



Underwriting Report - Retail Property

Colonial Square

5101-5145 Ming Ave

36,912 SF Retail Building

Bakersfield, California - Southwest Bakersfield Submarket

PREPARED BY

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PEER PROPERTIES

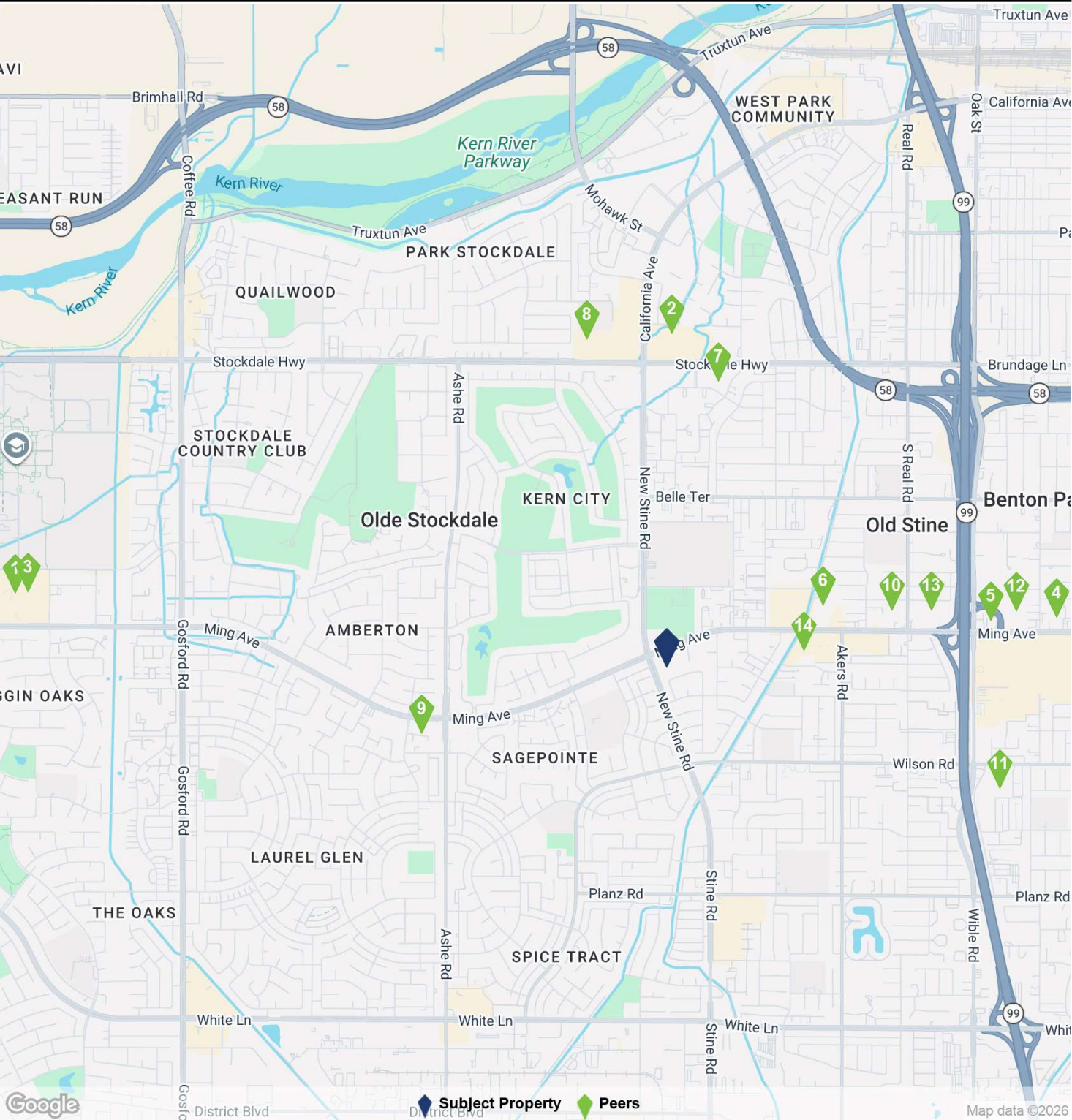
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Peer Properties Summary

