

100% Leased Multi-Tenant Industrial For Sale

Hollister, CA



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OFFERING MEMORADUM

2550-2610 San Juan Hollister Rd | For Sale

Property Profile



Property Details

±42,945 SF
industrial project on 4.06 acres

6 metal frame
buildings plus one 1,200 SF residential unit

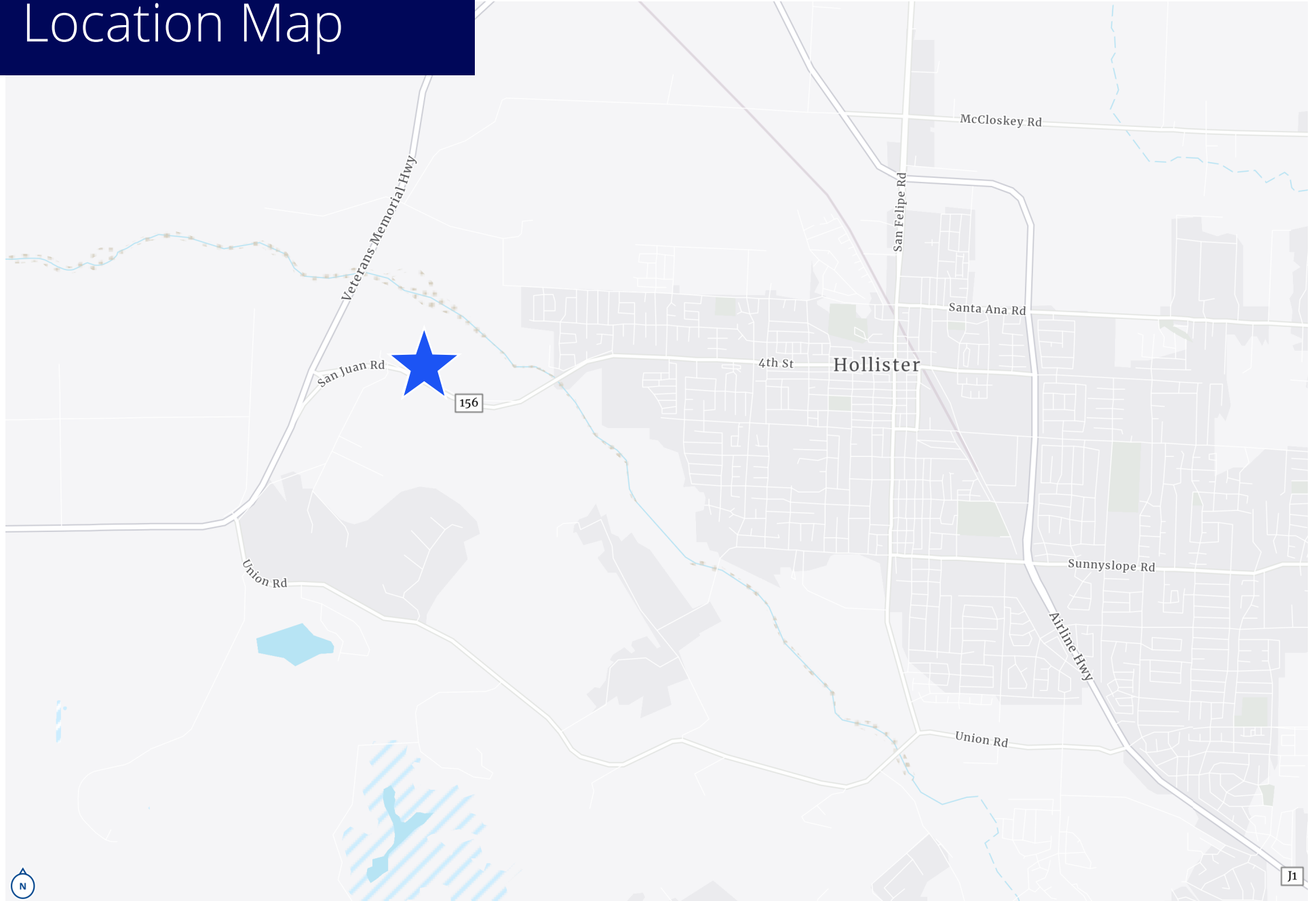
100% leased
to 9 tenants

Property Features

- 1.6/1000 parking
- Concrete driveways, parking lot, and side yards, offers much lower maintenance costs to traditional asphalt paved properties
- Multiple units include fenced secure yards enhancing user demand
- Common area recessed dock well can accommodate two trucks for heavier and more convenient offloads
- Local utilities to site. Sewer on septic system.
- Do not disturb tenants; Call brokers for pricing guidance

