



**WELLS
FARGO**

ACTUAL SITE PHOTO



WELLS FARGO | NNN LEASED OFFERING

710 E SHAW AVE FRESNO, CA 93710

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

The subject property is a drive-thru Wells Fargo bank in a 6,089 Square Foot building located on Shaw Avenue in the heart of California's central valley. Located across the street from Fashion Fair Valley Mall (anchored by Forever 21, Macy's, JC Penny, Apple, and Cheesecake Factory). Also located with 3 miles from Fresno State University, and 1 block from Freeway 41.



INVESTMENT HIGHLIGHTS

.....
WELLS FARGO WITH 17 YEAR OPERATING HISTORY
.....

.....
\$167,000,000 IN DEPOSITS
.....

.....
STRONGEST BRANCH IN FRESNO
.....

.....
UPSIDE POTENTIAL. BELOW MARKET RENT
.....

.....
NNN (ROOF AND STRUCTURE)
.....

OFFERING SPECIFICATIONS

.....
PRICE \$2,411,240
.....

.....
CAP RATE 5.00%
.....

.....
NET OPERATING INCOME \$120,562
.....

.....
SQUARE-FOOTAGE 6,089 SF
.....

.....
MARKET FRESNO
.....

FINANCIAL SUMMARY

WELLS FARGO | NNN LEASED OFFERING

710 E SHAW AVE FRESNO, CA 93710

\$2,411,240

5.00% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	WELLS FARGO
BUILDING SIZE	6,089 SF
LEASE BEGINS	10/25/01
LEASE ENDS	1/22/23
ANNUAL RENT	\$120,562
OPTIONS	TWO, 5 YEAR
INCREASES	6% INCREASE ON 1/22/20 10% INCREASE AT EACH OPTION

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$120,562	5.00%
1/22/2020-1/22/2023	\$127,869	5.30%
OPTION 1	\$140,290	5.82%
OPTION 2	\$154,904	6.42%

TENANT OVERVIEW



WELLS FARGO

Wells Fargo & Company is an American multinational financial services company headquartered in San Francisco, California, with central offices throughout the United States. It is the world's second-largest bank by market capitalization and the fourth largest bank in the US by total assets. Wells Fargo is ranked #26 on the 2018 Fortune 500 rankings of the largest US corporations by total revenue.

The firm's primary operating subsidiary is national bank Wells Fargo Bank, N.A., which designates its main office as Sioux Falls, South Dakota. Wells Fargo in its present form is a result of a merger between San Francisco-based Wells Fargo & Company and Minneapolis-based Norwest Corporation in 1998 and the subsequent 2008 acquisition of Charlotte-based Wachovia. Following the mergers, the company transferred its headquarters to Wells Fargo's headquarters in San Francisco and merged its operating subsidiary with Wells Fargo's operating subsidiary in Sioux Falls. Along with JPMorgan Chase, Bank of America, and Citigroup, Wells Fargo is one of the "Big Four Banks" of the United States. As of June 2018, it had 8,050 branches and 13,000 ATMs. In 2018 the company had operations in 35 countries with over 70 million customers globally.



8,000+
BRANCHES



PUBLICLY
TRADED



265,000
EMPLOYEES

LOCATION AERIAL



LOCATION AERIAL



LOCATION AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,344	155,403	407,311
NUMBER OF HOUSEHOLDS	7,580	56,881	142,074
AVERAGE HOUSEHOLD INCOME	\$44,396	\$59,024	\$64,754
MEDIAN AGE	32.80	35.70	35.40



AREA OVERVIEW

FRESNO, CALIFORNIA

Fresno is a city in California and the county seat of Fresno County. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley.

Named for the abundant ash trees lining the San Joaquin River, Fresno was founded in 1872 as a railway station of the Central Pacific Railroad before it was incorporated in 1885. The city has since become an economic hub of Fresno County and the San Joaquin Valley, with much of the surrounding areas in the Metropolitan Fresno region predominantly tied to large-scale agricultural production.

The population of Fresno grew from a 1960 census population of 134,000 to a 2000 census population of 428,000. With a census-estimated 2017 population of 527,438, Fresno is the fifth-most populous city in California, the most populous city in the Central Valley, the most populous inland city in California, and the 34th-most populous city in the nation.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,344	155,403	407,311
TOTAL NUMBER HOUSEHOLDS	7,580	56,881	142,074
TOTAL NO. PERSONS PER HOUSEHOLD	2.80	2.70	2.80
AVERAGE HOUSE VALUE	\$171,410	\$197,363	\$217,514
AVERAGE HOUSEHOLD INCOME	\$44,396	\$59,024	\$64,754
MEDIAN AGE	32.80	35.70	35.40
WHITE	14,499	115,902	305,412
BLACK	2,309	11,862	28,223
AM. INDIAN & ALASKAN	685	4,731	12,933
ASIAN	2,958	16,746	45,328
HAWAIIAN & PACIFIC ISLAND	78	550	1,265
OTHER	815	5,612	14,150

The Wells Fargo logo, featuring the words "WELLS" and "FARGO" in a bold, yellow, serif font, stacked vertically within a red square.

FRESNO | CALIFORNIA



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