5101-5145 Ming Ave - Colonial Square

No. Peers	NNN Market Rent/SF	Availability Rate	Vacancy Rate
14	\$25.76	6.1%	6.2%

PEER LOCATIONS



Peer Properties Summary

5101-5145 Ming Ave - Colonial Square

	Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
							Spcs	Avail %	Vac %	
1	DEF 9000 Ming Ave ★★★★★	1997/-	2.5 mi	91	21,315	-	2	25.3%	25.3%	\$49 - 60 (Est.)
2	5190 Stockdale Hwy ★★★★★	2000/-	1.3 mi	65	59,282	ALDI	0	0%	0%	\$43 - 52 (Est.)
3	Vons 9000 Ming Ave ★★★★★	1996/-	2.4 mi	91	56,625	Vons	0	0%	0%	\$25 - 30 (Est.)
4	Valley Square Shoppi... 2710-2728 Ming Ave ★★★★★	-/1986	1.5 mi	49	36,939	Michaels	0	0%	0%	\$23 - 28 (Est.)
5	3214-3216 Ming Ave ★★★★★	1973/-	1.2 mi	50	30,708	Big 5 Sporting Goods	0	0%	0%	\$22 - 27 (Est.)
6	Ming & Stine Shoppin... 4100-4200 Ming Ave ★★★★★	1973/-	0.64 mi	53	35,880	PetSmart The Salvation Ar...	0	0%	0%	\$17 - 21 (Est.)
7	Stockdale Fashion Pl... 4703-5021 Stockdale Hwy ★★★★★	1980/1994	1.1 mi	56	51,314	-	5	21.8%	21.8%	\$17 - 20 (Est.)
8	5700 Stockdale Hwy ★★★★★	1999/-	1.3 mi	71	48,963	Vons	0	0%	0%	\$16 - 20 (Est.)
9	Ming & Ashe Laurelgl... 6621-6667 Ming Ave ★★★★★	1982/-	0.96 mi	69	41,600	-	0	0%	2.2%	\$19.68
10	3760-3792 Ming Ave ★★★★★	1989/-	0.88 mi	56	35,700	-	1	6.7%	6.7%	\$19.20
11	3041-3105 Wilson Rd ★★★★★	1978/-	1.3 mi	57	73,132	Dollar General	0	0%	0%	\$16 - 19 (Est.)
12	3008-3010 Ming Ave ★★★★★	1970/1987	1.3 mi	62	50,834	Marshalls	0	0%	0%	\$15 - 19 (Est.)
13	Valley Village Shoppi... 3412-3690 Ming Ave ★★★★★	1984/-	1.0 mi	55	64,780	Mejana Market Guitar Center	4	29.1%	29.1%	\$17.40
14	4105-4151 Ming Ave ★★★★★	1960/2015	0.53 mi	65	44,480	-	1	3.6%	3.6%	\$13 - 15 (Est.)
	Colonial Square 5101-5145 Ming Ave ★★★★★	1985/-	0.00 mi	60	36,912	-	3	22.5%	22.5%	\$13.89



1 DEF



9000 Ming Ave
21,315 SF / Vacancy Rate 25.3%
Rent/SF - \$49 - 60 (Est.)
Owner: First Washington Realty, Inc.



2 The Stockdale Plaza



5190 Stockdale Hwy
59,282 SF / Vacancy Rate 0%
Rent/SF - \$43 - 52 (Est.)
Owner: Dollinger Properties



3 Vons



9000 Ming Ave
56,625 SF / Vacancy Rate 0%
Rent/SF - \$25 - 30 (Est.)
Owner: First Washington Realty, Inc.



4 Valley Square Shopping Ce...



2710-2728 Ming Ave
36,939 SF / Vacancy Rate 0%
Rent/SF - \$23 - 28 (Est.)
Owner: Apex Realty, Inc.