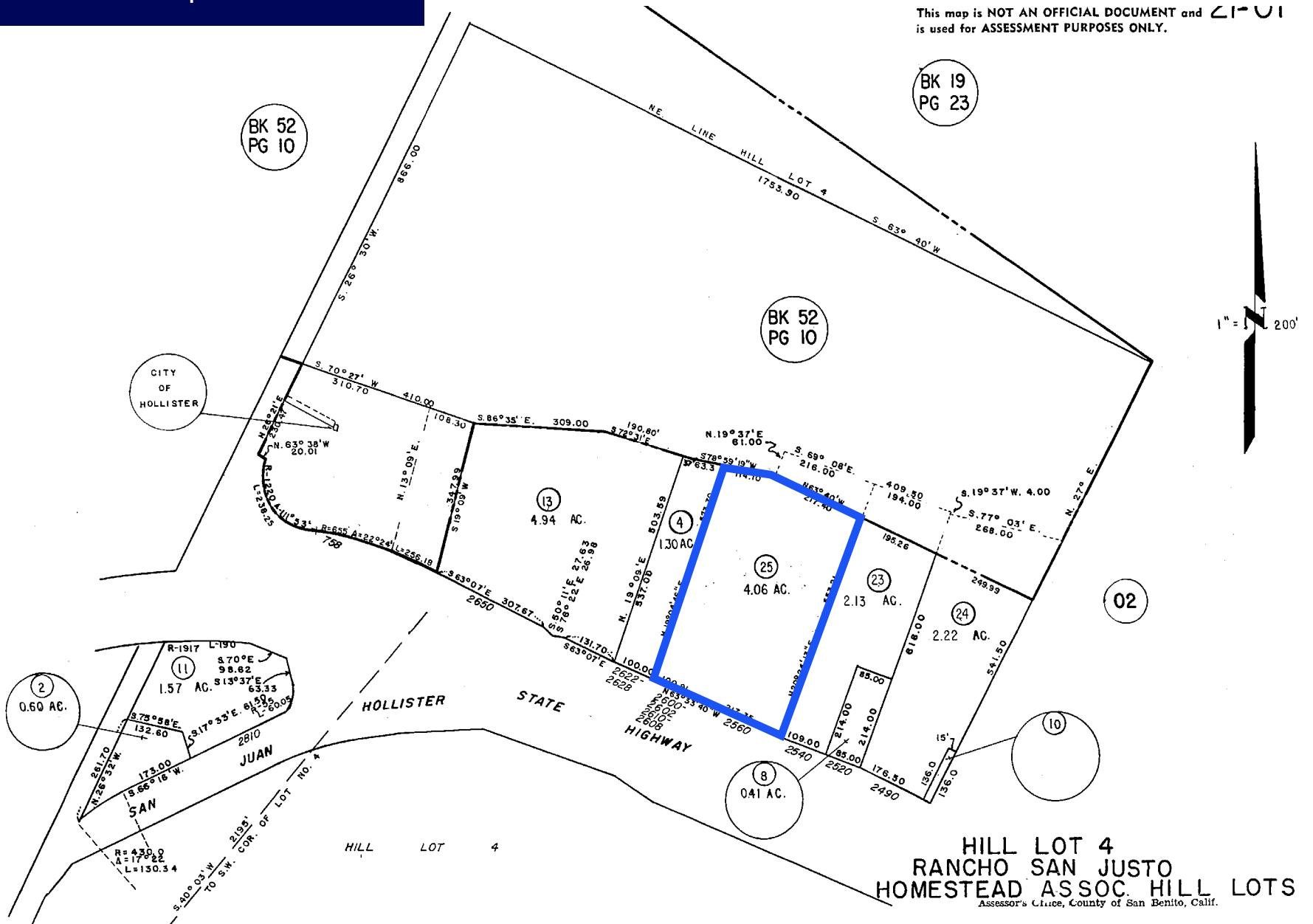
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Location Map

