



**CENTRAL
COAST
PROPERTIES**

Broker

Curtis W. Guntner, CCIM, CPM®, RPA
President | Central Coast Properties
cguntner@ccprealestate.com
805.389.6803, Ext. 104 | Fx: 805.389.6804
CaIDRE # 00908826

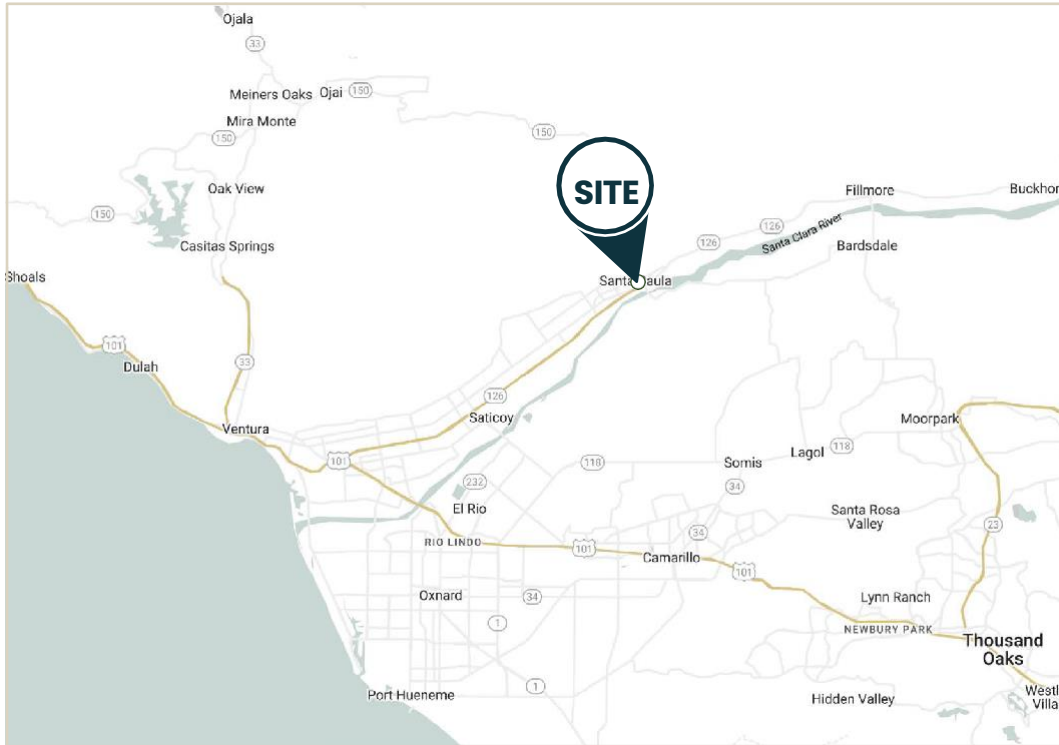
Tracey O'Neil Guntner

Executive Vice President | Central Coast Properties
tguntner@ccprealestate.com
805.389.6803, Ext. 107 | Cell: 805.815.2325
CaIDRE #01389563

EXECUTIVE SUMMARY

Triple-Net Medical Investment For Sale. Fresenius & Community Memorial Hospital/CMH Family Health Center as tenants with each having over 20 years of past tenancy. This property is located in a thriving neighborhood shopping center in central Santa Paula. Fresenius is the nation’s leading provider of Kidney Care and CMH is part of the Community Hospital Health System.

Shopping Center anchor tenant, The Market by Superior Grocers, has grown into one of the largest independently-owned chains of grocery stores in Southern California with over 45 locations.



