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OFFERING MEMORANDUM

1500 Enterprise Drive, Building 1
Lemoore, California

100% Fully Leased Investment Opportunity in Central California

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SALE PRICE

\$3,153,614.00

PRICE PER SQ. FT.

\$93.86

IN PLACE NOI

\$220,752.96

CAP RATE

7.00%

OCCUPANCY

100%

Property Information

Address	1500 Enterprise Drive Building 1 Lemoore, California
Building Area	±33,600 SF
Location	At the intersection of Highways 41 and 198 in Kings County
Year Built	2015
Current Zoning	ML (Light Industrial)
Fire Sprinklers	Yes
Clear Height	17' - 20'
Roll Up Doors	14' x 14'
Power	Each unit individually metered
Sale Price	\$3,153,614

HIGHLIGHTS

- Relatively new building far below the cost of new construction
- Very well maintained
- 100% leased
- Easy access to Highways 41 and 198

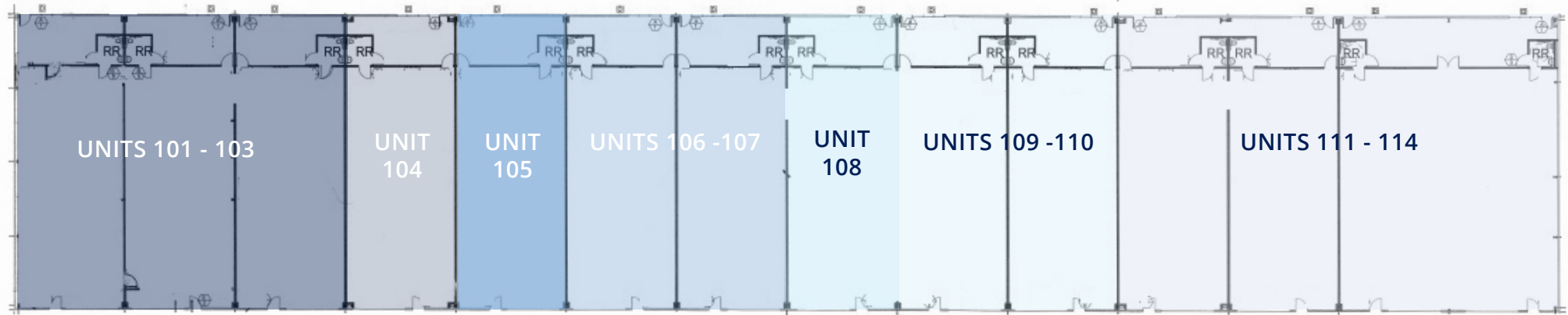
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Enterprise Dr



Tenant Summary & Financial Overview

1500 Enterprise Drive Lemoore California



RENT ROLL

Unit	Lease Expiration	Square Footage	Rent per SF	Rent per Month	CAM per Month
101-103	11/30/2027	7,200 SF	\$0.70	\$5,062.40	\$600.00
104	5/31/2028	2,400 SF	\$0.70	\$1,680	\$200.00
105	3/31/2026	2,400 SF	\$0.75	\$1,800	\$200.00
106-107	10/31/2026	4,800 SF	\$0.70	\$3,360	\$400.00
108	4/30/2030	2,400 SF	\$0.75	\$1,800	\$200.00
109-110	9/14/2027	4,800 SF	\$0.70	\$3,360	\$0
111-114	12/31/2027	9,600 SF	\$0.75	\$7,217	\$800.00
TOTALS/AVERAGES	30 MO WALT	33,600 SF	\$0.72	\$24,279.40	\$2,400.00

FINANCIAL SUMMARY

	Annual	PSF/Yr	Monthly	PSF/Mo
Income				
Base Rent	\$291,352.80	\$8.67	\$24,279.40	\$0.723
CAM Income	\$28,800.00	\$0.857	\$2,400.00	\$0.071
Effective Gross Income	\$320,152.80	\$9.53	\$26,679.40	\$0.794
Expenses				
Property Tax	\$34,083.00	\$1.01	\$2,840.25	\$0.085
Operating Expenses	\$55,640.04	\$1.66	\$4,636.67	\$0.138
Reserves	\$9,676.80	\$0.29	\$806.40	\$0.024
Total Expenses	(\$99,399.84)	(\$2.96)	(\$8,283.32)	(\$0.247)
Net Operating Income	\$220,752.96	\$6.57	\$18,396.08	\$0.55