5 Ming & Wible Center



3214-3216 Ming Ave
30,708 SF / Vacancy Rate 0%
Rent/SF - \$22 - 27 (Est.)
Owner: Novaluxe Investment Llc



6 Ming & Stine Shopping Center



4100-4200 Ming Ave
35,880 SF / Vacancy Rate 0%
Rent/SF - \$17 - 21 (Est.)
Owner: Nationside Trading Corp, Lin...



7 Stockdale Fashion Plaza



4703-5021 Stockdale Hwy
51,314 SF / Vacancy Rate 21.8%
Rent/SF - \$17 - 20 (Est.)
Owner: Dollinger Properties



8 Stockdale Village



5700 Stockdale Hwy
48,963 SF / Vacancy Rate 0%
Rent/SF - \$16 - 20 (Est.)
Owner: CNA Enterprises, Inc.



9 Ming & Ashe Laurelglenn Plaza



6621-6667 Ming Ave
41,600 SF / Vacancy Rate 2.2%
NNN Rent/SF - \$19.68
Owner: Kenneth Young





10

The Shops on Ming

3760-3792 Ming Ave
35,700 SF / Vacancy Rate 6.7%
NNN Rent/SF - \$19.20
Owner: Olivieri Commercial Group

★★★★★



11

Wilson Shopping Plaza

3041-3105 Wilson Rd
73,132 SF / Vacancy Rate 0%
Rent/SF - \$16 - 19 (Est.)
Owner: Vikram Reddy

★★★★★



12

Hahn's Plaza

3008-3010 Ming Ave
50,834 SF / Vacancy Rate 0%
Rent/SF - \$15 - 19 (Est.)
Owner: CNA Enterprises, Inc.

★★★★★



13

Valley Village Shopping Ce...

3412-3690 Ming Ave
64,780 SF / Vacancy Rate 29.1%
NNN Rent/SF - \$17.40
Owner: Center Properties

★★★★★



14

Home Depot Center

4105-4151 Ming Ave
44,480 SF / Vacancy Rate 3.6%
Rent/SF - \$13 - 15 (Est.)
Owner: Michael Schochet

★★★★★



Colonial Square

5101-5145 Ming Ave
36,912 SF / Vacancy Rate 22.5%
NNN Rent/SF - \$13.89
Owner: SRK Investment, Inc.

★★★★★

Peer Property Details

5101-5145 Ming Ave - Colonial Square

1 9000 Ming Ave - DEF



Distance to Subject Property: 2.5 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	25.3%	22.5%
NNN Asking Rent:	\$49.20-60.13 (Est.)	\$13.89/SF/Yr
Months To Lease:	-	8 mo
Time On Market:	34 mo	6 mo
Location Score:	Best Location (91)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	60 - Moderately friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly	90 - Exceptionally frie...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Community Center	Tenancy:	8 Tenants
Center:	The Marketplace Bak...	Construction:	Reinforced Concrete
GLA:	21,315 SF	Land SF:	477,418 SF
Year Built/Renov	1997	Building FAR:	0.04
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	119 free Surface Spaces are available; Ratio of 5.58/1000 SF		
Features:	Bus Line		
Frontage:	132' on Ming Ave		

AVAILABILITY

Spaces:	2
Square Feet	5,392
Range:	1,934 - 3,458
Max Contig:	3,458
% Sublet:	0%
CoStar Est:	\$49.20-60.13

2 5190 Stockdale Hwy



Distance to Subject Property: 1.3 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	22.5%
NNN Asking Rent:	\$42.60-52.06 (Est.)	\$13.89/SF/Yr
Months To Lease:	5 mo	8 mo
Time On Market:	-	6 mo
Location Score:	Good Location (65)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	60 - Moderately friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally frie...	90 - Exceptionally frie...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Community Center	Tenancy:	4 Tenants
Center:	The Stockdale Plaza	Construction:	Masonry
GLA:	59,282 SF	Land SF:	224,334 SF
Year Built/Renov	2000	Building FAR:	0.26
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	300 Surface Spaces are available; Ratio of 5.17/1000 SF		
Features:	Dedicated Turn Lane, Signage, Signalized Intersection		
Frontage:	490' on Stockdale Hwy (with 2 curb cuts)		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$42.60-52.06

