

# JOHN DEERE NNN LEASE PROPERTY

45223 23rd St W, Lancaster, CA 93536

FOR SALE



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Century 21 in compliance with all applicable fair housing and equal opportunity laws.

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# PROPERTY INFORMATION

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SECTION 1



## PROPERTY DESCRIPTION

Discover a prime investment opportunity with this remarkable property in Lancaster, CA. Boasting a spacious 10,900 square foot building ideally suited for an Industrial / Office Showroom investor, this meticulously renovated property offers the perfect blend of modern amenities and industrial functionality. With its excellent location within the Industrial area and versatile zoning, and long-term tenant, this 1-unit building presents a compelling investment prospect. Renovated in 2024, the property reflects contemporary design and functionality, offering 100% occupancy potential for savvy investors. Don't miss the chance to capitalize on this turnkey opportunity for industrial and office showroom success.

## PROPERTY HIGHLIGHTS

- 10,900 SF building
- 1 unit
- Built in 1980
- Renovated in 2024
- Zoned C
- Located in the Industrial area

## OFFERING SUMMARY

Sale Price:	\$2,100,000
Number of Units:	1
Lot Size:	43,659 SF
Building Size:	11,000 SF
NOI:	\$127,633.44
Cap Rate:	6.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	341	3,197
Total Population	122	1,032	10,250
Average HH Income	\$74,663	\$91,431	\$96,948



## PROPERTY DESCRIPTION

Discover a prime investment opportunity with this remarkable property in Lancaster, CA. Boasting a spacious 10,900 square foot building ideally suited for an Industrial / Office Showroom investor, this meticulously renovated property offers the perfect blend of modern amenities and industrial functionality. With its excellent location within the Industrial area and versatile zoning, and long-term tenant, this 1-unit building presents a compelling investment prospect. Renovated in 2024, the property reflects contemporary design and functionality, offering 100% occupancy potential for savvy investors. Don't miss the chance to capitalize on this turnkey opportunity for industrial and office showroom success.

## LOCATION DESCRIPTION

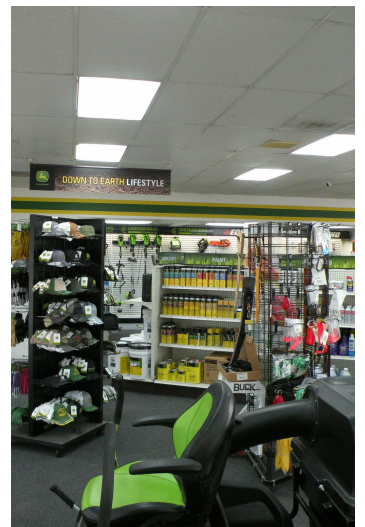
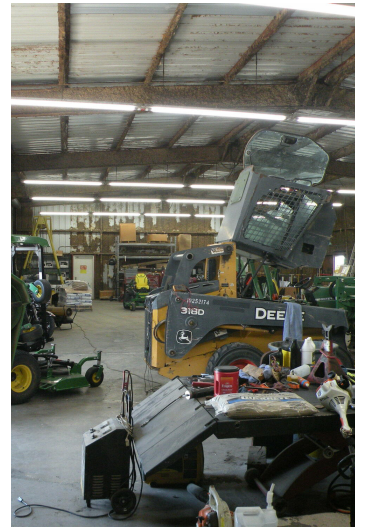
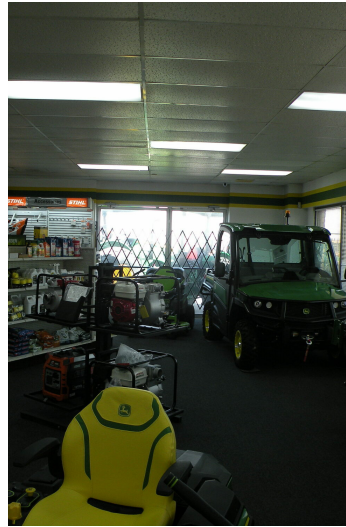
Explore the strategic advantages of the industrial market surrounding this prime location in Lancaster, CA. Positioned within an area known for its robust industrial activity and flourishing economic landscape, the property offers easy access to nearby industrial parks and commerce centers, making it a coveted choice for Office / Office Building investors seeking opportunities in the industrial sector. Situated in close proximity to the bustling Fox Field Industrial Corridor and the Antelope Valley Business Park, the area provides a conducive environment for industrial growth and development. With a range of industrial amenities and infrastructure at your fingertips, investing in this sought-after location presents a promising prospect for industrial success.



