



INTERACTIVE  
OFFERING MEMORANDUM



## MULTI-TENANT FACILITY

2234 GIRARD ST, DELANO, CA 93215



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## EXCLUSIVELY LISTED BY:

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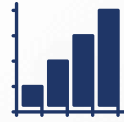
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# INVESTMENT HIGHLIGHTS



**\$2,002,323**

OFFERING PRICE



**6.50%**

CAP RATE



**\$130,151**

NOI



**±8,913 SF**

GLA



**1999**

YEAR BUILT

- **Federal Government Lease:** With an AA+ credit rating from S&P, this is one of the best guarantors available on the market.
- **Jump in Cap Rate:** There will be a \$40,000 increase in rent when the new lease starts in August of 2024 and that will bring the cap rate up to 8.50%.
- **Annual CPI Rent increases:** This property follows the standard GSA leasing structure where any increase in expenses will be covered by the Consumer Price Index increase for the following year.
- **Commitment to site:** With a brand new 4 Year firm extension, this property is in an ideal location for SSA and shows their commitment to this facility.
- **Value Add:** Comprehensive Dentistry has a lease that is ending in April of 2024, meaning anyone who renews with this tenant will add significant value to the lease and will add significant appreciation to the property.



# TENANT SUMMARIES

TENANT TRADE NAME	Social Security Administration
TYPE OF OWNERSHIP	Modified Gross
LEASE GUARANTOR	Federal Government
LEASE TYPE	Modified Gross
ROOF, STRUCTURE, PARKING LOT	Landlord Responsible
ORIGINAL LEASE TERM	4 Years
LEASE COMMENCEMENT DATE	7/31/2024
RENT COMMENCEMENT DATE	7/31/2024
RENT EXPIRATION DATE	7/31/2028
TERM REMAINING ON LEASE	5 Years
INCREASE	Annual CPI Increases
OPTIONS	One, 5-Year Option

TENANT TRADE NAME	Comprehensive Dentistry
TYPE OF OWNERSHIP	Modified Gross <i>Excludes Utilities and Janitorial</i>
LEASE GUARANTOR	Private Guarantor
LEASE TYPE	Modified Gross
ROOF, STRUCTURE, PARKING LOT	Landlord Responsible
ORIGINAL LEASE TERM	2 Years
LEASE COMMENCEMENT DATE	5/1/2022
RENT COMMENCEMENT DATE	4/30/2024
RENT EXPIRATION DATE	4/30/2024
TERM REMAINING ON LEASE	±7 Months
INCREASE	N/A
OPTIONS	Three, 3-Year Options

# FINANCIAL OVERVIEW

## NET OPERATING INCOME BREAKDOWN

	IN-PLACE	
	TOTAL	\$ PSF
<b>Income</b>		
Rental Income	\$247,643	\$27.78
Effective Gross Revenue	\$253,768	\$28.47
<b>Expenses</b>		
Real Estate Taxes	\$21,892	\$2.45
Management	\$9,600	\$1.07
Insurance	\$3,062	\$0.34
Maintenance	\$49,823	\$5.58
Utilities	\$36,290.74	\$4.07
Miscellaneous	\$2,949.99	\$0.33
<b>Total Operating Expense</b>	\$123,617	\$13.86
<b>Net Operating Income</b>	\$130,152	\$14.61
<i>Operating Expense Ratio</i>	48.7%	

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
<b>Current - 11/30/2024</b>	<b>\$21,147.36</b>	<b>\$253,768.37</b>	<b>6.50%</b>
12/1/2024-11/30/2029	\$24,480.70	\$293,768.37	8.50%

\*Estimates off \$40,000 increase in Social Security

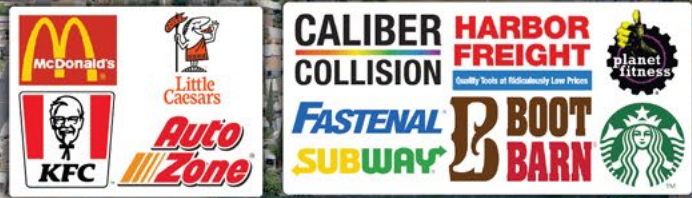


## FOR FINANCING INQUIRIES PLEASE REACH OUT TO:

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DELANO HIGH SCHOOL  
± 1,200 STUDENTS



