

Caliber Collision - Net Lease Single Tenant

121 Pierce Street, Gilroy, CA 95020

\$2,600,000



Renz & Renz
George L. Renz, CCIM
george@renzrenz.com
408.846.1031

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List Price	\$2,600,000
Cap Rate	5%
Rent	\$11,000 Monthly \$132,000 Annually
Zoning	CM - Commercial
Building Size	6,090 SqFt
Lot Size	42,091 SqFt
Year Built	1969

Property Highlights

- Net Leased Single Tenant
- Strong Tenant
- Just renewed for 5 additional years
- Rare fully permitted Auto Body & Fender Facility
- Below Market Rents
- Quality Interior Build-out
- Large lot, just under 1 Acre



CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE®

Tenant Summary

Tenant Trade Name	Caliber Collision
Lease Guarantor	CH Hold Corp.
Lease Type	NN
Current Rent	\$11,000 Monthly \$132,000 Annually
Landlord Responsibilities	Liability Insurance, Compliance (including ADA), Structure & Foundation, HVAC & Roof Replacement (Tenant responsible for maintenance).
Original Lease Term	5 Years
Lease Comencement Date	April 11, 2015
Current Lease Expiration Date	April 30, 2025
Options	No options to renew

About Caliber Collision

Caliber Collision is a provider of full-service auto body, collision and windshield auto glass repair and replacement services.

Caliber Collision is a Private company. Caliber is the largest collision repair shop operator in the United States. Founded in 1997, Caliber currently owns and operates 655 collision repair centers across 19 states. The company has approximately 13,000 employees and completes over 800,000 repairs annually.

***information gathered from the following websites: <https://www.globenewswire.com/news-release/2019/02/14/1725765/0/en/Penfund-Announces-US-150-Million-Investment-in-Caliber-Collision-Centers.html> & <https://calibercollision.com/about-us>

Annual Gross Income	\$132,000
Heat & AC Service	\$300
Insurance	\$2,400
Total Expense	\$2,700
Net Annual Income	\$129,300





ABOUT GILROY

Gilroy is best known as the Garlic Capital of the World, and home of the annual Garlic Festival in July. But the city is also known for its peaceful residential environment, its award-winning parks, golf course and recreation programs, and for its urban forest, for which the city has won Tree City USA awards annually since 1979.

Community Resources - A variety of superior community facilities and resources have placed Gilroy high in recent surveys which have attempted to measure the quality of life in Bay Area cities. Major community facilities unveiled in the last decade include St. Louise Regional Hospital along U.S. 101, Wheeler Manor (senior residence) and an expanded Senior Center complex at Sixth and Hanna streets. The Gilroy library is also newly refurbished and computerized. Gavilan Community College in Gilroy is known for the beauty of its campus, set in the foothills which surround the city. Downtown, new vitality and a healthy respect for history make for a lively and interesting town center. Mature neighborhoods blend with newer homes to create an ambient atmosphere for residential areas, served by nearby schools, parks and churches, and just the right combination of rural and suburban amenities. Average home costs in the area are in the \$769,500 range.

Street Plan - Gilroy is situated in South Santa Clara County at the crossing of U.S. Highway 101 and State Highway 152. The 1.5 square mile rectangle known as The Old Quad, was laid out in the mid-1800's, and served as the city's original city limits from its incorporation in 1870 until the first annexation in 1948. The system of numbered streets was used for east-west streets, with First Street / Hecker Pass Highway at the north, and 11th Street at the south. East-west streets added in modern times have not been numbered, but have been named after trees, birds, presidents, historic Gilroy names, and old Spanish or early American names. Sixth Street was once the central road, with perpendicular streets being labeled, for example, North Hanna to the north of 6th, and South Hanna to the south. The addressing scheme changed in 1969. Now Gilroy and Morgan Hill share a common numbering pattern for Monterey Road. East-West streets are labeled East and West as they cross Monterey.

Industry & Economy - Historically, Gilroy's economy has been based in agricultural products and processing. Over the years, prunes, tomatoes, flowers, onions and, of course, garlic, have contributed to the economic health of the agricultural industries. Food processing centers have also established themselves in Gilroy, and government centers also employ many local residents. The Outlets at Gilroy, a five-phase retail complex, draws shoppers from all over the Bay Area and Central Coast regions. The modern era has also seen an increase in interest in Gilroy as a site for expansion of Silicon Valley. About a thousand acres remain available for industrial growth.

***information gathered from the City of Gilroy website: <https://www.cityofgilroy.org/>

Population

	1 Mile	3 Miles	5 Miles
2010	19,074	51,565	60,496
2019	20,788	59,025	68,590
2024 (projected)	21,679	62,297	72,258

Households

	1 Mile	3 Miles	5 Miles
2010	5,264	14,927	17,691
2019	5,620	16,859	19,777
2024 (projected)	5,827	17,717	20,745
2019 Average Size	3.58	3.45	3.42

2019 Households Income

	1 Mile	3 Miles	5 Miles
Median Income	\$79,571	\$101,042	\$105,188
Average Income	\$98,959	\$128,689	\$135,596
Per Capita Income	\$26,513	\$36,861	\$39,184



Renz & Renz Investment and Commercial Brokerage. Return completed forms to George@renzrenz.com for a detailed package with income information.

