

FOR SALE • \$750,000 • 5,000 SF

Investment Opportunity with Solid National Tenant • 10.4% CAP

1348 G St, Reedley, CA 93654



For Sale • 5,000 SF - Hard to Find Investment Opportunity

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ZEEB

Commercial Real Estate

Visalia's Most Respected Commercial Real Estate Firm
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LISTING HIGHLIGHTS

Hard to find investment opportunity with solid national tenant and 10.4% CAP rate. 10 yr NNN lease, starting at close of sale, with national corporation, Caliber Collision. Rent is \$6,500/mo NNN with 2% annual increases. Lease contains 2-five year options.

SALE PRICE: \$750,000

TYPE: Automotive

SF: 5,000 SF

Year Built: 1950

- National chain
- NNN lease
- 10 year lease, with 2-five year options
- 10.4% CAP
- Annual increases



DEMOGRAPHICS

POPULATION

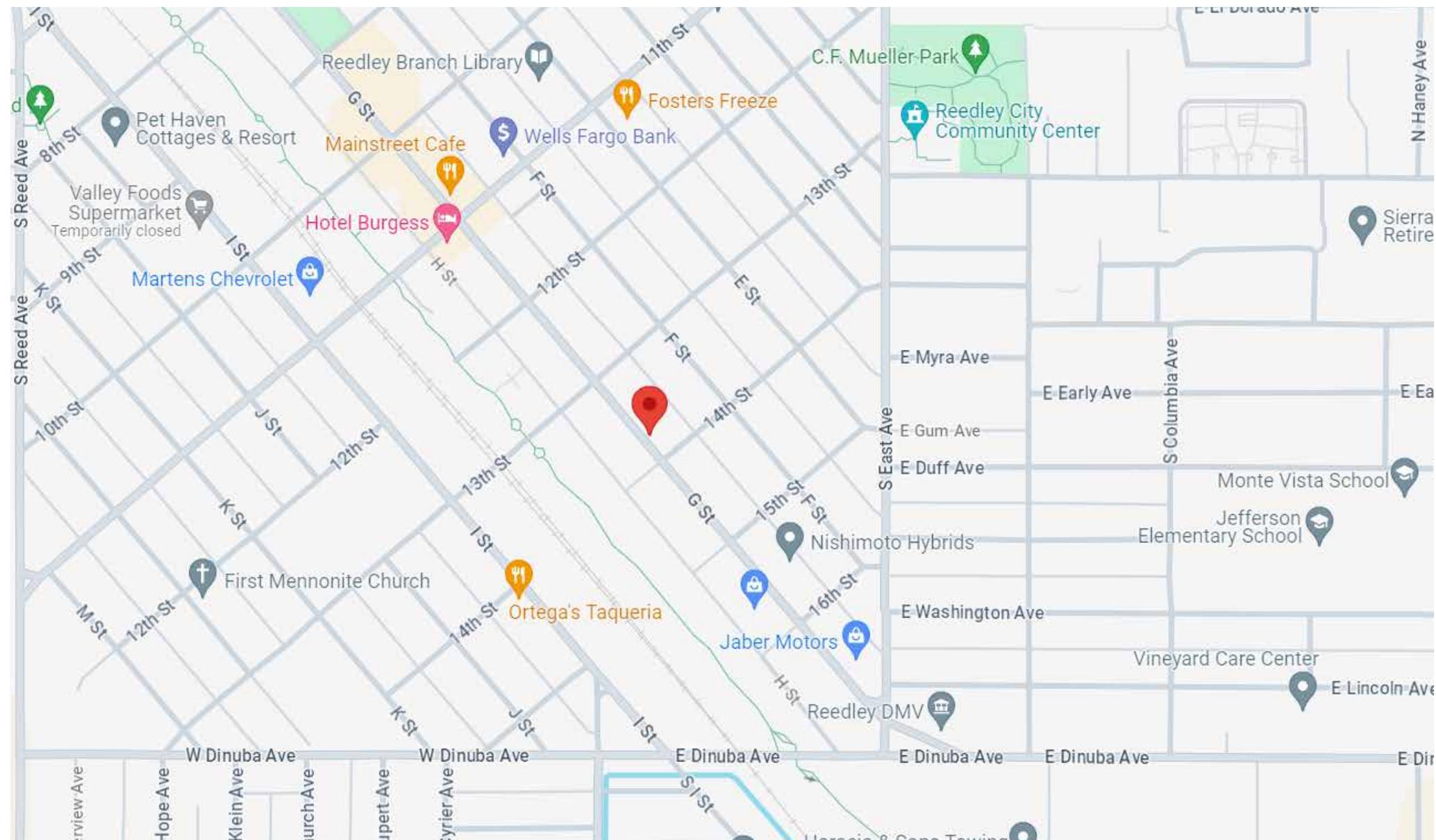
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893

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Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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