



Representative Photo



UNITED STATES
POSTAL SERVICE

727 KENTUCKY ST | BAKERSFIELD, CA 93305

INTERACTIVE OFFERING MEMORANDUM

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727 KENTUCKY ST, BAKERSFIELD, CA 93305

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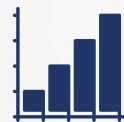
TENANT PROFILE

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AREA OVERVIEWS



\$1,904,000
LIST PRICE



6.11%
CAP RATE



\$287
PPSF

INVESTMENT HIGHLIGHTS

- **Essential Infrastructure:** The USPS serves as a critical component of the nation's infrastructure, providing reliable mail and package delivery services to every corner of the United States. Its extensive network, spanning urban and rural areas, makes it an indispensable part of the country's logistics chain.
- **Strong Market Position:** With its unparalleled reach, the USPS maintains a dominant market position in mail and package delivery. It has a well-established brand and customer base, making it a preferred choice for businesses and consumers.
- **E-Commerce Boom:** The exponential growth of e-commerce has translated into increased demand for package delivery services. The United States Postal Service, with its expansive last-mile delivery capabilities, stands to benefit significantly from this trend, as more consumers turn to online shopping.
- **Financial Resilience:** USPS has historically displayed financial resilience. Its ability to adapt to changing market dynamics and implement cost-saving measures demonstrates its commitment to long-term durability.
- **Government Support and Oversight:** As a government agency, the United States Postal Service benefits from a level of support and oversight that ensures its stability and continuity. This protection can provide a degree of insulation from market volatility.
- **Investment Grade Tenant:** USPS is rated S&P: AA+.



Representative Photo

FINANCIAL OVERVIEW

TENANT SUMMARY

TENANT TRADE NAME	United States Postal Service
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	United States Postal Service
LEASE TYPE	USPS Maintenance Rider
ROOF AND STRUCTURE	Landlord Responsibility
GLA	±6,629 SF
LAND AREA	±0.73 AC
YEAR BUILT	1968
LEASE TERM	±4.5 Years
LEASE EXPIRATION DATE	10/31/2028

INCOME & EXPENSES

	TOTAL	\$/SF
INCOME		
Rent	\$120,317.00	\$18.15
Effective Gross Income	\$120,317.00	\$18.15
EXPENSES		
Insurance	\$2,320.15	\$0.35
Maintenance Reserve	\$1,657.25	\$0.25
Total Operating Expenses	\$3,977.40	\$0.60
NET OPERATING INCOME	\$116,339.60	\$17.55

FINANCING INQUIRIES

For financing reach out to:

COREY RUSSELL

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TENANT PROFILE

COMPANY NAME

United States Postal Service

EMPLOYEES

±635,000

WEBSITE

WWW.USPS.COM

INDUSTRY

Mailing Service

HEADQUARTERS

Washington, D.C



UNITED STATES POSTAL SERVICE

The United States Postal Service (USPS; also known as the Post Office, U.S. Mail, or Postal Service) is an independent agency of the executive branch of the United States federal government responsible for providing postal service in the United States, including its insular areas and associated states. It is one of the few government agencies explicitly authorized by the United States Constitution.

The United States Postal Service employs 635,000+ workers, making it the third-largest civilian employer in the United States behind the federal government and Walmart. The USPS operates 31,132+ post offices and locations in the U.S., and delivers 149.5 billion pieces of mail annually. The USPS operates one of the largest civilian vehicles in the world, with an estimated 235,000 vehicles. It is by geography and volume the globe's largest postal system, delivering 47% of the world's mail.



31,132+

Locations



1775

Year Founded



635,000+

Employees



UNION AVE ± 25,000 VPD

178

± 66,000 VPD

MOUNT VERNON AVE ± 26,000 VPD

SUBJECT PROPERTY



WILLIAMS ELEMENTARY
435 STUDENTS



KERN MEDICAL HOSPITAL
222 BEDS



RAMON GARZA ELEMENTARY
861 STUDENTS



SIERRA MIDDLE SCHOOL
868 STUDENTS



DOLLAR GENERAL



Smart & Final

Walgreens



Office DEPOT
OfficeMax

Walmart
Supercenter

BIG! LOTS



PET SMART



DOLLAR GENERAL

AutoZone

DOLLAR GENERAL

Foods Co.

LOWE'S

99¢
only
STORES

dd's
DISCOUNTS

WELLS
FARGO

Papa Murphy's
TAKE 'N' BAKE PIZZA



TARGET

AREA OVERVIEW

BAKERSFIELD, CA

Nestled in California's Central Valley, Bakersfield boasts a unique charm blending urban amenities with agricultural heritage. Known as the "Country Music Capital of the West Coast," Bakersfield resonates with the twang of guitars and the rhythm of country beats, a tribute to its rich musical legacy. The city's diverse cultural tapestry is woven with Mexican and Basque influences, evident in its vibrant festivals and delicious cuisine. Surrounded by fertile farmland, Bakersfield thrives as an agricultural hub, producing a bounty of crops ranging from citrus fruits to nuts. Its sunny climate and proximity to natural wonders like Sequoia National Forest and Yosemite National Park make it an ideal destination for outdoor enthusiasts. With a blend of tradition and modernity, Bakersfield offers visitors and residents alike a warm, welcoming atmosphere that captures the essence of California's heartland.

ECONOMY

Bakersfield boasts a diverse and resilient economy rooted in agriculture, oil production, and manufacturing. As one of the most productive agricultural regions in the nation, Bakersfield thrives on the cultivation of crops such as almonds, citrus fruits, and grapes. Additionally, the city's oil industry plays a significant role, with numerous oil fields dotting the landscape and contributing to the local economy. Bakersfield is also home to a thriving manufacturing sector, encompassing industries such as aerospace, food processing, and distribution. The city's strategic location along major transportation routes further enhances its economic vitality, fostering trade and commerce. Bakersfield's diverse economic base continues to drive growth and opportunity for businesses and residents alike.



CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **727 Kentucky St, Bakersfield, CA 93305** ("Property"). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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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