99

± 55,000 VPD



SUBJECT PROPERTY





**WILDWOOD**  
TRADING GROUP

**U-HAUL**

**GRAND SLAM**  
USA  
GYM

**Tony's**  
**FIREHOUSE**  
GRILL

**Denny's**

**Jack**  
in the box

**RODEWAY**  
INN & SUITES

99 ± 55,000 VPD

**Delano**  
Family Dentistry

**Delano**  
WINE & SPIRITS  
100% of our profits poured back into our community

**Chevron**

**GENERALS**  
CAFE & GRILL

**BW** Best Western

**SUBJECT PROPERTY**

**ExtraMile**

**H**  
**Holiday Inn**

**BIG LOTS!** **TSC** **TRACTOR SUPPLY CO**

## TENANT OVERVIEW



**1,200+**

Field Offices



**1935**

Year Founded



**60,000+**

Employees

## SOCIAL SECURITY ADMINISTRATION

The United States Social Security Administration is an independent agency of the U.S. federal government that administers Social Security, a social insurance program consisting of retirement, disability and survivor benefits. To qualify for most of these benefits, most workers pay Social Security taxes on their earnings; the claimant's benefits are based on the wage earner's contributions. Otherwise benefits such as Supplemental Security Income (SSI) are given based on need.

The Social Security Administration was established by the Social Security Act of 1935 and is codified in 42 U.S.C. § 901. It was created in 1935 as the "Social Security Board", then assumed its present name in 1946. Its current leader is Kilolo Kijakazi, who serves on an acting basis.

SSA offers its services to the public through 1,200 field offices, a website, and a national toll-free number. Field offices, which served 43 million individuals in 2019, were reopened on April 7, 2022 after being closed for two years due to the COVID-19 pandemic.

SSA is headquartered in Woodlawn, Maryland, just to the west of Baltimore, at what is known as Central Office. In addition to its 1,200 field offices, the agency includes 10 regional offices, 8 processing centers, and 37 Teleservice Centers. About 60,000 people were employed by SSA. Headquarters non-supervisory employees of SSA are represented by American Federation of Government Employees Local 1923.



# AREA OVERVIEW

±50 MILES

BAKERSFIELD, CA

## DELANO, CA

Delano, California is located in the southern part of the San Joaquin Valley, which is in the central part of the state. It is situated in Kern County, approximately 31 miles north of Bakersfield, the county seat. Delano is a diverse and multicultural city that holds a strong connection to its agricultural heritage. The city's landscape is dominated by vast farmlands, showcasing its role as an essential hub for agricultural production in the San Joaquin Valley. The city is known for its production of various crops, with grapes, particularly table grapes, being a significant contributor to the economy. Additionally, Delano produces citrus fruits, vegetables, nuts, and other agricultural products. The city's favorable climate and fertile soil make it conducive to successful farming practices. Agriculture-related businesses, such as packing and distribution centers, provide jobs and economic activity in the area.

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	2,254	10,909	16,632
2023 Estimate	2,260	10,939	16,670
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	954	4,270	6,332
2023 Estimate	957	4,286	6,355
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$64,368	\$50,616	\$48,829

An aerial night photograph of Bakersfield, California. The city is illuminated by streetlights and building lights, creating a vibrant scene. The skyline is visible in the distance under a dark sky. The foreground shows various urban buildings and parking lots.

## BAKERSFIELD, CA

Positioned right where the San Joaquin Valley meets the Sierra Nevada, Bakersfield is a thriving community that wears its unique heritage on its sleeve. While one of California's largest cities today, Bakersfield's local character is heavily influenced by its agricultural background. Horse shows are popular, with many filling the calendar, and locals love to take advantage of the outlying landscape in off-road vehicles. Festivals throughout the year celebrate the city's diverse cultural influences, including Native American, Basque, Greek, and Scottish events.

Musical traditions run deep in Bakersfield, and largely define the community. The city is nicknamed "Nashville West" for its tremendous output of country music over the years, with legendary hometown performers like Merle Haggard and Buck Owens popularizing the "Bakersfield Sound" from the 1960s forward and influencing generations of musicians in the process; today, the bars and venues of Downtown Bakersfield play host to musicians of all genres, continuing the city's proud legacy.



## ECONOMY

Bakersfield is a significant hub for both **agriculture and energy production**. Kern County was the most productive **oil-producing county** in California and the fourth-most productive agricultural county in the U.S. Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices. Bakersfield has a growing manufacturing and distribution sector. With the consistent growth of the manufacturing and distribution industries, inexpensive land, and accessible transportation to major surrounding areas, several companies have moved their business to Bakersfield. Products manufactured in the city include: ice cream, Dreyer's Grand Ice Cream which as the world's largest ice cream plant in the city; central vacuums, highway paint, and stock racing cars.

## MAJOR EMPLOYERS

	# OF EMPLOYEES
County of Kern	7,633
Kern High School District	4,665
Bakersfield City School District	4,033
Dignity Health	3,582
Panama-Buena Vista Union School District	2,473
Bolthouse Farms	2,332
Adventist Health Bakersfield	1,930
Kern Medical Center	1,818
Kern County Superintendent of Schools	1,567

## CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of **2234 Girard St, Delano, CA 93215** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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