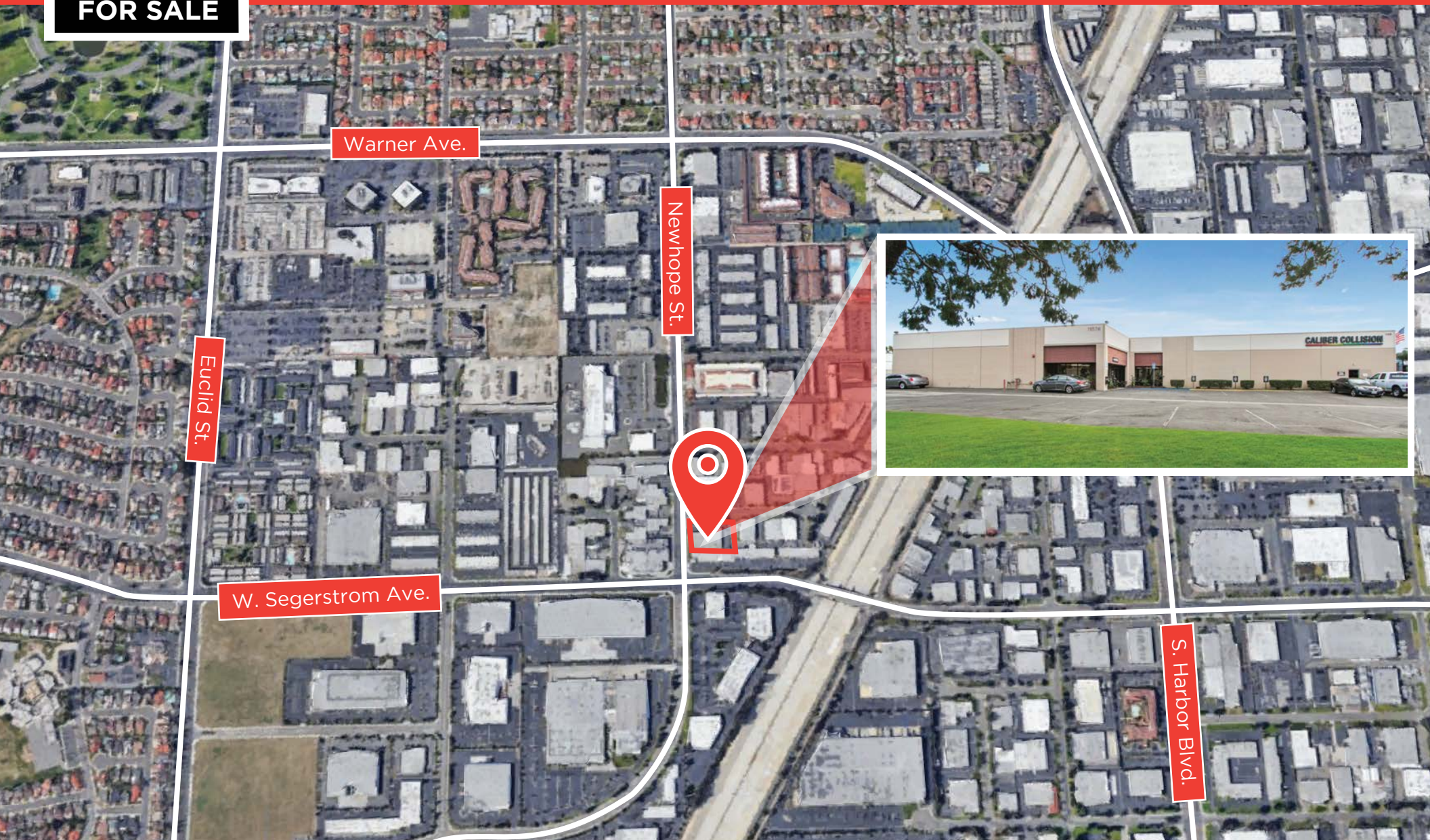


# INVESTMENT OFFERING | 11528 Martens River Cir. Fountain Valley, CA

**FOR SALE**



**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

**Brackmann Jones**

CALIFORNIA INDUSTRIAL  
LOCAL KNOWLEDGE | REAL OPPORTUNITIES  
[WWW.BRACKMANNJONES.COM](http://WWW.BRACKMANNJONES.COM)

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Ashwill Corp DRE Lic# 01291393





OFFERING EXECUTIVE SUMMARY


OFFERING SUMMARY


**Ashwill Associates Commercial Real Estate** is pleased to offer for sale the property located at 11528 Martens River Circle, Fountain Valley, California. A industrial/warehouse building comprised of approximately 18,000 square feet with three drive in doors. The property sits on a high traffic corner of W. Segerstrom Ave and Newhope St. Building tenant is Caliber Collision, who recently merged with ABRA creating a leading collision Repairchain of more than 1,100 locations in 37 states.


