



3401 Coffee Road

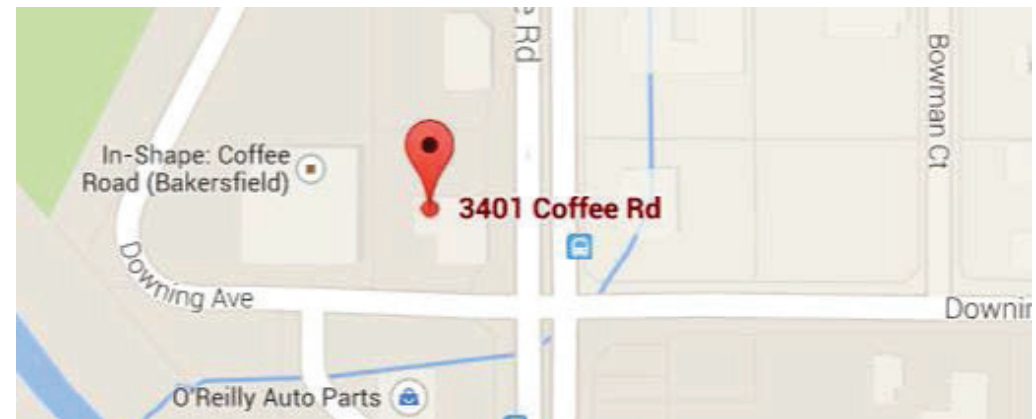
Bakersfield, CA 93308

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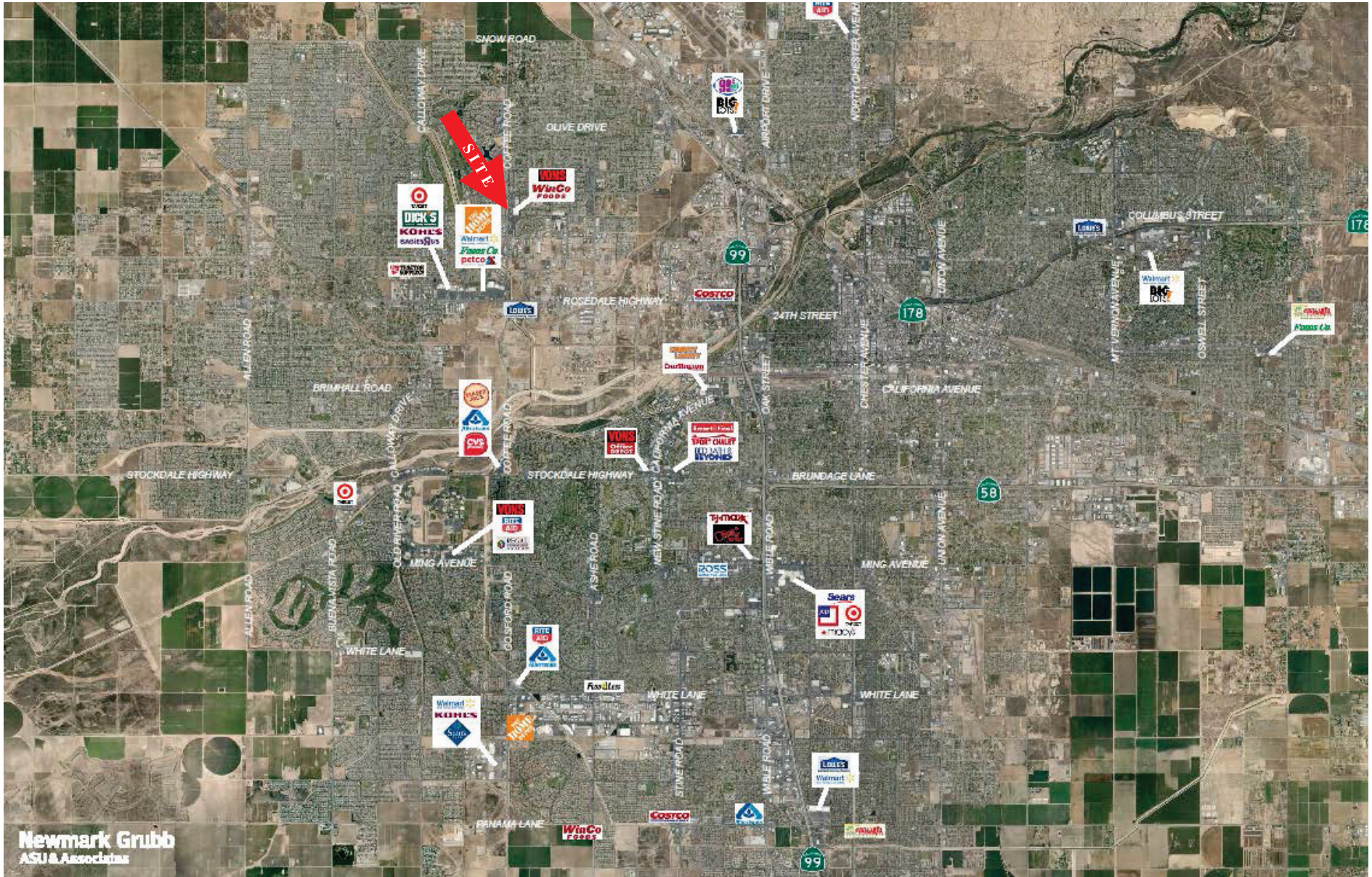
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River Rock Plaza A

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City of Bakersfield



Newmark Grubb
ASUA Associates

Location Site Photo



Investment Summary



Location

The retail PAD is located on the North West Corner of Coffee Road and Downing Avenue in Bakersfield, California.

