



TRINITY

REAL ESTATE INVESTMENT SERVICES



CALIBER COLLISION CENTER - 294K+ POP

2510 L STREET, BAKERSFIELD, CA 93301

\$2,193,920

6.63% CAP

TRINITYREIS.COM

Actual Property



BAKERSFIELD, CA

\$2,193,920 | 6.63% CAP

- NN Caliber Collision With 2+ Years Remaining on Current Term
- Multiple Parcel Opportunity with Caliber Collision - Please Inquire for Details
- Dense 5 Mile Demographics of 294K+ Residents With Positive Growth Rates Anticipated
- Prime Retail Location - Situated Near National Credit Tenants Including Starbucks, McDonald's, Sonic, and Costco
- Bakersfield has a Population of 380K+ Making it the Ninth-Largest City in the State of California
- As a Hub for Agriculture and Energy Production, Bakersfield's Thriving Economy Revolves Around Natural Gas, Mining, and Petroleum Refining - it is Located in the Most Productive Oil-Producing County in the United States

EXCLUSIVELY MARKETING BY:

RUSS KIMZEY

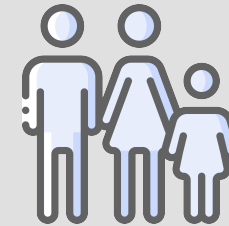
469.964.3047 | russ@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$145,509*
Rent Per SF:	\$10.65
Rent Commencement Date:	9/16/2017
Lease Expiration Date:	9/30/2022
Lease Term Remaining:	2+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Caliber Merged With ABRA Auto Body in 2019, Creating the Leading Collision Repair Chain



Caliber has 1,100+ State-of-the-Art Repair Centers and Employs More than 10,000 People



With an Estimated \$1.65B+ in Annual Revenue, Caliber Continues to Thrive and Expand

PROPERTY DETAILS:

Building Area:	13,385 SF
Land Area:	.87 AC
Year Built:	1958
Guarantor:	Caliber Bodyworks Corporation of California
Price Per SF:	\$163.91

***NOI Based On November Rent Bump**

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Increase
Current Year	Current thru 09/15/2020	\$142,605	\$10.65	2.00%
Year 3-4	09/16/2020 - 09/15/2021	\$145,509	\$10.87	2.00%
Year 4-5	09/16/2021 - 09/30/2022	\$148,419	\$11.08	2.00%
Two (2), 5-Year Options	10/1/2022 - 9/30/2027	\$151,387 - \$163,866	\$11.31 - \$12.24	2.00% Annually
	10/1/2027 - 9/30/2032	\$167,244 - \$180,921	\$12.49 - \$13.52	2.00% Annually



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

In addition to Base Rent, Lessee shall pay to Lessor an amount equal to the Real Property Tax installment due at least 20 days prior to the applicable delinquency date. If any such installment shall cover any period of time prior to or after the expiration or termination of this Lease, Lessee's share of such installment shall be prorated.

INSURANCE

PAID BY TENANT

Lessee shall obtain and keep in force a Commercial General Liability policy of insurance protecting Lessee and Lessor as an additional insured against claims for bodily injury, personal injury and property damage based upon or arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto.

