



NARAN
INVESTMENTS
of Marcus & Millichap

usbank®

**CORPORATE GUARANTEED | RARE 5% INCREASES
EVERY 2 YEARS | SIGNALIZED HARD CORNER**

14075 MAIN STREET, HESPERIA, CA 92345

PRICING

Property Name	US Bank
Property Address	14075 Main Street, Hesperia, CA 92345
Price	\$3,750,000
Cap Rate	5.20%
Approximate Building Square Footage	3,577 Square Feet
Year Built	2007
Approximate Lot Size	0.69 Acres

The asset will be delivered free and clear of debt and is offered as an all cash transaction.
Multiple financing options are available. Contact the listing team to discuss.

TENANT SUMMARY

Tenant Trade Name	US Bank
Lease Commencement	May 2006
Lease Expiration	May 2026
Original Term	20-Year Lease
Option Term	Four, Five-Year Option
Increases	5% increase every 2 years during initial term; 5% increase every option period
Guarantee	Corporate
Lease Type	Modified Net-Lease
Landlord Responsibilities	Structural
Lease Term Remaining	7 Years Remaining

Landlord to pay and Reimbursed by Tenant for CAM, Insurance, Tax, and Management Fee.
Approx. \$21,745 per year.

ANNUALIZED OPERATING DATA

Lease Year	Annual Rent	Monthly Rent
Year 1-2	\$151,332	\$12,611
Year 3-4	\$157,814	\$13,151
Year 5-6	\$164,620	\$13,718
Year 7-8	\$171,767	\$14,314
Year 9-10	\$179,270	\$14,939
Year 11-12	\$187,149	\$15,596
Year 13-14	\$195,421	\$16,285
Year 15-16	\$204,106	\$17,009
Year 17-18	\$213,224	\$17,769
Year 19-20	\$222,798	\$18,566
Option 1: Year 21-25	\$254,485	\$21,207
Option 2: Year 26-30	\$278,341	\$23,195
Option 3: Year 31-35	\$318,781	\$26,565
Option 4: Year 36-40	\$349,237	\$29,103
Current NOI	\$195,421	\$16,285
CAP Rate	5.20%	

Overview

Marcus & Millichap is pleased to present for sale Corporate Guaranteed US Bank located in Hesperia, California. The location is a signalized hard corner with out parcel to Shops at Topaz and Anchor Tenant: 99 Cent Only Grocery Store. Neighboring Tenants Include: McDonalds, Walmart, Taco Bell, Little Ceasars Pizza, Auto Zone, Stater Bros, Davita Dialysis, Kaiser Permanente, and Many More. In addition, over 22,000 planned homes to be built over the next 10 years within 5 miles of Submite Property which added to a population growth of 10% since 2010. The subject property is located on the south west corner of Main Street & Topaz Avenue with traffic counts exceeding 50,000 cars per day.

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,855	47,047	129,742
Households	2,940	13,149	37,719
Avg Household Income	\$59,330	\$54,300	\$52,826

Highlights

- Signalized Hard Corner | Traffic Counts Exceeding 50,000 Cars Per Day
- Dominant Shopping Center in Trade Area along Main Street | Outparcel to Shops at Topaz | Anchor Tenant: 99 Cent Only Store
- Corporate Guaranteed Lease | Strong National Credit Tenant (A+ Credit Rating by S&P) | \$27 million Deposit Base (as of 2017)
- Long Term Lease with Rare 5% Rent Increases every Two Years | 7 Years Remaining on Lease
- Rare Southern California Net Lease Investment Opportunity | Corporate Guaranteed Lease with Drive-Thru Concept
- Dense Demographics | Over 22,000 Planned Homes to be Built next 10 Years within 5 miles of Subject Property | Approved Tapestry Project, a 16,000 Home Master Planned Community that will site on over 9,300 Acres of Land
- Population Growth of 10% since 2010 and the City noted a 35% increase in Single Family Residential Permits from 2000- 2015



LOCATION OVERVIEW

US BANK (HESPERIA, CA)



MAIN STREET - 29,600 CARS PER DAY

20,000 CARS PER DAY

usbank

**SUBJECT
PROPERTY**

LOCATION OVERVIEW

US BANK (HESPERIA, CA)

NARAN
INVESTMENTS
of Marcus & Millichap



cricket
wireless

99¢
only
STORES.

Little Caesars

TACO BELL



usbank

**SUBJECT
PROPERTY**

20,000 CARS PER DAY

MAIN STREET - 29,600 CARS PER DAY

CONFIDENTIALITY AGREEMENT

US BANK (HESPERIA, CA)



Confidentiality Agreement

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property

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