Building Area

The property contains approximately 7,580 square feet of rentable space, contained in one (1) retail building.

Parking

The properties share in a reciprocal easement and access agreement (REA) for non-exclusive parking within the shopping center.

Parcels

This property consists of one (1) parcels containing approximately 0.97 acres of land.

APN No.	Square Feet	Acres
451-010-50-00	42,253	0.97

Traffic Counts

Coffee Road	36,294 ADT
Downing Avenue	4,841 ADT
Rosedale Highway	55,000 ADT
Total	96,135 ADT

Zoning

The property is zoned C-2 Regional Commercial by the City of Bakersfield, CA.

Street Frontage & Access

The locations are all easily accessible with multiple access points off of Downing Avenue and Coffee Road.

Investment Property

NAI Benchmark presents River Rock Plaza, Building A in Bakersfield, CA for sale at \$3,688,500 (Building A). River Rock Plaza is Anchored by In-Shape Health Club (NAP), a California fitness chain with 75 California Locations.

The subject property is one (1) of the two out parcels along Coffee Road. River Rock Plaza hosts a traffic count of nearly 41,000 ADT. This offering presents the investor with an excellent opportunity to acquire a leased, stabilized, retail property location with strong National and Regional chain tenants, within a primary commercial retail hub.

Fundamentals

- Anchored by In-Shape Health Clubs (NAP)
- Strong National and Regional Tenants
- Stabilized Leases
- Attractive Annual Increases
- Staggered Lease Terms

Location Highlights



- Heavily Populated Retail Corridor-
- High traffic on Coffee Road, 41,000 ADT
- Excellent Access & Visibility
- Anchored by In-Shape Health Club with 75 California locations (NAP).
- National Tenants in the trade area include Winco, Vons, Home Depot, Target, Kohl's, Dick's Sporting Goods and Petco, just to name a few.
- Strong demographics in this North Bakersfield growth market (see page 9)

Investment Overview	
Property Address	3401 Coffee Rd, Bakersfield, CA
Offering Price	\$3,688,500
CAP Rate	7.0%
Occupancy*	82.1% currently
Year Built	2006/2007
Total GLA	7,580 SF
Land Area	0.97 Acres
Tenants	AT&T, Western Dental
NNN/CAM	Tenant(s) pay NNN and CAMs proportionately
Net Operating Income (Projected)	\$258,196.58

*NOI includes a projected rent of \$2.05PSF for the only vacant space of 1,358sq. ft. Seller will guarantee the rent for 12 months via a hold back in Escrow distributed to Buyer monthly until fully distributed or the earlier of the space being leased.

** Full income and expense data to be provided to Buyer upon a mutually executed Term Sheet and a mutually executed Non-Disclosure Agreement.



TENANT	SQ. FT.	TERM	LEASE COMMENCEMENT	LEASE EXPIRATION	ANNUAL BASE RENT	ANNUAL PRO RATA %	RENT PER SQ. FT. ANNUAL	RENT PER SQ. FT. MONTHLY	LAST RENTAL INCREASE DATE	RENTAL INCREASE NEW RATE	OPTIONS
	2,640	8 years	5/1/2006	10/31/2016	\$79,701.60	5.05%	\$30.19	\$2.52	11/01/11	11/2016	(2)-5 Year
	3,582	10 years	2/1/2007	2/28/2017	\$145,088.28	6.86%	\$39.33	\$3.28	9/01/14	Annual CPI not to exceed 3%	(4)-5 Year
VACANT SPACE	1,358	TBD	TBD	TBD	\$33,406.80 PROJECTED	2.60%	\$24.60 PROJECTED	\$2.05 PROJECTED & GUARANTEED FOR 12 MONTHS AND HELD IN ESCROW UNTIL LEASED	TBD	TBD	TBD
TOTALS	7,580				\$258,196.68						

Census 2010, 2013, & 2018

	1 mi radius	3 mi radius	5 mi radius
Population			
Census Population (2010)	8,125	74,188	218,138
Estimated Population (2013)	7,846	75,288	223,809
Projected Population (2018)	7,783	79,269	236,742
Households			
Census Households (2010)	2,923	25,961	77,795
Estimated Households (2013)	2,803	26,187	79,302
Projected Households (2018)	2,763	27,407	83,474
Average Household Income			
Estimated Household Income (2013)	\$84,656	\$92,503	\$79,339
Projected Household Income (2018)	\$95,916	\$105,221	\$91,192
Median Household Income			
Estimated Median Household Income (2013)	\$73,241	\$77,635	\$58,106
Projected Median Household Income (2018)	\$82,636	\$87,140	\$69,451