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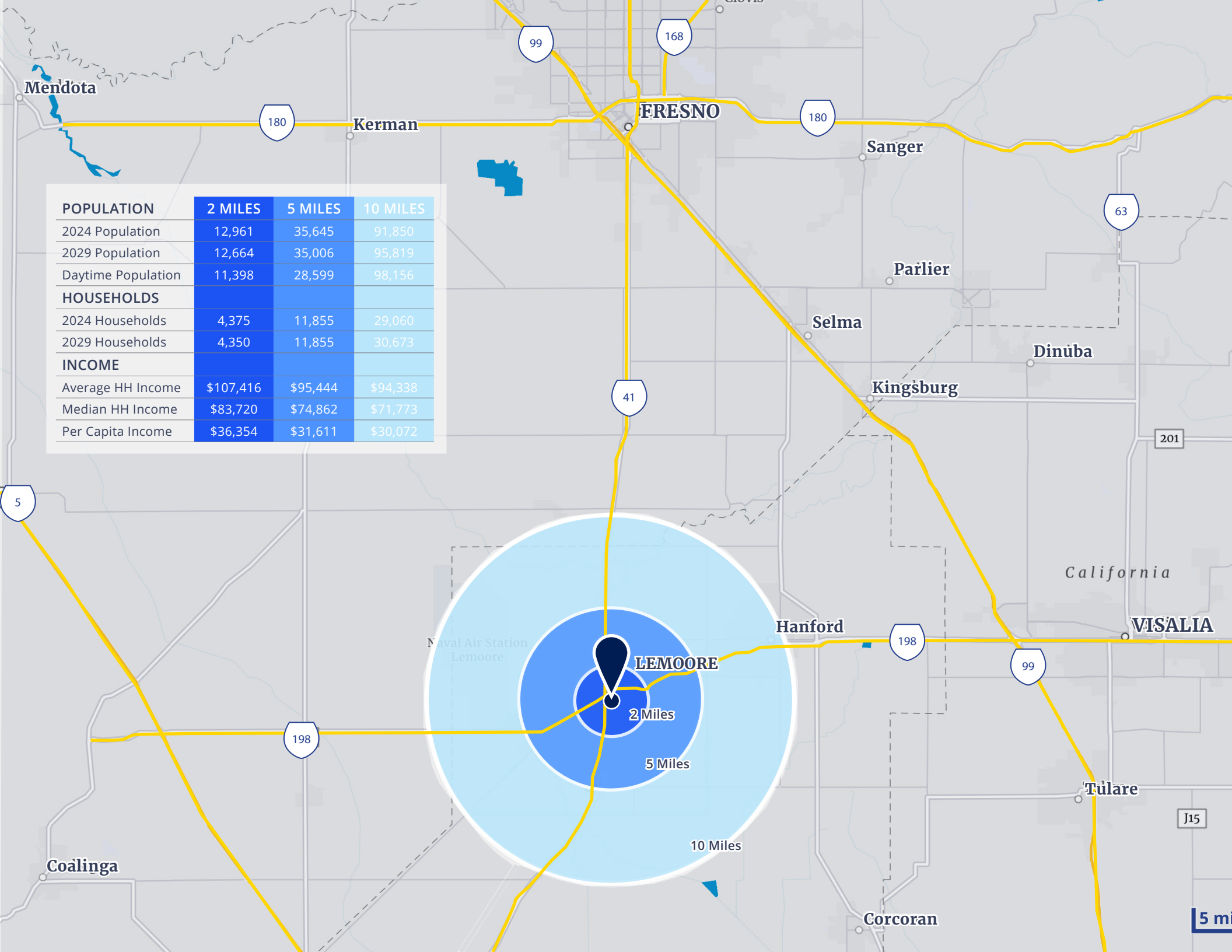
\$220,752.96