ROOF & STRUCTURE

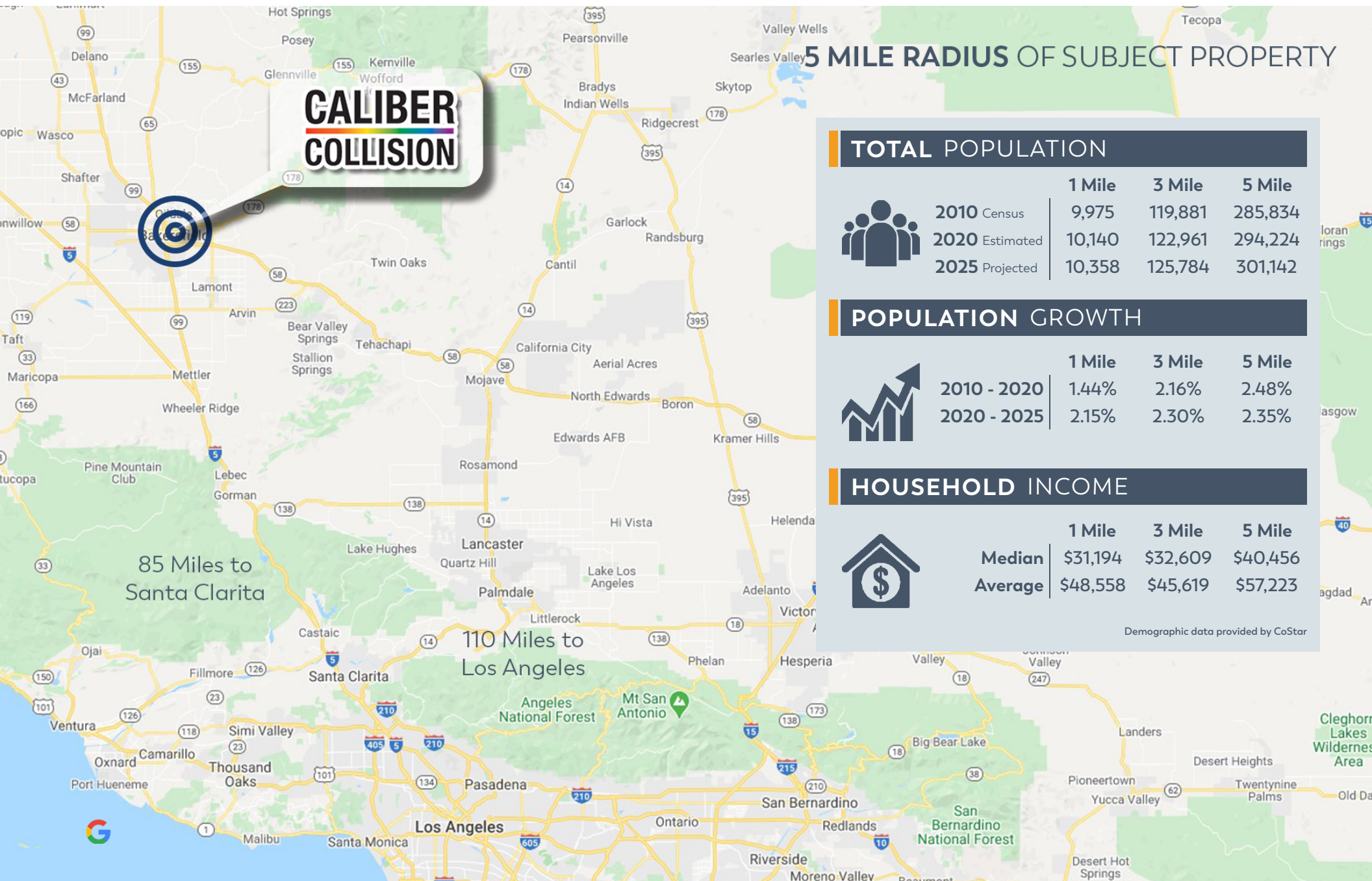
PAID BY LANDLORD

Lessor shall be responsible for maintaining, repairing, restoring and replacing, at Lessor's sole cost and expense, the structural portions of the Premises, the roof, the foundation, the parking lot, the HVAC equipment and any in-ground plumbing and for ensuring that all utilities (electric, water, gas and sewer) are available to and from the point of connection to the improvements located on the Premises.

PARKING LOT & HVAC

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TOTAL POPULATION

		1 Mile	3 Mile	5 Mile
	2010 Census	9,975	119,881	285,834
	2020 Estimated	10,140	122,961	294,224
	2025 Projected	10,358	125,784	301,142

POPULATION GROWTH

		1 Mile	3 Mile	5 Mile
	2010 - 2020	1.44%	2.16%	2.48%
	2020 - 2025	2.15%	2.30%	2.35%

HOUSEHOLD INCOME

		1 Mile	3 Mile	5 Mile
	Median	\$31,194	\$32,609	\$40,456
	Average	\$48,558	\$45,619	\$57,223

Demographic data provided by CoStar



Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency





Key Demographics 5 Miles



Total Population
2020
294,224



Projected Growth
2020 - 2025
2.35%



Actual Property





**CALIBER
COLLISION**

CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE



23 Years
of Success



Ownership
Private



10,000+
Employees
Nationwide



\$1.65B
Annual Revenue



1,100+
Locations

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BROKER OF RECORD

SUMNER HOLLINGSWORTH

NNN Equity Advisors

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