## PROPERTY HIGHLIGHTS

- 10,900 SF building
- 1 unit
- Built in 1980
- Renovated in 2024
- Zoned C
- Located in the Industrial area
- 100% occupancy
- 6.0% cap rate/ long-term lease with rent escalations





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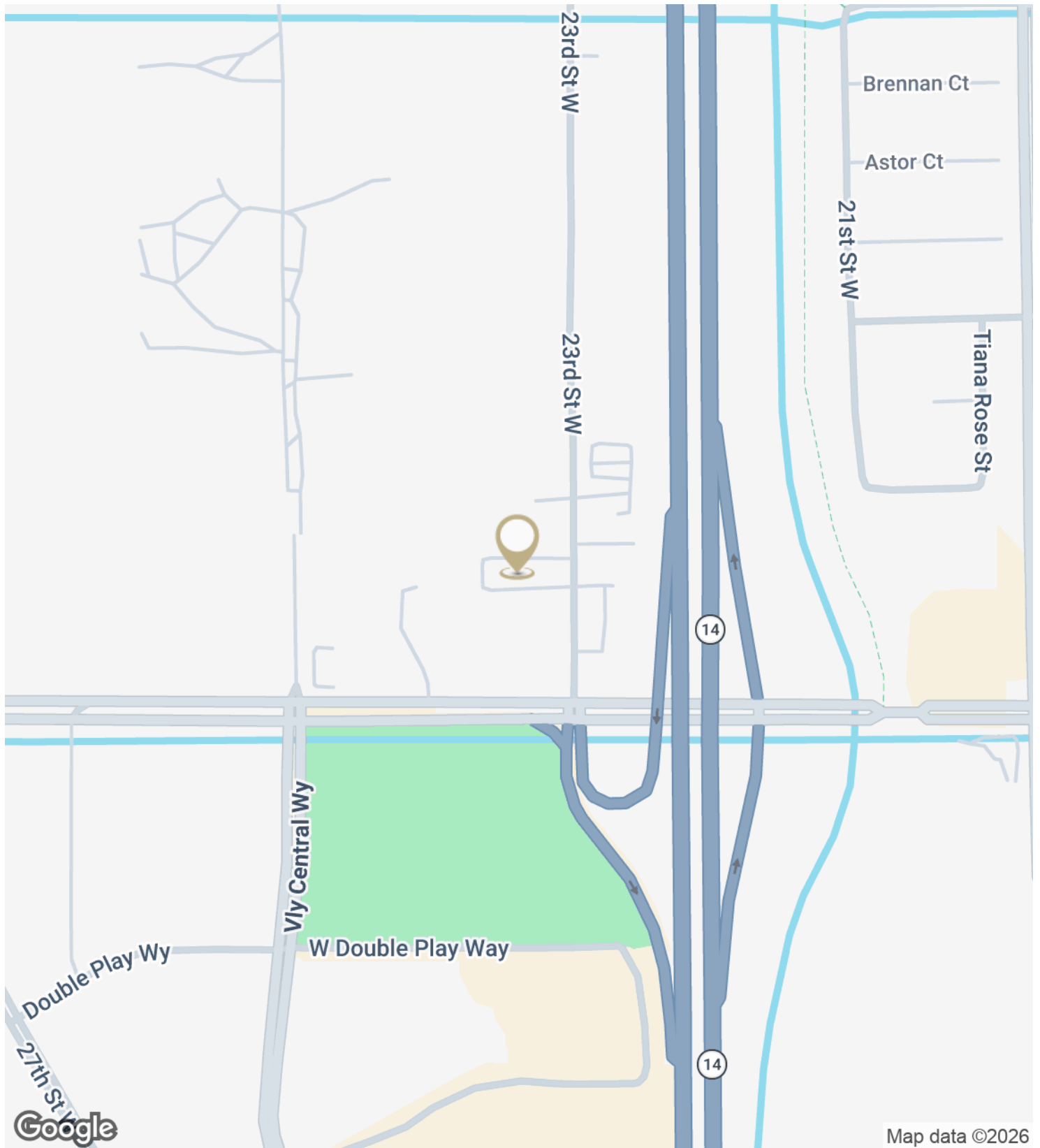