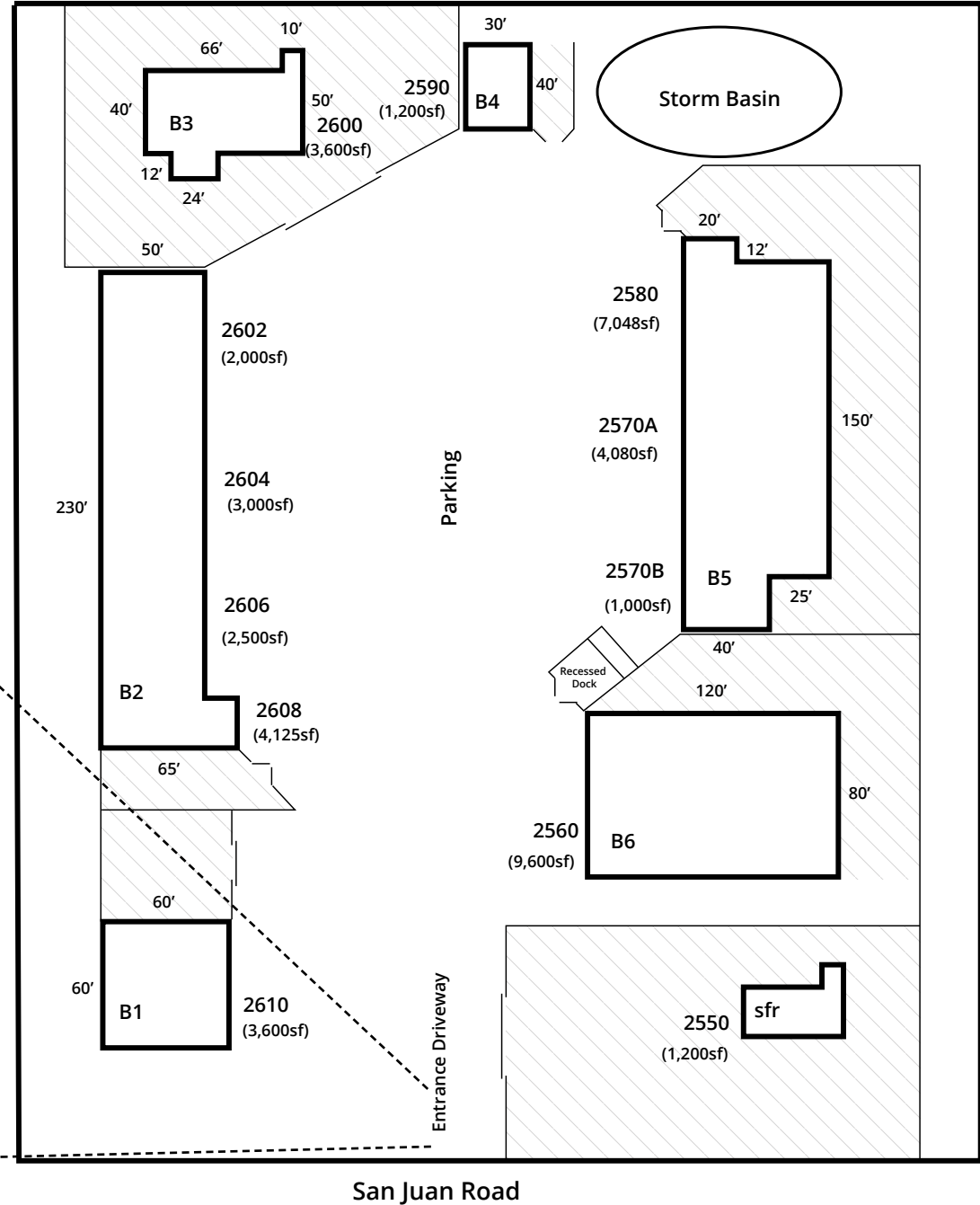


Parcel Map

This map is NOT AN OFFICIAL DOCUMENT and is used for ASSESSMENT PURPOSES ONLY.



A tall, white signpost stands in front of a building and a fence. The signpost features several logos and text: "A-1 EQUIPMENT RENTALS" with a red arrow logo, "A-1 EQUIPMENT RENTALS" with a red arrow logo, "ELECTRICAL SERVICES" with a blue and white logo, "EXTREME AUTO COLLISION" with a blue and white logo, "Messina Plumbing Company" with a blue and white logo, "AAA FENCE" with a blue and white logo, "CENTRAL COAST" with a blue and white logo, and "POWDER COATING" with a blue and white logo. The sign is located in front of a building and a fence.



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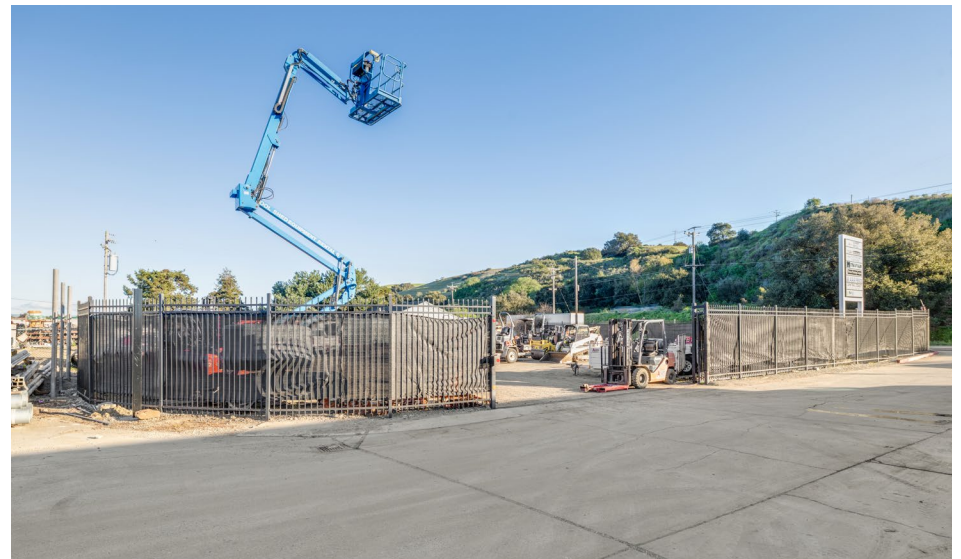
Photo Gallery



