

**FOR SALE**

**citibank**

2121 High Street  
Selma, CA 93662

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**FLOCKE &  
AVOYER**

Commercial Real Estate







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## THE OFFERING

Flocke & Avoyer Commercial Real Estate is pleased to offer for sale a freestanding **absolute NNN** leased investment with 1.5% annual rent increases. The property is leased to Citibank N.A., a wholly owned subsidiary of Citigroup (NYSE: C), the fourth-largest bank in the United States by total assets.

## THE MARKET

- Freestanding building with a hard corner location, multiple points of ingress/egress and a drive-thru.
- Property is located in the area's commercial corridor and adjacent to an abundance of residential housing.

## INVESTMENT OVERVIEW

Remaining Term	5 Years (Expires 1/31/24)
Sales Price	\$2,475,000
Net Operating Income (2018)	\$125,583
CAP Rate	5.07%
Building Size	4,663 SF
Lot Size	0.5 acres
2017 Deposits	\$100,000,000
Market	Selma (Fresno County)
Rent Increases	1.5% Annual
Options	Four (4) at Five (5) Years Each



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## TENANT OVERVIEW

- Citibank, N.A. ("Citibank"), the Tenant, is the consumer division of multinational investment banking and financial services corporation Citigroup Inc., the fourth-largest bank in the United States with \$1.864 trillion in total assets.
- Founded in 1812, Citibank has more than 2,600 branches in 19 countries – including 723 branches in the United States.
- Citibank has a strong presence throughout the state of California.