- 


Property Name: Caliber Collision
- 


Property Type: Industrial / Warehouse
- 


APN: 169-411-09
- 

Zoning: M
- 

Building Square Footage: +/- 18,000
- 

.96 Acre Parcel
- 

Number of Stories: (One) 1
- 

Drive Ins: 3 (9'w x 11'h)
- 

Ceiling Height: 23'
- 

Fenced Yard

PROPERTY OFFERING INVESTMENT HIGHLIGHTS			
Initial Lease:	10 Year NNN (Caliber has been tenant for 20+ years!) 8 years 10 months left		
Offering Price:	\$5,429,000		
Cap Rate Yr 1:	4.15%		
	Monthly	Yearly	Increases
Nov 1 2019	\$18,744.85	\$225,300	
Nov 1, 2020	\$19,338.10	\$232,057.20	3% increase
2021	\$21,728.99	\$260,747.88	12%
2022	\$22,380.86	\$268,570.32	3%
2023	\$23,052.28	\$276,627.36	3%
2024	\$23,743.85	\$284,926.20	3%
2025	\$24,456.17	\$293,474.04	3%
2026	\$25,189.85	\$302,278.20	3%
Nov 1 - 2027	\$25,945.55	\$311,346.60	3%
One (5) five year option. \$26,723.92 Year 1 with 3% increase annually.			

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## PROPERTY PHOTOS



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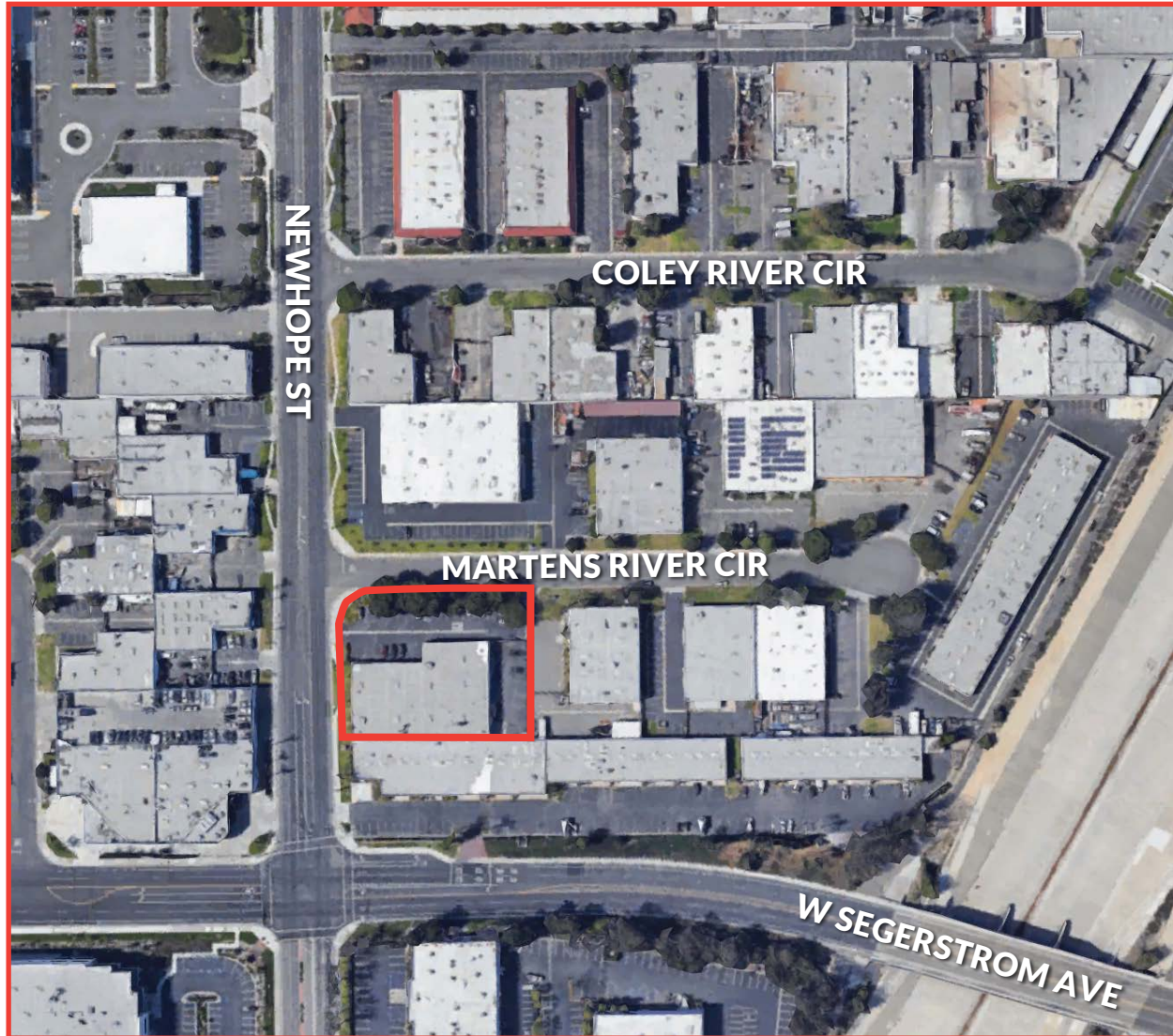
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## OVERHEAD AERIAL