PROPERTY SUMMARY

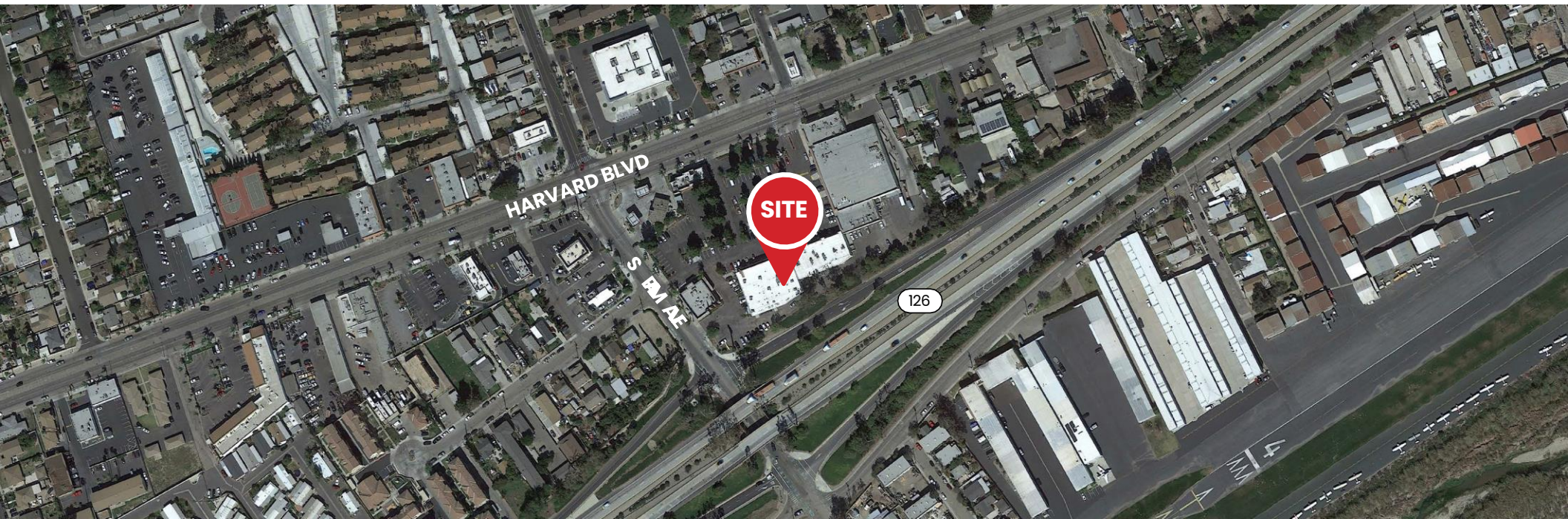
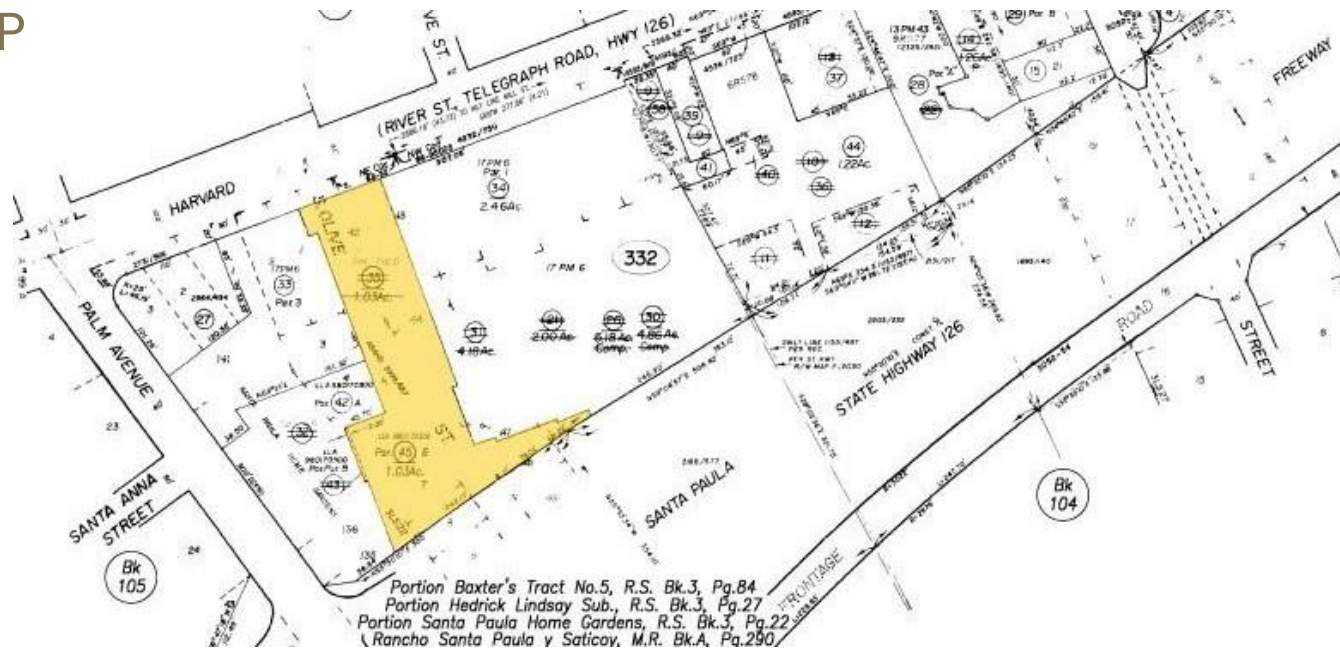
Price	\$4,555,000
Sale Type	Investment NNN
Proforma NOI	\$325,957
Cap Rate	7.16%
Price Per SF	\$366.81
Occupancy	100%
Property Type	Office
Property Subtype	Medical
Building Size	12,418 SF
Building Class	B
Year Built	1990
Building Height	1 Story
Land Acres	1.03 AC
Zoning	CIPD, Santa Paula

