

## RETAIL FOR SALE

### NNN LEASED RETAIL AUTO BUILDING - AAMCO TRANSMISSIONS

2121 Villa Avenue, Clovis, CA 93612



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$770,000
<b>CAP RATE:</b>	7.01%
<b>NOI:</b>	\$54,000
<b>LOT SIZE:</b>	0.57 Acres
<b>YEAR BUILT:</b>	1987
<b>BUILDING SIZE:</b>	2,990 SF
<b>RENOVATED:</b>	2016
<b>ZONING:</b>	C-2
<b>TRAFFIC COUNT:</b>	71,630

#### PROPERTY HIGHLIGHTS

- Quality Franchisee with Four Active Locations
- Tenant in Expansion Mode Adding 3-4 Locations in Next 18 Months
- 10 Year Firm Term Through March 2029
- Over 50 Years As One Of The Most Trusted Experts
- AAMCO Is The Most Trusted And Recognized "Automotive" Brands In The Country
- Absolute NNN Lease w/ Annual Increases: 7.75% Avg Cap Rate
- Express Lube Operating for 26+ Years at This Location
- +/- 2,990 SF Building: Significantly Improved on Tenants Dime
- Great Exposure with 170' Frontage on Villa Ave (1 Curb Cut)
- Surrounded with Quality Tenants - 48,884 Cars Per Day

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#### PROPERTY OVERVIEW

Freestanding Absolute triple net lease with 3% annual increases through 2029. Automotive service shops have occupied this space for 26+ years and AAMCO recently inked a lease through March 2029 with no termination clause. The tenant just completed a \$90K+ remodel in 2019, showing their commitment to the market and location. The vibrant downtown of Clovis attracts various quality tenants surrounding the location bringing great synergy for AAMCO to flourish. Well known and established Automotive building in a highly traveled area near Downtown Clovis. The freestanding building has a functional floor plan that the tenant has made substantial improvements to. Includes (6) Vehicle Bay Doors, (4) of which are Drive through, automotive lifts, and a +/-700 SF improved office/waiting area with HVAC. Sale does NOT include businesses - they are wonderful tenants that will secure your investment.

#### LOCATION OVERVIEW

Property well is located off the Southeast corner of Shaw and Villa Avenues just east of Freeways 168, 41, and 99, North of CA-180, & West of Clovis Ave. Neighboring national tenants include Walmart, FedEx, Michael's, Fitness 19, Auto Zone, Boot Barn, Verizon, Big Lot's, dd's Discounts, Sonic Drive-In, Starbuck's, Me-N-Ed's, McDonald's, Wienerschnitzel, Burger King, Long John Silver's, and Taco Bell.