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TENANT PROFILE



TRADE NAME	CALIBER COLLISION
OWNERSHIP	PRIVATE
ANNUAL REVENUE	NEARLY \$4 BILLION (APPROXIMATE)
YEAR FOUNDED	1997
NO. OF LOCATIONS	1,100+
HEADQUARTERS	LEWISVILLE, TX
WEBSITE	CALIBERCOLLISION.COM

America’s Largest Collision Repair Company

STANDARD  
& POOR’S

S&P Credit Rating: “B”

 \$4 B

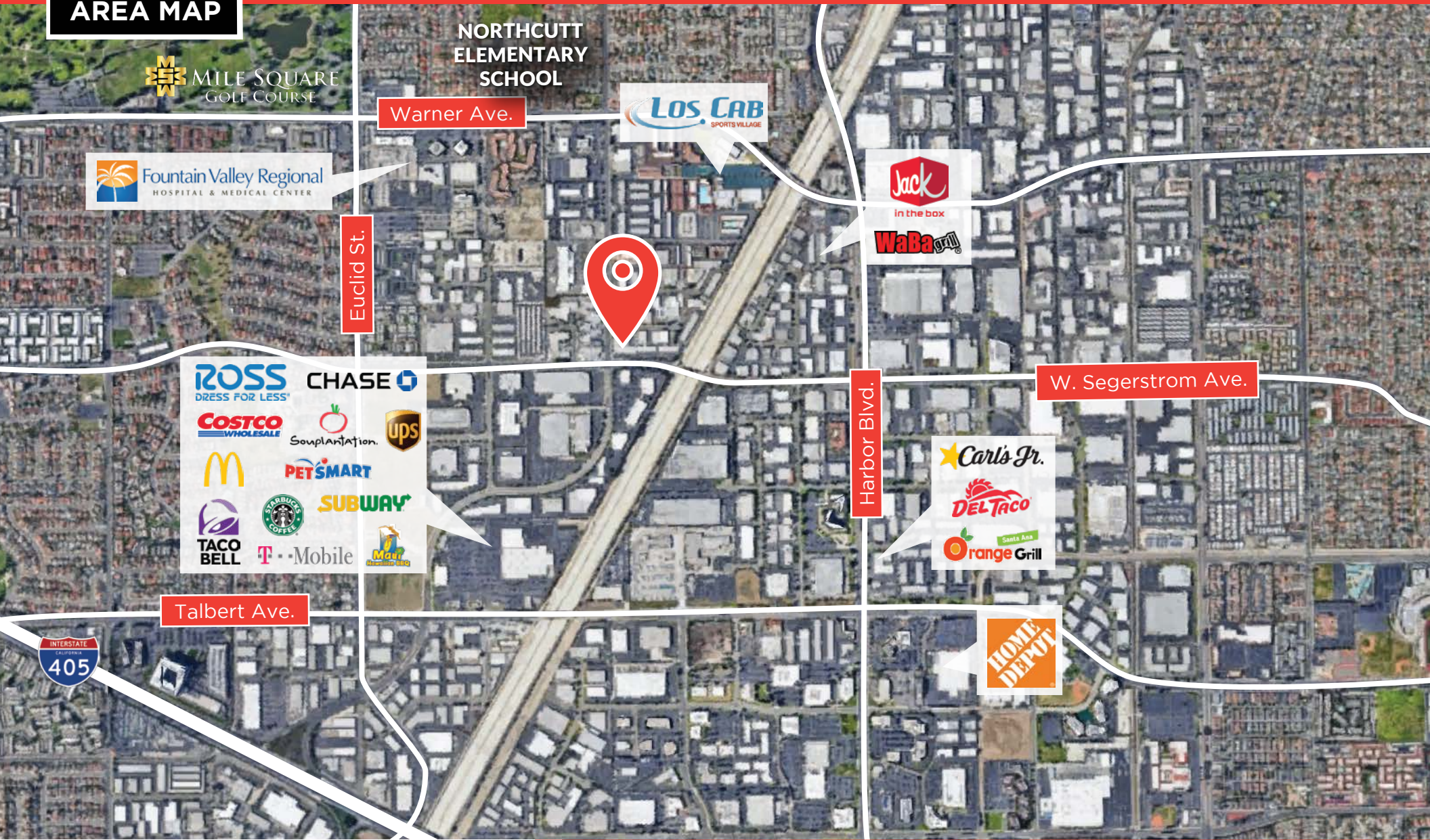
Billion in Total Revenue  
(Approximate)