CAP RATE

7.00%

OCCUPANCY

100%



POPULATION

2024 Population

12,961

35,645

91,850

2029 Population

12,664

35,006

95,819

Daytime Population

11,398

28,599

98,156

HOUSEHOLDS

2024 Households

4,375

11,855

29,060

2029 Households

4,350

11,855

30,673

INCOME

Average HH Income

\$107,416

\$95,444

\$94,338

Median HH Income

\$83,720

\$74,862

\$71,773

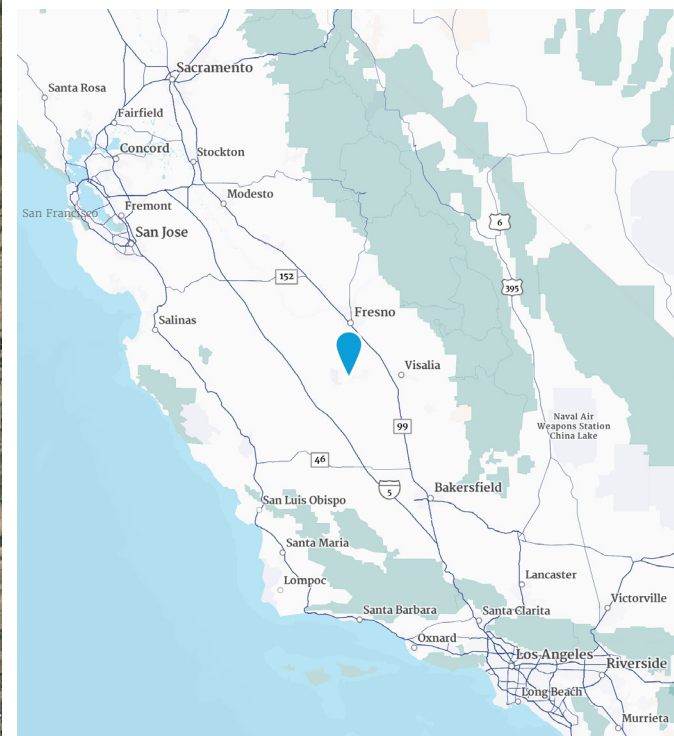
Per Capita Income

\$36,354

\$31,611

\$30,072

Vicinity & Regional Maps



Distance in Miles and Time

Visalia:	28 miles	30 minutes
Fresno:	32 miles	40 minutes
Los Angeles:	199 miles	3 hours, 9 minutes
Sacramento:	201 miles	3 hours, 17 minutes
San Francisco:	211 miles	3 hours, 23 minutes



Local Employment

There is over 1.79 million SF of industrial inventory in the Lemoore Market.

Over 4,000 employees live within a 20-minute commute zone of the Subject Property at 1500 Enterprise Drive.

The available labor force in Lemoore has the benefit of being very diverse. Because of Lemoore's heavy agricultural ties, there is an abundance of unskilled and semi-skilled general labor. But, there is also a significant amount of skilled workers with a variety of educational and technical training backgrounds. Many residents are related to navy personnel stationed at NAS Lemoore or were prior military and live in Lemoore permanently.

Lemoore is a hub for manufacturing, home to state-of-the-art processing facilities and Lemoore Naval Air Station.

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LOCAL EMPLOYMENT BREAKDOWN BY INDUSTRY

Agriculture & Mining	120	2.5%
Construction	114	2.4%
Manufacturing	354	7.5%
Retail Trade	1,154	24.3%
Transportation, Communications, Electric, Gas, & Sanitary Services	268	5.6%
Finance, Insurance and Real Estate	155	3.3%
Services	2,196	46.2%
Wholesale Trade	84	1.8%
Government	302	6.3%
Unclassified Establishments	5	0.1%
Total	4,752	100.0%

Local Major Employers

West Hills Community College

West Hills Community College has an enrollment of 7,100+ students and more than 60 individual degree programs and accreditations in nursing, child development, business and more.

Lemoore Naval Air Station

NAS Lemoore was established in 1961 to support the U.S. Navy's Pacific Fleet and located in a rich agricultural area of the San Joaquin Valley. There are over 6,500 in active duty at Lemoore Naval Air Station.

Tachi Palace Hotel & Casino

Located in Lemoore, Tachi Palace is situated in the heart of central California's San Joaquin Valley. The resort offers 255 guest rooms, 6,000 square feet of flexible meeting space and a altogether casino space totaling 140,000 square feet.

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About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation.

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Maximize the potential of property to accelerate the success of our clients and our people.



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