Peer Property Details

5101-5145 Ming Ave - Colonial Square

3 9000 Ming Ave - Vons



Distance to Subject Property: 2.4 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	22.5%
NNN Asking Rent:	\$24.86-30.38 (Est.)	\$13.89/SF/Yr
Months To Lease:	-	8 mo
Time On Market:	-	6 mo
Location Score:	Best Location (91)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	60 - Moderately friendly	50 - Fairly friendly
Car Friendly	70 - Moderately friendly	90 - Exceptionally frie...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Community Center	Tenancy:	2 Tenants
Center:	The Marketplace Bak...	Construction:	-
GLA:	56,625 SF	Land SF:	265,280 SF
Year Built/Renov	1996	Building FAR:	0.21
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	403 Surface Spaces are available; Ratio of 7.12/1000 SF		
Features:	Dedicated Turn Lane, Signage		
Frontage:	1,504' on Camino Media Ave, 1,096' on Haggin Oaks Blvd, 1,476' on Ming...		

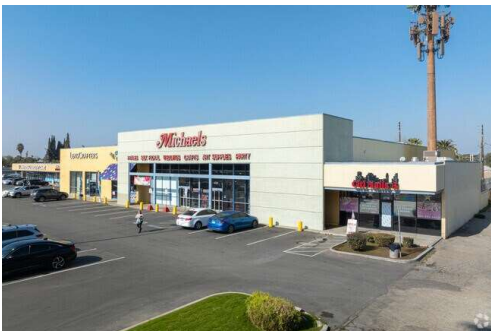
AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$24.86-30.38

4 2710-2728 Ming Ave - Valley Square Shopping Center



Distance to Subject Property: 1.5 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	22.5%
NNN Asking Rent:	\$23.11-28.24 (Est.)	\$13.89/SF/Yr
Months To Lease:	-	8 mo
Time On Market:	-	6 mo
Location Score:	Below National Avg (49)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally fri...	90 - Exceptionally frie...
Transit Friendly	50 - Fairly friendly	30 - Somewhat friendly

PROPERTY

Type:	Neighborhood Center	Tenancy:	9 Tenants
Center:	Valley Square Shoppi...	Construction:	-
GLA:	36,939 SF	Land SF:	39,609 SF
Year Built/Renov	Renov 1986	Building FAR:	0.93
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	175 free Surface Spaces are available; Ratio of 4.04/1000 SF		
Features:	Bus Line, Signage, Signalized Intersection		
Frontage:	-		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$23.11-28.24

Peer Property Details

5101-5145 Ming Ave - Colonial Square

5 3214-3216 Ming Ave 
Distance to Subject Property: 1.2 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	22.5%
NNN Asking Rent:	\$21.98-26.86 (Est.)	\$13.89/SF/Yr
Months To Lease:	-	8 mo
Time On Market:	-	6 mo
Location Score:	Good Location (50)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	40 - Fairly friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally fri...	90 - Exceptionally fri...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Neighborhood Center	Tenancy:	4 Tenants
Center:	Ming & Wible Center	Construction:	Reinforced Concrete
GLA:	30,708 SF	Land SF:	87,556 SF
Year Built/Renov	1973	Building FAR:	0.35
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	137 Surface Spaces are available; Ratio of 4.46/1000 SF		
Features:	Bus Line, Corner Lot, Freeway Visibility, Monument Signage, Pylon Sign,...		
Frontage:	271' on Ming Ave, 81' on Wilbe Rd		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$21.98-26.86

6 4100-4200 Ming Ave - Ming & Stine Shopping Center 
Distance to Subject Property: 0.6 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	22.5%
NNN Asking Rent:	\$16.95-20.72 (Est.)	\$13.89/SF/Yr
Months To Lease:	-	8 mo
Time On Market:	-	6 mo
Location Score:	Good Location (53)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally fri...	90 - Exceptionally fri...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Neighborhood Center	Tenancy:	5 Tenants
Center:	PetsMart-anchored	Construction:	-
GLA:	35,880 SF	Land SF:	141,134 SF
Year Built/Renov	1973	Building FAR:	0.25
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	351 Surface Spaces are available; Ratio of 9.90/1000 SF		
Features:	Bus Line, Pylon Sign, Signage, Signalized Intersection		
Frontage:	643' on Ming Ave Ave, 709' on Stine Rd Rd		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$16.95-20.72