Caliber Collision Centers is the largest collision repair company in America with more than 1,100 I-CAR Gold Class Professional certified collision repair centers across 37 states. Caliber is consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty available at any of its 1,100+ repair centers. The company repairs more than 450,000 vehicles annually. Caliber Collision has undergone rapid recent growth by aggressively acquiring various local autobody repair shops. Caliber Collision has developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers, which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA.



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## AREA MAP



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## LOCATION OVERVIEW

In 2017, Fountain Valley, CA had a population of 56.6k people with a median age of 43.8 and a median household income of \$86,602. Between 2016 and 2017 the population of Fountain Valley, CA declined from 56,670 to 56,640, a -0.0529% decrease and its median household income grew from \$84,763 to \$86,602, a 2.17% increase.

The largest universities in Fountain Valley, CA are Coastline Community College (2,823 degrees awarded in 2017), Coastline Beauty College (152 degrees), and Modern Technology School (92 degrees).

The median property value in Fountain Valley, CA is \$654,100, and the homeownership rate is 69.5%. Most people in Fountain Valley, CA commute by Drove Alone, and the average commute time is 27.2 minutes. The average car ownership in Fountain Valley, CA is 2 cars per household.

The economy of Fountain Valley, CA employs 26.9k people. The largest industries in Fountain Valley, CA are Manufacturing (4,156 people), Health Care & Social Assistance (3,265 people), and Retail Trade (2,790 people), and the highest paying industries are Utilities (\$78,304), Public Administration (\$70,722), and Manufacturing (\$63,489).

## FOUNTAIN VALLEY, CA

 ADD COMPARISON

POPULATION	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME
56,640	43.8	\$86,602
0.0529% DECLINE		2.17% GROWTH
POVERTY RATE	NUMBER OF EMPLOYEES	MEDIAN PROPERTY VALUE
8.67%	26,929	\$654,100
	0.628% GROWTH	4.39% GROWTH



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## CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum (this “Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the “Confidentiality Agreement”) and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of 11528 Martens River Circle, Fountain Valley, CA (APN#: 169-411-09) (the “Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the “Owner” or Ashwill Associates Commercial Real Estate (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other “Evaluation Material”, including any computer diskettes or files distributed to you via email from Broker are accessible online through Broker’s Website) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “As-Is, Where-Is” basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to Terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal Commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in Connection with sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

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