# LOCATION INFORMATION

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SECTION 2

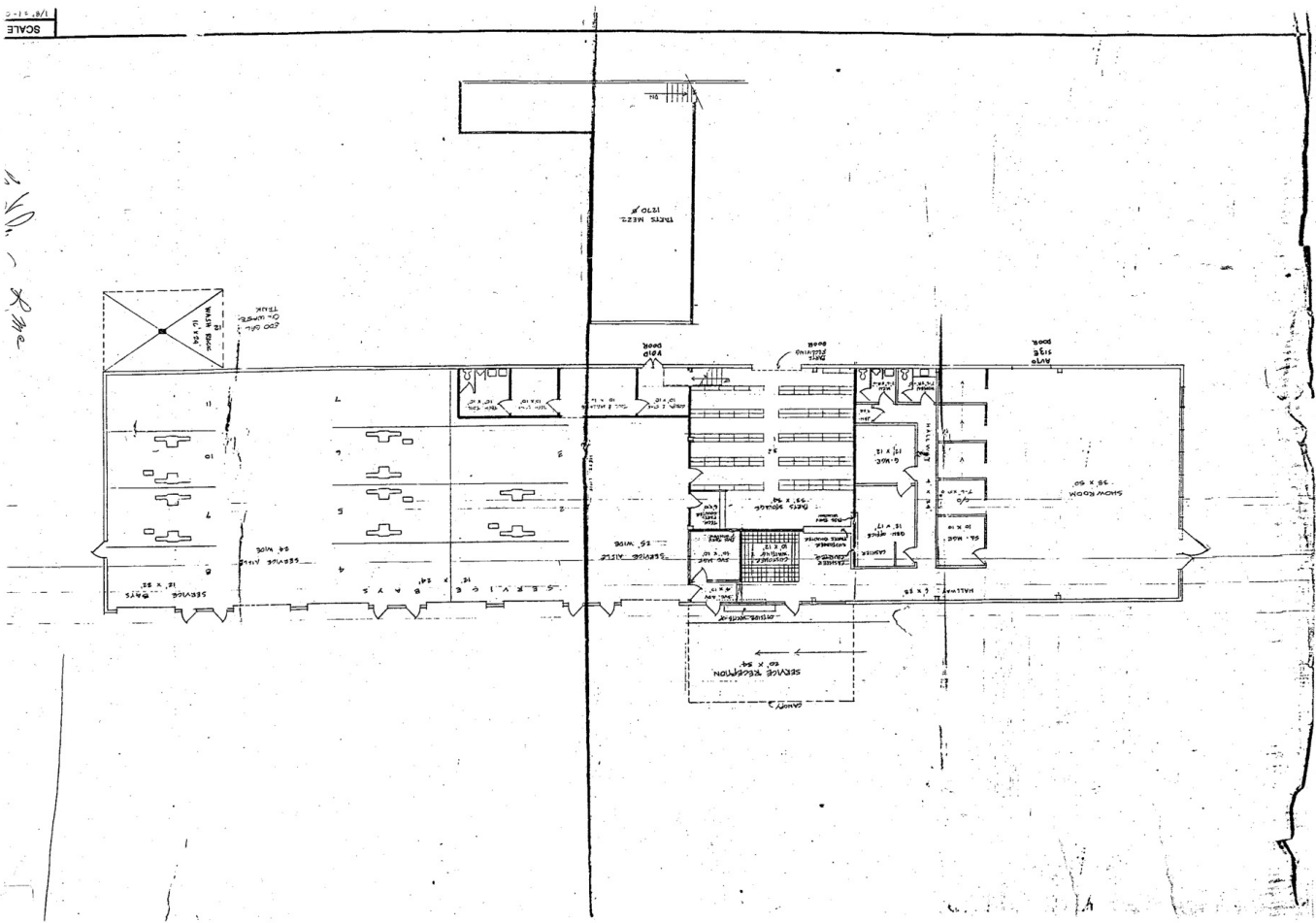






Google

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# FINANCIAL ANALYSIS

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SECTION 3

## INVESTMENT OVERVIEW

## KERN MACHINERY BUILDING

Price	\$2,100,000
Price per SF	\$191
Price per Unit	\$2,100,000
CAP Rate	6%

## OPERATING DATA

## KERN MACHINERY BUILDING

Net Operating Income	\$127,633
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## FINANCING DATA

## KERN MACHINERY BUILDING

## INCOME SUMMARY

## KERN MACHINERY BUILDING

GROSS INCOME

\$0

## EXPENSES SUMMARY

## KERN MACHINERY BUILDING

OPERATING EXPENSES

\$0

NET OPERATING INCOME

\$127,633

# RENT ROLL



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	Kern Machinery	11,000 SF	100%	\$11.60	\$12	-	\$127,633	09/01/2024	08/31/2029
TOTALS		11,000 SF	100%	\$11.60	\$12	\$0.00	\$127,633		
AVERAGES		11,000 SF	100%	\$11.60	\$12		\$127,633		