Peer Property Details

5101-5145 Ming Ave - Colonial Square

7 4703-5021 Stockdale Hwy - Stockdale Fashion Plaza



Distance to Subject Property: 1.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	21.8%	22.5%
NNN Asking Rent:	\$16.58-20.27 (Est.)	\$13.89/SF/Yr
Months To Lease:	5 mo	8 mo
Time On Market:	22 mo	6 mo
Location Score:	Good Location (56)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	60 - Moderately friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally frie...	90 - Exceptionally frie...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Neighborhood Center	Tenancy:	21 Tenants
Center:	Stockdale Fashion Pl...	Construction:	Reinforced Concrete
GLA:	51,314 SF	Land SF:	216,058 SF
Year Built/Renov	1980; Renov 1994	Building FAR:	0.24
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	300 free Surface Spaces are available; Ratio of 5.85/1000 SF		
Features:	Signalized Intersection		
Frontage:	-		

AVAILABILITY

Spaces:	5
Square Feet	11,164
Range:	684 - 4,960
Max Contig:	4,960
% Sublet:	0%
CoStar Est:	\$16.58-20.27

8 5700 Stockdale Hwy



Distance to Subject Property: 1.3 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	22.5%
NNN Asking Rent:	\$16.19-19.79 (Est.)	\$13.89/SF/Yr
Months To Lease:	-	8 mo
Time On Market:	-	6 mo
Location Score:	Excellent Location (71)	Good Location (60)
Pedestrian Friendly	50 - Fairly friendly	50 - Fairly friendly
Cycling Friendly	60 - Moderately friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly	90 - Exceptionally frie...
Transit Friendly	20 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Community Center	Tenancy:	3 Tenants
Center:	Stockdale Village	Construction:	-
GLA:	48,963 SF	Land SF:	161,172 SF
Year Built/Renov	1999	Building FAR:	0.30
Floors:	1	Total Expenses:	-
Loading Docks:	3 ext		
Parking	500 Surface Spaces are available		
Features:	Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection		
Frontage:	-		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$16.19-19.79

Peer Property Details

5101-5145 Ming Ave - Colonial Square

9

6621-6667 Ming Ave - Ming & Ashe Laurelglen Plaza



★★★★★

Distance to Subject Property: 1.0 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	2.2%	22.5%
NNN Asking Rent:	\$19.68/SF/Yr	\$13.89/SF/Yr
Months To Lease:	1 mo	8 mo
Time On Market:	-	6 mo
Location Score:	Good Location (69)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally frie...	90 - Exceptionally frie...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Neighborhood Center	Tenancy:	13 Tenants
Center:	Laurelglen Plaza	Construction:	Masonry
GLA:	41,600 SF	Land SF:	106,286 SF
Year Built/Renov	1982	Building FAR:	0.39
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	97 free Surface Spaces are available; Ratio of 2.33/1000 SF		
Features:	Dedicated Turn Lane, Pylon Sign, Signalized Intersection		
Frontage:	399' on Ashe Rd, 718' on Ming Ave		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
Asking Rent:	\$19.68 nnn

10

3760-3792 Ming Ave



★★★★★

Distance to Subject Property: 0.9 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	6.7%	22.5%
NNN Asking Rent:	\$19.20/SF/Yr	\$13.89/SF/Yr
Months To Lease:	-	8 mo
Time On Market:	31 mo	6 mo
Location Score:	Good Location (56)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally frie...	90 - Exceptionally frie...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Neighborhood Center	Tenancy:	7 Tenants
Center:	The Shops on Ming	Construction:	Reinforced Concrete
GLA:	35,700 SF	Land SF:	103,237 SF
Year Built/Renov	1989	Building FAR:	0.35
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	115 Surface Spaces are available; Ratio of 4.25/1000 SF		
Features:	Pylon Sign, Signalized Intersection		
Frontage:	493' on Ming Ave, 302' on Real Rd		

