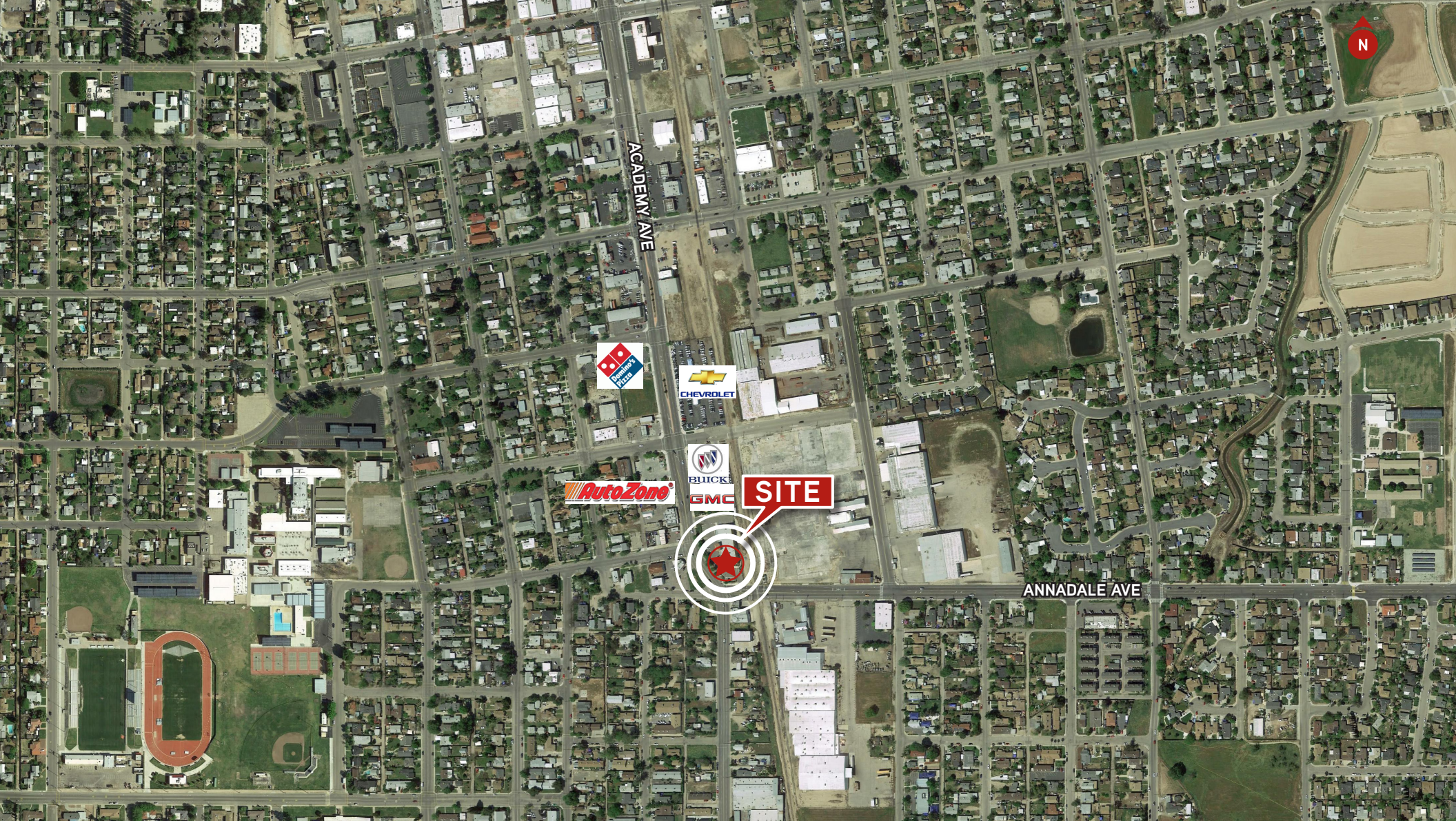
OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM		UNIT INFO BASE RENT	PRORATED BASE RENT ANNUAL	BASE RENT INCREASE	BASE RENT INCREASE AMOUNT	GROSS RENTS	
			FROM	TO					MONTH	SF/YR
MOTION MATTERS PHYSICAL THERAPY	34-101-CU	2,526	6/13/2011	10/31/2021	\$3,128.00	\$36,804.00	11/01/2015 11/01/2016 11/01/2018 11/01/2020	\$3,067.00 \$3,128.00 \$3,191.00 \$3,255.00	\$1,005.73	\$4.78
CALPAC PIZZA II, LLC	34-104-CU	1,121	3/12/2013	3/31/2023	\$1,401.25	\$16,815.00	04/01/2013 04/01/2018	\$1,401.25 \$1,603.03	\$478.47	\$5.12
VACANT	34-103-CU	1,389	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ANYTIME FITNESS	34-108-CU	6,014	1/1/2014	12/31/2023	\$8,518.51	\$102,222.12	01/01/2014 01/01/2019	\$8,518.51 \$9,585.81	\$2,568.15	\$5.12
PROPERTY TOTALS		11,050			\$13,312.54	\$159,750.48			\$4,052.35	\$4.40
TOTAL OCCUPIED SF		9,661								
TOTAL VACANT SF		1,389								

FLOOR PLAN

Unit	Tenant
101	Motion Matters Physical Therapy
102	Pizza Hut (Dark)
103	VACANT
108	Anytime Fitness

SF
2,526
1,121
1,389
6,014





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