

FOR SALE OR LEASE > RETAIL SPACE



Sanger Crossroads

NEC ANNADALE AND ACADEMY, SANGER, CALIFORNIA
1132 ACADEMY AVENUE

Price Reduced!
7.1% CAP
on Actuals



Anchored By:



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Property & Lease Overview

- > Location: 1132 Academy Avenue, NEC Annadale and 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:

Academy @ Annadale:	8,448 ADT
Annadale @ Academy:	557 ADT
Total:	9,005 ADT (Source: City of Sanger)
- > Customer Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile:	16,296	\$56,990
2 Miles:	26,964	\$64,471
3 Miles:	28,189	\$65,527 (Source: Alteryx.com, 2017)
- > Property Description: Recently built retail center located on the corner of Academy and Annadale in Sanger, California. Co-Tenants include Anytime Fitness and Motion Matters Physical Therapy. High traffic center which compliments a wide range of retail and office uses.

Sale Overview & Rent Roll

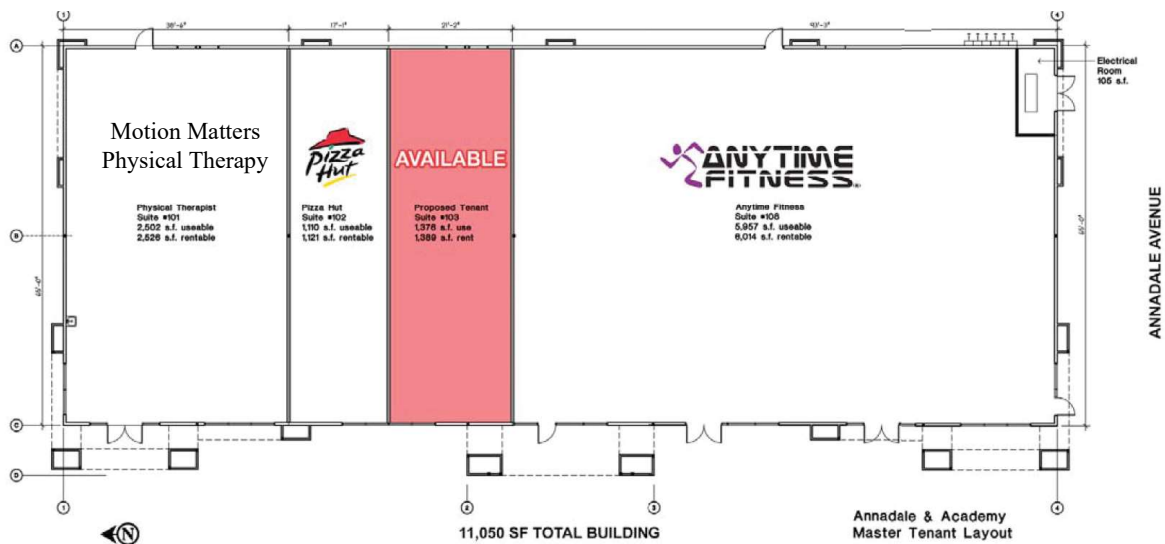
- > Sale Price: \$2,250,000
- > Net Annual Income Actuals: \$159,750.48
- > Cap Rate on Actuals: 7.1%
- > Proforma Cap: 8.2%