*Most photos have been digitally altered.

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Rent Roll

Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly	Monthly	Annual	Annual	Annual	Annual	Security	LOC Amount/
							Rent	Rent	Rent	Rent	Rec.	Misc	Deposit	Bank Guarantee
							Per Area		Per Area		Per Area	Per Area		
2550, 2610	A Tool Shed, Inc.	Commercial	4,800.00	3/1/23	2/29/28	60.00	6,300.00	1.31	75,600.00	15.75	0.05	0.00	3,200.00	0.00
2560	AAA Fence Co., Inc	Commercial	9,600.00	1/1/25	12/31/34	120.00	12,000.00	1.25	144,000.00	15.00	0.05	0.00	0.00	0.00
2570, 2570B	Julio Aranda and Christian Aranda	Commercial	5,080.00	4/14/21	11/30/26	68.00	8,084.06	1.59	97,008.72	19.10	0.05	0.00	6,500.00	0.00
2580	TrustPack, LLC	Commercial	7,040.00	3/1/26	4/30/29	38.00	9,856.00	1.40	118,272.00	16.80	0.05	0.00	0.00	0.00
2590	EcoPro HPC	Commercial	1,200.00	3/1/25	2/29/28	36.00	1,920.00	1.60	23,040.00	19.20	0.05	0.00	1,944.00	0.00
2600	Jesus Soto	Commercial	3,600.00	11/1/23	1/31/27	39.00	5,728.00	1.59	68,736.00	19.09	0.05	0.00	5,400.00	0.00
2602, 2604	John Oliveira and Richard Deans	Commercial	5,000.00	10/1/12	12/31/26	171.00	7,956.75	1.59	95,481.00	19.10	0.05	0.00	2,500.00	0.00
2606	American Electrical Services, Inc.	Commercial	2,500.00	9/1/08	12/31/26	220.00	3,978.38	1.59	47,740.56	19.10	0.05	0.00	3,750.00	0.00
2608	Messina Plumbing Company, Inc.	Commercial	4,125.00	6/15/24	8/14/26	26.00	6,187.50	1.50	74,250.00	18.00	0.05	0.00	6,187.50	0.00
Total Current			42,945.00				62,010.69	1.44	744,128.28	17.33	0.05	0.00	29,481.50	0.00
Total Units		Total Area	Percentage	Monthly Rent		Annual Rent								
Occupied	12.00	42,945.00	100.00	62,010.69		744,128.28								
Vacant	0.00	0.00	0.00	0.00		0.00								
Total	12.00	42,945.00	62,010.69		744,128.28									

Income Proforma

INCOME	
Gross Scheduled Income (existing)	\$744,128.28
Operating Expense Reimburse	\$0.00
ADJUSTED GROSS INCOME	\$744,128.28
EXPENSES	
Owners Expense	\$0.00
Building Supplies	\$0.00
Computer Work	\$0.00
Elevator Maint. & Phone	\$0.00
Fire Alarm Monit. & Phone	\$0.00
Garbage Disposal	\$0.00
HVAC Maintenance	\$0.00
Insurance	\$11,671.08

Janitorial	\$620.00
Landscape & Gardening	\$22,125.00
Management Fees (4%)	\$29,753.61
Painting	\$0.00
Pest Control	\$0.00
Postage and Delivery	\$0.00
Printing and Reproduction	\$0.00
Property Taxes (Based on revised price)	\$88,000.00
Repairs and Maintenance (2025 actual)	\$24,429.65
Telephone	\$0.00
Utilities (Elec & Gas	\$20,244.42
Water	\$3,356.30
TOTAL EXPENSES	\$200,200.06
NET OPERATING INCOME	\$543,928.22

Demographics



56,219

Total population



\$760,858

Median home value



1,453

Businesses



45,986

Daytime population



36.0

Median age



28.8%

Population Change Since
2010



\$110,114

Median household
income



\$41,569

Per capita income



3.3

Avg household size

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