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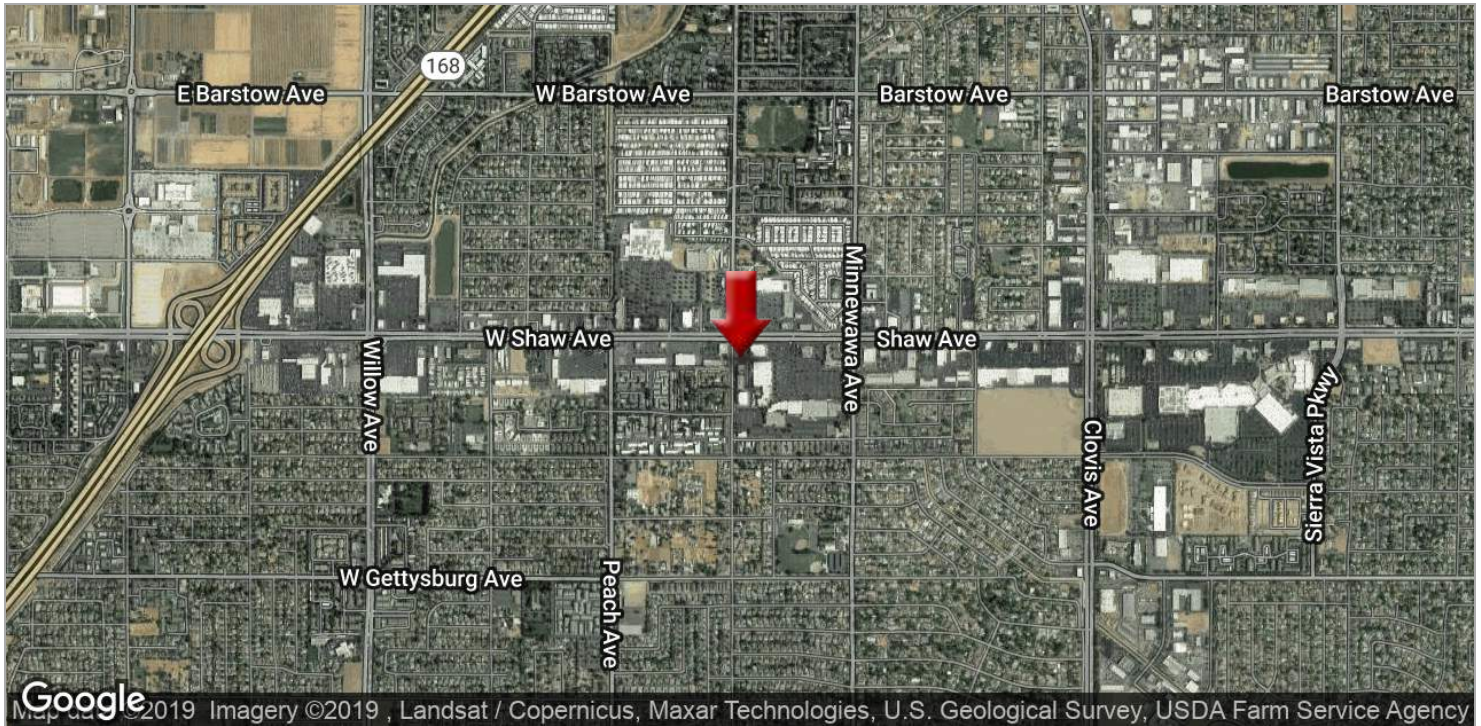
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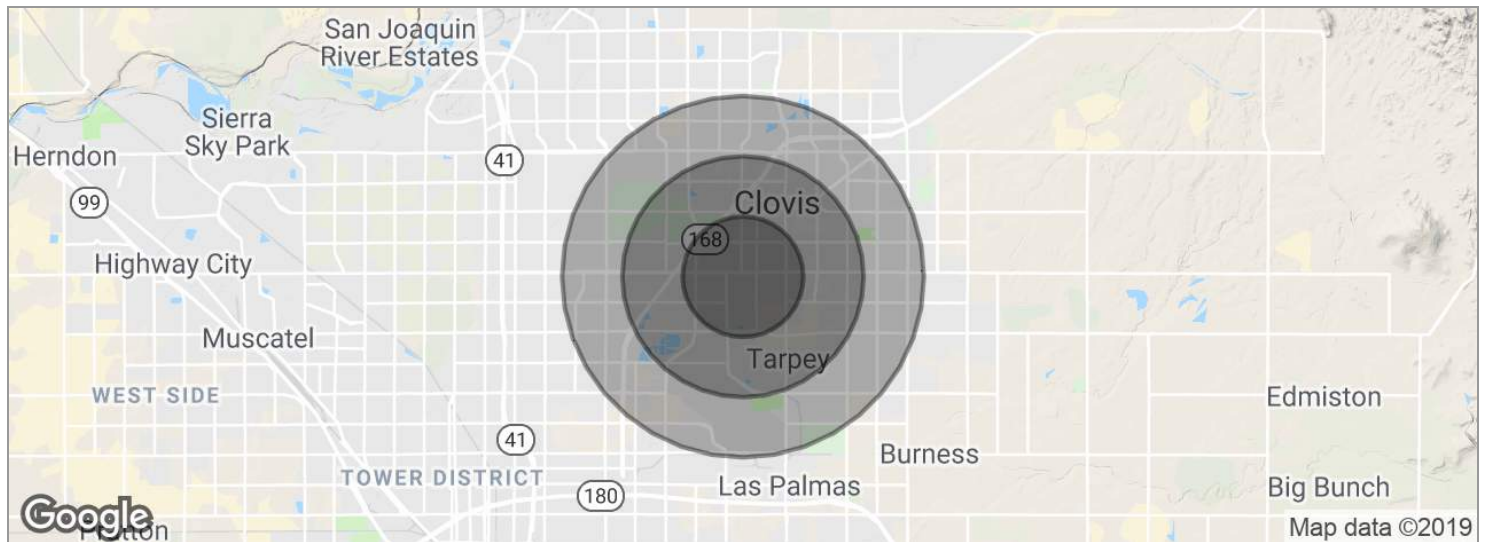
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,130	57,227	110,907
Median age	32.4	32.4	32.4
Median age (male)	29.4	29.8	30.5
Median age (Female)	35.5	34.8	34.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,200	21,663	39,541
# of persons per HH	2.5	2.6	2.8
Average HH income	\$45,523	\$53,236	\$60,464
Average house value	\$255,462	\$274,131	\$307,611
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	31.3%	30.8%	30.2%
RACE (%)	1 MILE	2 MILES	3 MILES
White	63.1%	64.8%	64.7%
Black	3.5%	3.8%	3.8%
Asian	7.3%	8.4%	9.7%
Hawaiian	0.7%	0.4%	0.3%
American Indian	3.8%	2.5%	1.8%
Other	15.8%	15.8%	15.0%

\* Demographic data derived from 2010 US Census

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