AVAILABILITY

Spaces:	1
Square Feet	2,400
Range:	2,400
Max Contig:	2,400
% Sublet:	0%
Asking Rent:	\$19.20 nnn

Peer Property Details

5101-5145 Ming Ave - Colonial Square

11 3041-3105 Wilson Rd 🔗

Distance to Subject Property: 1.3 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	22.5%
NNN Asking Rent:	\$15.50-18.94 (Est.)	\$13.89/SF/Yr
Months To Lease:	-	8 mo
Time On Market:	-	6 mo
Location Score:	Good Location (57)	Good Location (60)
Pedestrian Friendly	50 - Fairly friendly	50 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally fri...	90 - Exceptionally fri...
Transit Friendly	40 - Fairly friendly	30 - Somewhat friendly

PROPERTY

Type:	Neighborhood Center
Center:	Wilson Shopping Plaza
GLA:	73,132 SF
Year Built/Renov	1978
Floors:	1
Loading Docks:	-
Parking	-
Features:	-
Frontage:	-

Tenancy:	4 Tenants
Construction:	-
Land SF:	155,148 SF
Building FAR:	0.47
Total Expenses:	-

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$15.50-18.94

12 3008-3010 Ming Ave 🔗

Distance to Subject Property: 1.3 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	22.5%
NNN Asking Rent:	\$15.17-18.54 (Est.)	\$13.89/SF/Yr
Months To Lease:	-	8 mo
Time On Market:	-	6 mo
Location Score:	Good Location (62)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly	50 - Fairly friendly
Car Friendly	70 - Moderately friendly	90 - Exceptionally fri...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Community Center
Center:	Hahn's Plaza
GLA:	50,834 SF
Year Built/Renov	1970; Renov 1987
Floors:	1
Loading Docks:	-
Parking	-
Features:	-
Frontage:	-

Tenancy:	4 Tenants
Construction:	-
Land SF:	24,145 SF
Building FAR:	2.11
Total Expenses:	-

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$15.17-18.54

Peer Property Details

5101-5145 Ming Ave - Colonial Square

13 3412-3690 Ming Ave - Valley Village Shopping Center



Distance to Subject Property: 1.0 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	29.1%	22.5%
NNN Asking Rent:	\$17.40/SF/Yr	\$13.89/SF/Yr
Months To Lease:	28 mo	8 mo
Time On Market:	21 mo	6 mo
Location Score:	Good Location (55)	Good Location (60)
Pedestrian Friendly	50 - Fairly friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally frie...	90 - Exceptionally frie...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Neighborhood Center	Tenancy:	12 Tenants
Center:	Valley Village	Construction:	-
GLA:	64,780 SF	Land SF:	313,196 SF
Year Built/Renov	1984	Building FAR:	0.21
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	250 Surface Spaces are available; Ratio of 2.98/1000 SF		
Features:	Bus Line, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection		
Frontage:	607' on Ca-99 Fwy, 1,034' on Ming Ave, 572' on Real Rd		

AVAILABILITY

Spaces:	4
Square Feet	18,877
Range:	1,050 - 10,900
Max Contig:	10,900
% Sublet:	0%
Asking Rent:	\$17.40 nnn

14 4105-4151 Ming Ave



Distance to Subject Property: 0.5 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	3.6%	22.5%
NNN Asking Rent:	\$12.64-15.44 (Est.)	\$13.89/SF/Yr
Months To Lease:	14 mo	8 mo
Time On Market:	9 mo	6 mo
Location Score:	Good Location (65)	Good Location (60)
Pedestrian Friendly	60 - Moderately friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally frie...	90 - Exceptionally frie...
Transit Friendly	30 - Somewhat friendly	30 - Somewhat friendly