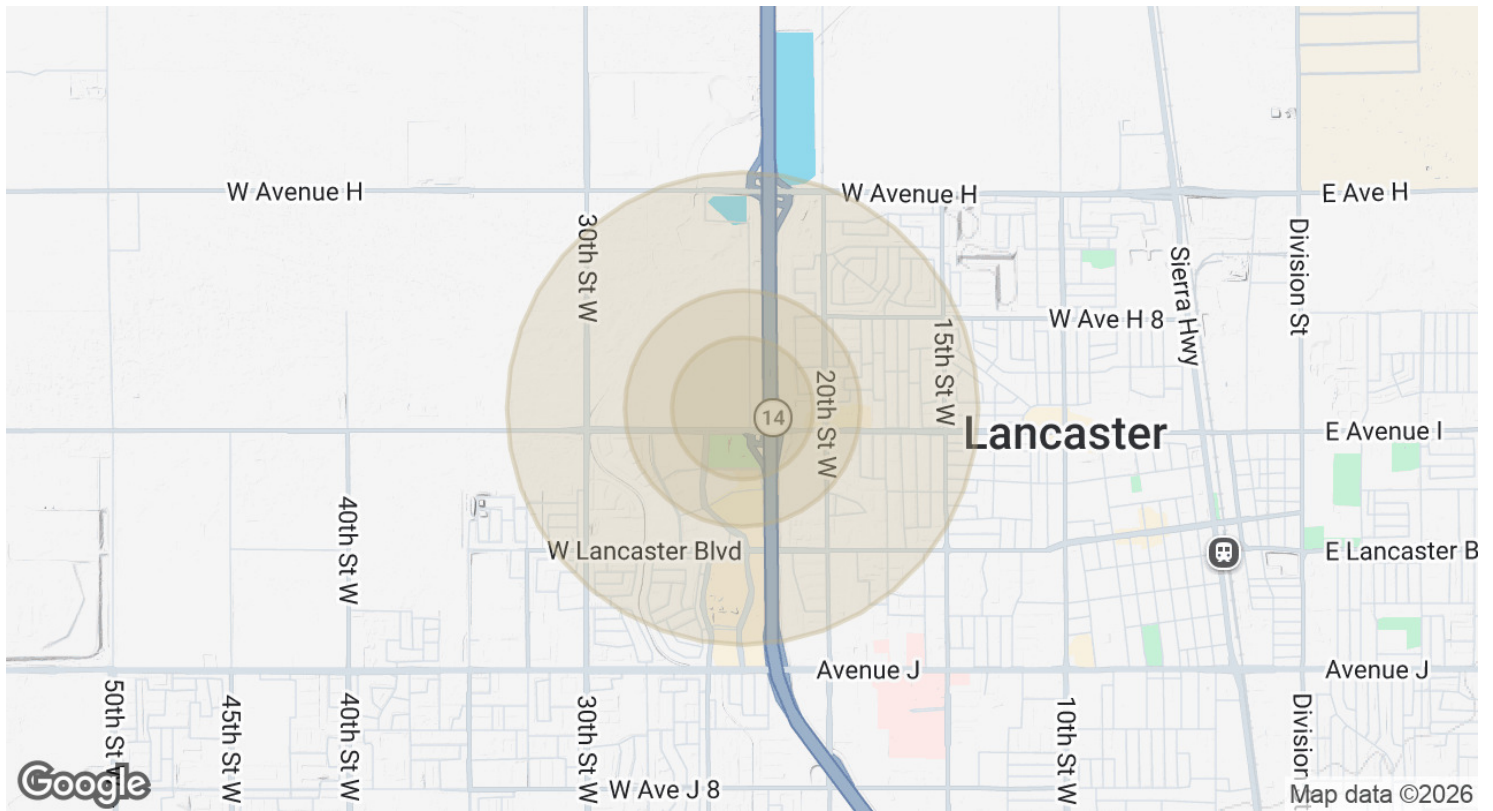
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# DEMOGRAPHICS

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SECTION 4



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	122	1,032	10,250
Average Age	36	36	37
Average Age (Male)	36	36	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	341	3,197
# of Persons per HH	2.8	3	3.2
Average HH Income	\$74,663	\$91,431	\$96,948
Average House Value	\$475,105	\$424,956	\$406,758

Demographics data derived from AlphaMap

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# ADVISOR BIOS

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SECTION 5





**JIM KELSEY CCIM**

**DIRECTOR OF COMMERCIAL OPERATIONS**

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CaIDRE #01354722

## PROFESSIONAL BACKGROUND

I specialize in commercial sales and leasing. In my 24 years as a California Real Estate broker, I have a very diversified book of experience. I received my CCIM Designation in 2006 and have done commercial sales and leasing all over the state. As Director of Commercial Operations for Century 21 Masters, I oversee the Commercial sales Division for California. I am also responsible negotiating the company's office leases for all 50 California locations, from San Diego to San Francisco. At Century 21 Masters, we have the unique advantage of being the largest brokerage in California and with over 2000 agents, we can expose our client's properties to the greatest number of buyers when entrusted to selling their real estate portfolios.

## EDUCATION

CCIM Institute

## MEMBERSHIPS

CCIM Designee

ICSC

Century 21 Masters  
CORP HEADQUARTERS  
SAN FRANCISCO, CA 94010