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								

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> Site Plan

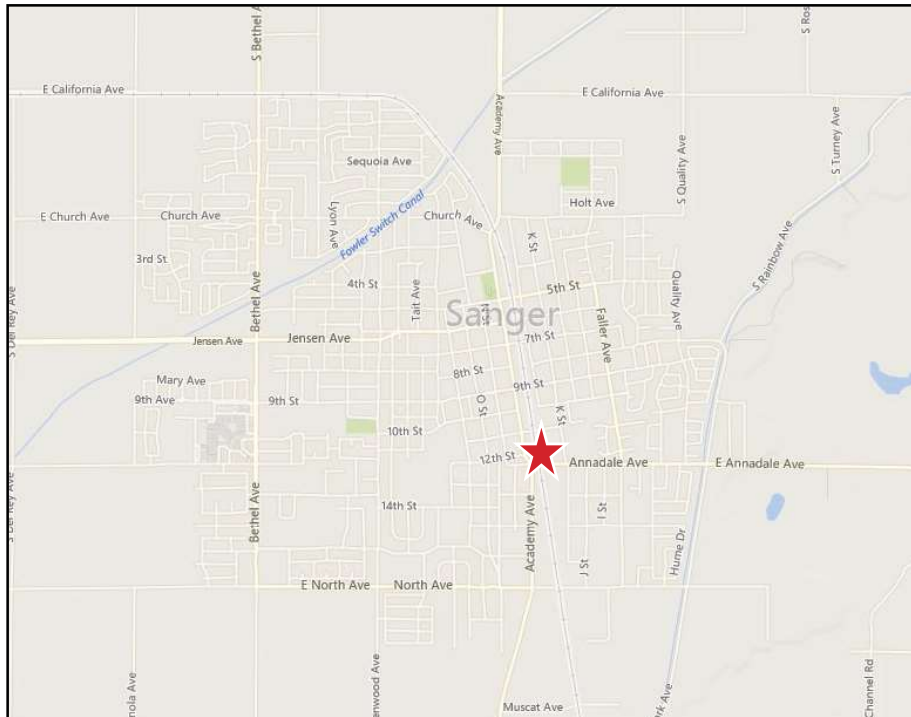
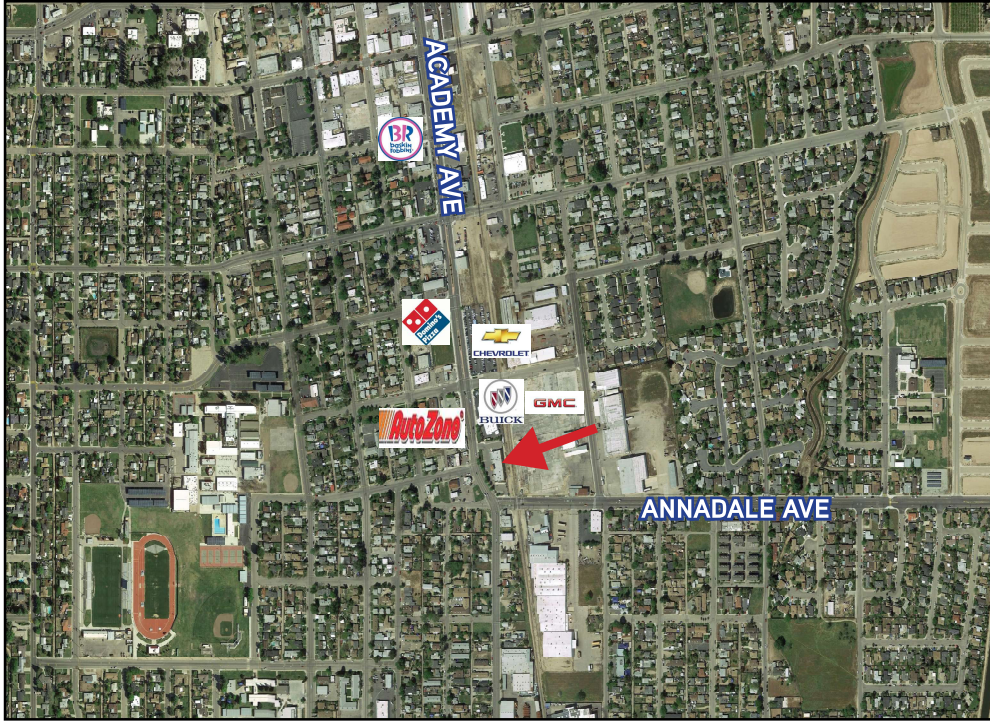
Unit	Tenant	SF
101	Motion Matters Physical Therapy	2,526
102	Pizza Hut (Dark)	1,121
103	VACANT	1,389
108	Anytime Fitness	6,014

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