PROPERTY

Type:	Neighborhood Center	Tenancy:	16 Tenants
Center:	Home Depot Center	Construction:	Reinforced Concrete
GLA:	44,480 SF	Land SF:	228,690 SF
Year Built/Renov	1960; Renov 2015	Building FAR:	0.19
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	-		
Features:	Signalized Intersection		
Frontage:	246' on Mind Ave, 718' on Stine Rd		

AVAILABILITY

Spaces:	1
Square Feet	1,600
Range:	1,600
Max Contig:	1,600
% Sublet:	0%
CoStar Est:	\$12.64-15.44

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Vacancy Rate
1 DEF 9000 Ming Ave	★★★★★	\$49 - 60(Est.)	25.3%
2 5190 Stockdale Hwy	★★★★★	\$43 - 52(Est.)	0%
3 Vons 9000 Ming Ave	★★★★★	\$25 - 30(Est.)	0%
4 Valley Square Shoppi... 2710-2728 Ming Ave	★★★★★	\$23 - 28(Est.)	0%
5 3214-3216 Ming Ave	★★★★★	\$22 - 27(Est.)	0%
9 Ming & Ashe Laurelg... 6621-6667 Ming Ave	★★★★★	\$19.68	2.2%
10 3760-3792 Ming Ave	★★★★★	\$19.20	6.7%
6 Ming & Stine Shoppin... 4100-4200 Ming Ave	★★★★★	\$17 - 21(Est.)	0%
7 Stockdale Fashion Plaza 4703-5021 Stockdale Hwy	★★★★★	\$17 - 20(Est.)	21.8%
8 5700 Stockdale Hwy	★★★★★	\$16 - 20(Est.)	0%
13 Valley Village Shoppin... 3412-3690 Ming Ave	★★★★★	\$17.40	29.1%
11 3041-3105 Wilson Rd	★★★★★	\$16 - 19(Est.)	0%
12 3008-3010 Ming Ave	★★★★★	\$15 - 19(Est.)	0%
14 4105-4151 Ming Ave	★★★★★	\$13 - 15(Est.)	3.6%
Colonial Square 5101-5145 Ming Ave	★★★★★	\$13.89	22.5%

Average

\$22.21

7.1%

(Arrows indicate trend over last quarter)

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address	Star Rating	Availability Rate	Vacancy Rate
13 Valley Village Shoppin... 3412-3690 Ming Ave	★★★★★	29.1%	29.1%
1 DEF 9000 Ming Ave	★★★★★	25.3%	25.3%
Colonial Square 5101-5145 Ming Ave	★★★★★	22.5%	22.5%
7 Stockdale Fashion Plaza 4703-5021 Stockdale Hwy	★★★★★	21.8%	21.8%
10 3760-3792 Ming Ave	★★★★★	6.7%	6.7%
14 4105-4151 Ming Ave	★★★★★	3.6%	3.6%
9 Ming & Ashe Laurelg... 6621-6667 Ming Ave	★★★★★	0%	2.2%
4 Valley Square Shoppi... 2710-2728 Ming Ave	★★★★★	0%	0%
12 3008-3010 Ming Ave	★★★★★	0%	0%
11 3041-3105 Wilson Rd	★★★★★	0%	0%
5 3214-3216 Ming Ave	★★★★★	0%	0%
6 Ming & Stine Shoppin... 4100-4200 Ming Ave	★★★★★	0%	0%
2 5190 Stockdale Hwy	★★★★★	0%	0%
8 5700 Stockdale Hwy	★★★★★	0%	0%
3 Vons 9000 Ming Ave	★★★★★	0%	0%

Average

6.9%

7.1%

(Arrows indicate trend over last quarter)