The information above has been obtained from public records and sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

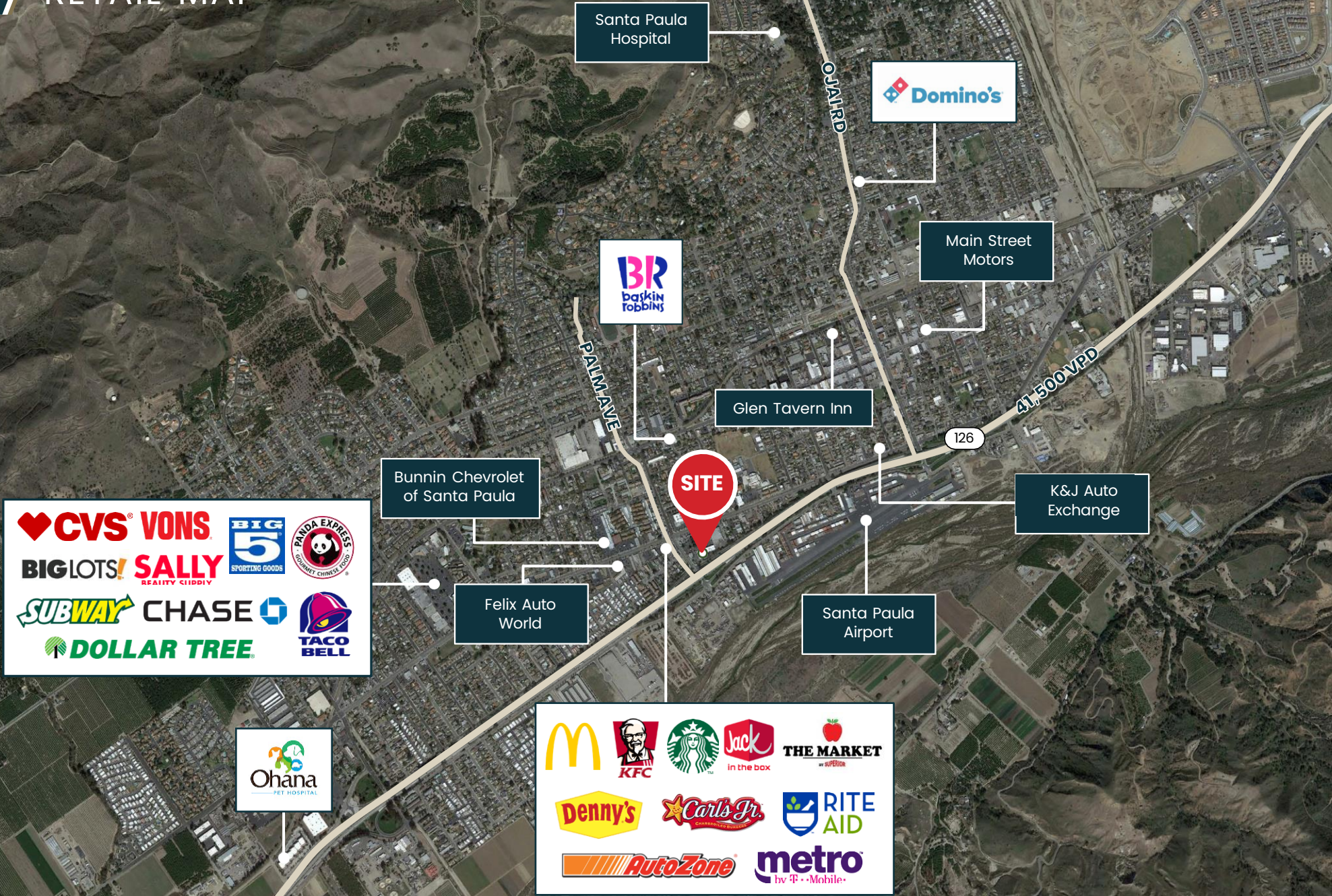
PHOTOS



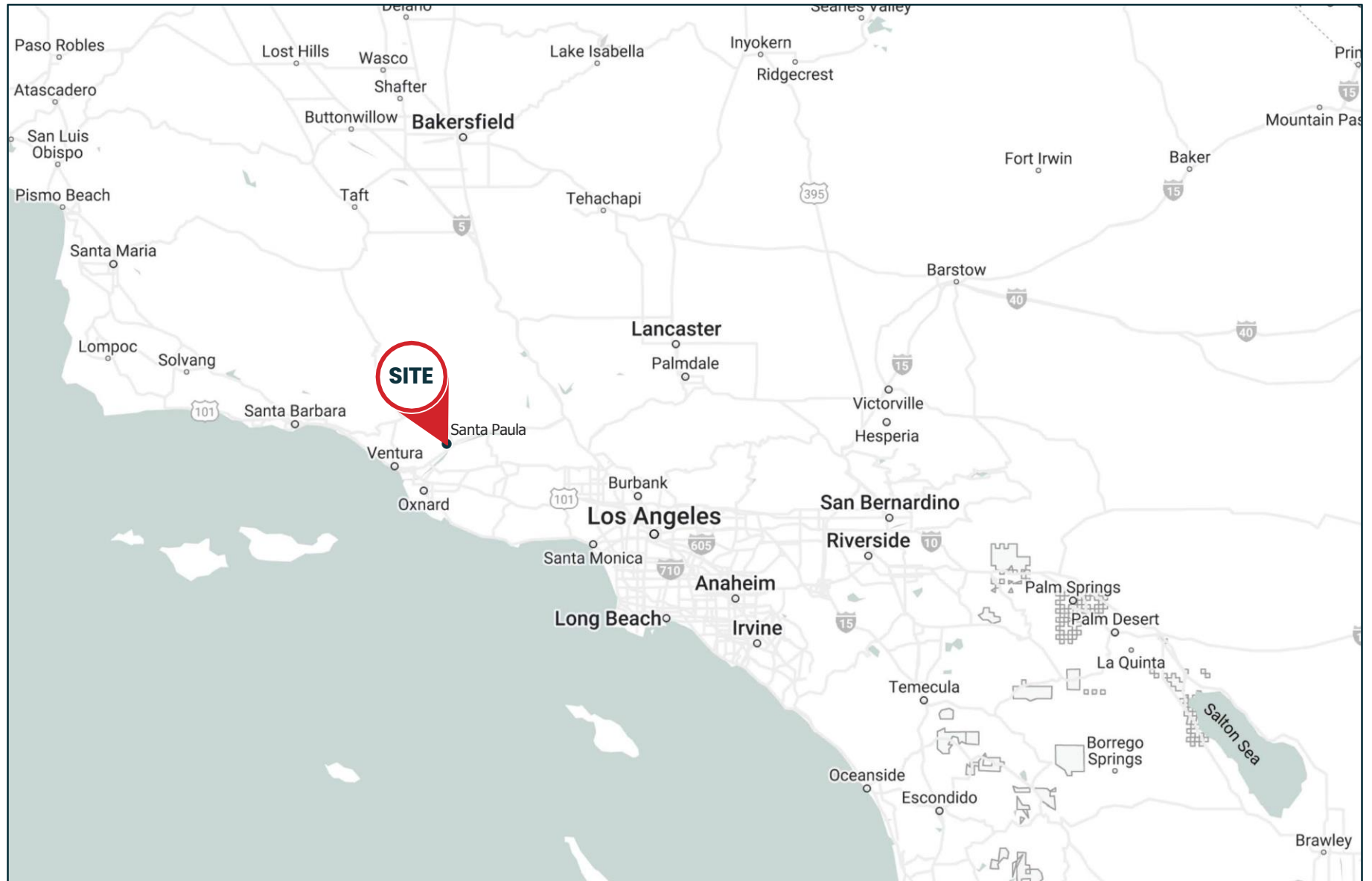
PLAT MAP



RETAIL MAP



AREA MAP



DEMOGRAPHICS

2022 Summary

	1 Mile	3 Mile	5 Mile
Population	19,105	32,259	34,398
Households	5,560	9,387	10,056
Families	4,396	7,465	7,980
Average Household Size	3.42	3.42	3.40
Owner Occupied Housing Units	2,630	5,101	5,510
Renter Occupied Housing Units	2,930	4,287	4,546
Median Age	30.9	32.7	33.1
Median Household Income	\$61,828	\$71,984	\$73,951
Average Household Income	\$82,460	\$92,396	\$94,717

2027 Summary

	1 Mile	3 Mile	5 Mile
Population	19,059	32,410	34,641
Households	5,577	9,466	10,163
Families	4,401	7,518	8,054
Average Household Size	3.40	3.41	3.39
Owner Occupied Housing Units	2,674	5,181	5,609
Renter Occupied Housing Units	2,903	4,285	4,554
Median Age	32.9	34.7	35.1
Median Household Income	\$75,101	\$82,426	\$83,967
Average Household Income	\$99,769	\$111,523	\$114,650