NON-CIRCUMVENTION AND CONFIDENTIALITY AGREEMENT

For: Prospective Clients, Customers, Buyers & Lenders

The Undersigned hereby agrees to the following:

1. Acknowledgement is given that certain pertinent and confidential information will be received from **Renz & Renz** regarding the sale, lease or exchange of the following described Property and/or Business referred to as: **121 Pierce Street, Gilroy, CA 95020**.
2. Signor understands this investment is tenanted. **Tenants may not be contacted or disturbed**. California laws hinders any site visit without appropriate tenant notice. You may not contact the tenant or any private unit owner directly. All inquiries and requests to be made through seller's agent.
3. All materials provided to any party is considered confidential and these materials may not be shared, duplicated, or used for any purpose other than for their intended use as disclosure from seller to a potential buyer or vested party.
4. Recognizing that the transaction to sell, lease or exchange this Property and/or Business will involve the receipt of detailed information and that even disclosure of the fact that the Property and/or Business is for sale could cause damage, the Undersigned agrees to protect the Seller Confidentiality. The Undersigned promises not to discuss to any Third Party that the Sellers are seeking to sell, lease or exchange Subject Property and further agrees that the Undersigned will not disclose any facts or other pertinent information learned to (1) any Third Party, including, but not limited to, employees, customers, clients, or other prospective Buyers or (2) anyone other than those persons expressly signed below without written permission from **Renz & Renz**. The Undersigned agrees not to photocopy, or allow to be photocopied, any information provided by Sellers and/or Seller's Agent without written permission from Seller and/or Seller's Agent and further agrees to return said information to Sellers and/or Seller's Agent upon request, without retaining any copies or notes regarding the same. The Undersigned also agrees it will not contact, lease or attempt to lease or sell to any current Lessee on the subject rent roll for a period of one year from the date of this agreement.
5. The Undersigned will not circumvent **Renz & Renz**, either directly or indirectly with the relationships in the subject transactions. Recognizing the value of the association with the Sellers, the Undersigned agrees that the Sellers are the Client or Customer of **Renz & Renz** and it is through that association that the subject information is being obtained and provided to the buyer or buyer's agent. Buyer and/or buyer's agent further agree all negotiations will be handled exclusively through **Renz & Renz** unless expressed written consent to negotiate directly with Seller is obtained from **Renz & Renz**.
6. It is agreed that any overt or covert activities to circumvent or violate the confidentiality of this Agreement, such as contacting the Seller's Banker, Accountant, Attorney, Employees, Suppliers, Competitors or Customers without permission of the Seller or his approved Representative shall be a violation of this Agreement and the violated shall have those Rights and Remedies available by law.
7. The Undersigned prospective Buyer and Buyer's Representative for Said Property and/or Business certify that their sole purpose in requesting and reviewing information is to evaluate the Property and/or Business for purposes related to their desire to purchase same and specifically are not related to any desire to acquire competitive information or advantage.

Accepted and Agreed this _____ Day of _____, 20____.

Buyers Real Estate Agent

Prospective Buyer

Investment & Improved Listings

Gas Station (Currently 7-Eleven) - South Jordan, UT - For Sale \$3,000,000 or Lease \$18,000 per Month
Net Leased Single Tenant Caliber Collision - Gilroy, CA - \$2,600,000
Office & Apartments on Egleberry Street - Gilroy, CA - \$1,700,000
6 Unit Apartment Building - Gilroy, CA - \$1,499,000
NNN Investment Office Condominium - Gilroy, CA - \$490,000
NNN O'Reilly Auto Parts - Oxford, AL - \$475,000
Wells Fargo (Dark) - New Boston, TX - \$350,000
Approx. 32 Acre Equistrian, etc. Property - Gilroy, CA - \$3,850,000
44,000 SqFt Anchor Retail Space (Former OSH) - Gilroy, CA - For Lease \$30,000 per Month

Land & Development Projects

Rare 82 Acres of Industrial/Commercial within the City of Gilroy, CA - \$16,815,000
Hwy 101 22.53 Acres of Industrial/Commercial Redevelopment Land - Gilroy, CA - \$8,500,000
2 Seperate Parcels totaling 12.84 Acres of Industrial/Commercial Land next to Walmart - Gilroy, CA - \$7,400,000
3.69 Acres of M-2 Zoned Industrial Land - Gilroy, CA - \$1,750,000
Apartment Project on 7.67 Acres - Salinas, CA - \$1,700,000
3.14 Acres Zoned for High-Density Residential - Manteca, CA - \$1,250,000
16+ Acres of Agricultural Land - Gilroy, CA - \$1,095,000
0.93 Acre Commercial Lot - Gilroy, CA - \$750,000
2.8 Acres of Hwy Commercial on Corner of Hwy 152 & Hwy 33 - Dos Palos, CA - \$299,000

GEORGE L. RENZ, CCIM, SIOR, ALC

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408-846-1031 office | 408-846-1042 fax | george@renzrenz.com | BRE License # 00854816



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EXCLUSIVELY LISTED BY



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