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Median Months on Market
1 DEF 9000 Ming Ave	★★★★★	\$49 - 60(Est.)	34
2 5190 Stockdale Hwy	★★★★★	\$43 - 52(Est.)	
3 Vons 9000 Ming Ave	★★★★★	\$25 - 30(Est.)	
4 Valley Square Shoppi... 2710-2728 Ming Ave	★★★★★	\$23 - 28(Est.)	
5 3214-3216 Ming Ave	★★★★★	\$22 - 27(Est.)	
9 Ming & Ashe Laurelg... 6621-6667 Ming Ave	★★★★★	\$19.68	
10 3760-3792 Ming Ave	★★★★★	\$19.20	31
6 Ming & Stine Shoppin... 4100-4200 Ming Ave	★★★★★	\$17 - 21(Est.)	
7 Stockdale Fashion Plaza 4703-5021 Stockdale Hwy	★★★★★	\$17 - 20(Est.)	22
8 5700 Stockdale Hwy	★★★★★	\$16 - 20(Est.)	
13 Valley Village Shoppin... 3412-3690 Ming Ave	★★★★★	\$17.40	21
11 3041-3105 Wilson Rd	★★★★★	\$16 - 19(Est.)	
12 3008-3010 Ming Ave	★★★★★	\$15 - 19(Est.)	
14 4105-4151 Ming Ave	★★★★★	\$13 - 15(Est.)	9
Colonial Square 5101-5145 Ming Ave	★★★★★	\$13.89	6

Average

\$22.21

20

(Arrows indicate trend over last quarter)

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address		Star Rating	12 Mo. Leasing Activity in SF	12 Mo. Net Absorption in SF
	Colonial Square 5101-5145 Ming Ave		6,592	(4,230)
	5190 Stockdale Hwy		2,812	
	Stockdale Fashion Plaza 4703-5021 Stockdale Hwy		2,160	(1,200)
	Ming & Ashe Laurelgl... 6621-6667 Ming Ave		900	(900)
	Valley Square Shoppi... 2710-2728 Ming Ave		0	
	3008-3010 Ming Ave		0	
	3041-3105 Wilson Rd		0	
	3214-3216 Ming Ave		0	
	3760-3792 Ming Ave		0	
	Ming & Stine Shoppin... 4100-4200 Ming Ave		0	
	5700 Stockdale Hwy		0	
	Vons 9000 Ming Ave		0	
	DEF 9000 Ming Ave		0	
	4105-4151 Ming Ave		0	(1,600)
	Valley Village Shoppin... 3412-3690 Ming Ave		0	(2,027)
Average			831	(664)

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Median Household Income (5 mi)
1 DEF 9000 Ming Ave	★★★★★	\$49.20-60.1(Est.) ↔	\$88,401
2 5190 Stockdale Hwy	★★★★★	\$42.60-52.1(Est.) ↔	\$67,980
3 Vons 9000 Ming Ave	★★★★★	\$24.86-30.4(Est.) ↔	\$88,098
4 Valley Square Shoppi... 2710-2728 Ming Ave	★★★★★	\$23.11-28.2(Est.) ↔	\$63,805
5 3214-3216 Ming Ave	★★★★★	\$21.98-26.9(Est.) ↔	\$65,040
6 Ming & Stine Shoppin... 4100-4200 Ming Ave	★★★★★	\$16.95-20.7(Est.) ↔	\$68,639
7 Stockdale Fashion Plaza 4703-5021 Stockdale Hwy	★★★★★	\$16.58-20.3(Est.) ↔	\$67,264
8 5700 Stockdale Hwy	★★★★★	\$16.19-19.8(Est.) ↔	\$69,983
9 Ming & Ashe Laurelgl... 6621-6667 Ming Ave	★★★★★	\$19.68 ↔	\$77,833
10 3760-3792 Ming Ave	★★★★★	\$19.20 ↔	\$67,190
11 3041-3105 Wilson Rd	★★★★★	\$15.50-18.9(Est.) ↔	\$66,914
12 3008-3010 Ming Ave	★★★★★	\$15.17-18.5(Est.) ↔	\$64,455
13 Valley Village Shoppin... 3412-3690 Ming Ave	★★★★★	\$17.40 ↔	\$66,166
14 4105-4151 Ming Ave	★★★★★	\$12.64-15.4(Est.) ↔	\$69,690
Colonial Square 5101-5145 Ming Ave	★★★★★	\$13.89 ↔	\$72,632

Average

\$22.21

\$70,939

(Arrows indicate trend over last quarter)