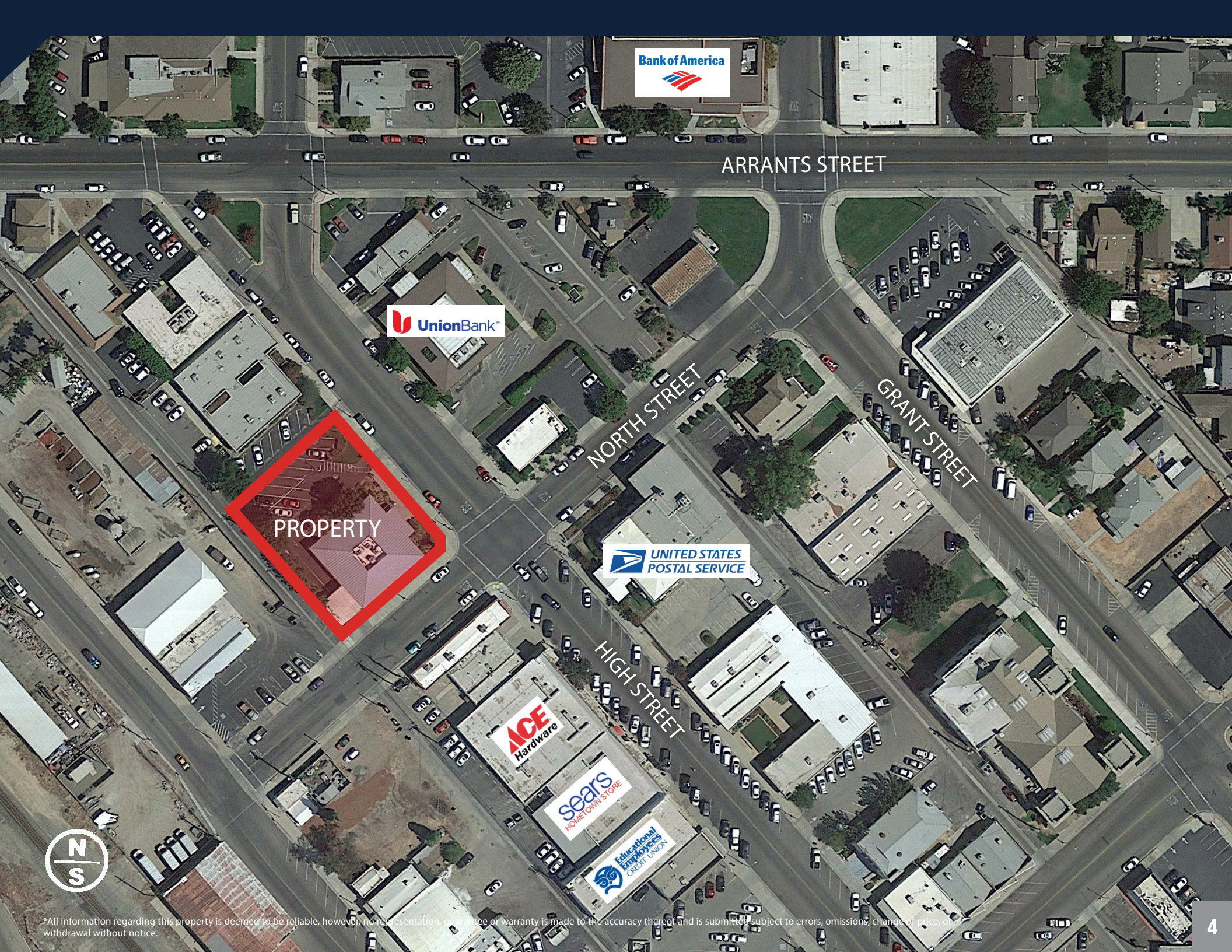
## CORPORATE OVERVIEW

### Citigroup Inc. ("Citi")

Ticker Symbol:	NYSE: C
Total Assets:	\$1.925 Trillion
S&P Credit Rating:	A+
	Stable Outlook







Bank of America



ARRANTS STREET

UnionBank

NORTH STREET

GRANT STREET

PROPERTY

UNITED STATES  
POSTAL SERVICE

HIGH STREET

ACE  
Hardware

sears  
HOMETOWN STORE

Educational  
Employees  
CREDIT UNION



\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price, or withdrawal without notice.





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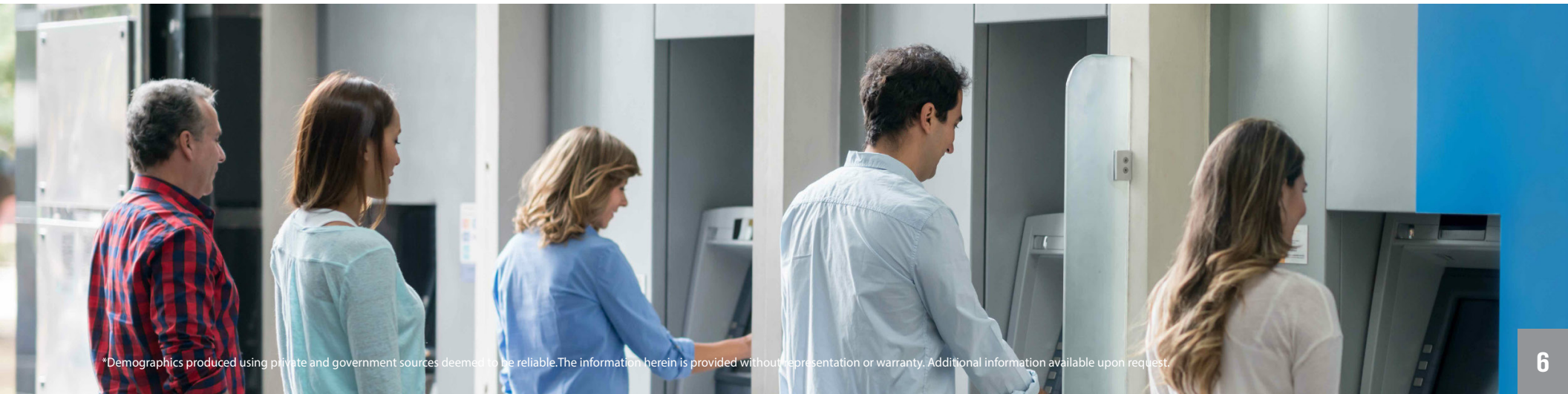
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## DEMOGRAPHICS

	5-Min Drivetime	10-Min Drivetime
Estimated Population	28,057	57,837
Projected Population (2022)	29,118	60,181
Median Age	31.1	32.4
Average Household Income	\$63,448	\$69,963
Average Household Size	3.5	3.3



\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

## DISCLAIMER

Flocke & Avoyer Commercial Real Estate ("FA") has been retained as an exclusive advisor to the Seller for the sale of 2121 High Street, Selma, CA ("Property").

This Offering has been prepared by FA for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by FA, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and FA, therefore, are subject to variation. No representation is made by FA or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, FA, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and FA each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. FA is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner. If you have no further interest in the Property, please return this Investment Offering forth with.

All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

## FOR MORE INFORMATION, PLEASE CONTACT:

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