

FOR SALE - ± 6,277 SF Building on ± 1 Acre Lot

STRONG INVESTMENT OPPORTUNITY

32120 CLINTON KEITH RD., WILDOMAR, CA 90241



EXCLUSIVELY LISTED BY:



Kyle Williams, SIOR
(949) 293-6788 (Mobile)
kyle@ashwillassociates.com
DRE Lic #02015940

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Associates
COMMERCIAL REAL ESTATE

PROPERTY FEATURES

- **Building Size:** ± 6,277 SF Free Standing Building
- **Lot Size:** ± 1.00 AC (± 43,560 SF) parcel
- Located in “The Shops at Clinton Keith”
- **Built:** 2008
- **Zoning:** C-P-S (Scenic Highway Commercial)/CR Commercial - confirm with City
- **Traffic:** 109,616 Cars per day on Clinton Keith Rd.
- Established Retail/Service
- In-Place Income with Valvoline
- Car Wash monthly income estimated to be \$8,000.00
- Located on a High Traffic Intersection & High Population Growth Area With Affluent Demographics
- Neighbors include Starbucks, 7-Eleven & Hand & Stone Massage
- Highly Visible Monument Sign With Potential Signage Opportunities
- APN: 380-110-043

INVESTMENT DETAILS

- In-place NNN rent stream from Valvoline (hands-off income) with long-term lease
- Turn-key and vacant car wash offers a second revenue source: Lease to an operator, run it yourself, or reposition. 1-year of supplies and new vacuum system included.
- Allows for multiple exit strategies; lease up the car wash, owner/user, or potential redevelopment/re-tenanting.



LEASE ABSTRACT

Tenant: Henley Pacific LA LLC, d/b/a Valvoline Instant Oil Change

Address: 32120 Clinton Keith Rd., Wildomar, CA 90241

Lease Commencement: March 13, 2015

Lease Expiration: March 31, 2030

Lease Term: Ten (10) years

Renewal Options: Two (2), Five (5) year options (One (1) Option Remaining)

Base Rent: (Current Option Period): \$145,200.00 Annually (\$12,100.00 per month)

Base Rent: (Second (2nd) Option): \$159,720.00 Annually (\$13,310.00 per month)

Property Taxes: Tenant pays property and similar taxes assessed against the leased premises.

Insurance: Tenant shall obtain and keep in full force, at Tenant's own cost and expense.

Landlord carries certain insurance for the common areas/shopping center.

Repairs & Maintenance: Tenant maintains premises in good condition and makes necessary repairs; Tenant is also responsible for HVAC systems serving the premises.

Landlord is responsible (at its expense) for structural components and systems other than the HVAC, including roof and mechanical systems.

Utilities: Tenant pays all utilities and utility services for the leased premises directly to providers. Water/electricity not separately metered allocated via a shared meter with monthly share.

CAM's: Landlord maintains the common areas, and the costs are charged/pro-rated to Tenants.



OFFERING SUMMARY:

Listing Price: \$3,850,000.00

Pro Forma NOI: \$241,200.00

Pro Forma Cap Rate: 6.26%

Occupancy: 50%

Vacant Space: Car Wash (Call for Details)





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