

FOR SALE



\$1,380,000

**18950 E. Highway 88
Clements, CA**



- ◆ Located on a Major Corridor Connecting to Such Popular Areas as Tahoe, Jackson, and Multiple Lakes
- ◆ Loaded With Charm & Character
- ◆ Significantly Refurbished
- ◆ Home to Local Restaurant “Feed & Fuel”

EXCLUSIVE LISTING BROKER:

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PROPERTY PHOTOS

Clements Crossing
Clements, CA



INVESTMENT SUMMARY

Clements Crossing
Clements, CA

Property Address	18950 E Highway 88 Clements, CA 95227
A.P.N. #'s	019-240-35 019-240-53
Original Year Built	1882
Building Square Footage	20,250
Lot Square Footage	76,229 (1.75 acres)
Offering Price	\$1,380,000
Potential Net Operating Income	\$83,133
Price per Square Foot - Bldg	\$68.15
Price per Square Foot - Land	\$18.10



Highlights

Number of Buildings	1
Number of Parking Spaces	Ample
Intersection	Highway 12
Number of Suites	3
Highway Visibility	Yes

Cross Streets

Location

Between Atkins & Clements Rd

Demographics

Area Profile	1 Mile	3 Mile	5 Mile
Population (Est. 2008)	234	1,181	5,799
Project Growth (2008-2013)	13.2%	8.4%	2.3%

PROPERTY SUMMARY

Clements Crossing
Clements, CA

- Excellent Highway Visibility
- Highly Traveled Roadway
- Significantly Refurbished Inside and Out
- Popular Local Restaurant— “Feed & Fuel Restaurant”
- Originally Built in 1882
- Abundance of Possibilities
- Loaded With Character
- 3 Large Suites



Colliers Parrish is proud to present an excellent opportunity for either an owner/user or an investor to acquire Clements Crossing, a three tenant commercial building located in Clements, California. The property was originally built in 1882 and has been significantly refurbished inside and out. The property has a solid structure, shows well and is full of character.

Clements Crossing is located at the Highway 88 and Highway 12 split off, which are both major thoroughfares connecting travelers to such destinations as Tahoe, Jackson Rancheria Casino, Lake Camanche, Hogan Reservoir, Pardee Reservoir and many other popular travel destinations. Automobile traffic along the Highway 88 and Highway 12 intersection is a highly traveled roadway that will only continue to increase over time. Clements Crossing has tremendous opportunity to capture these travelers with proper tenancy.

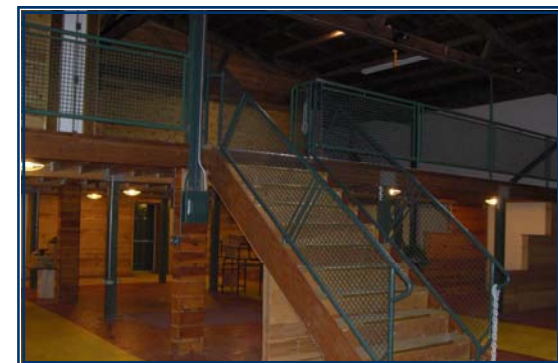
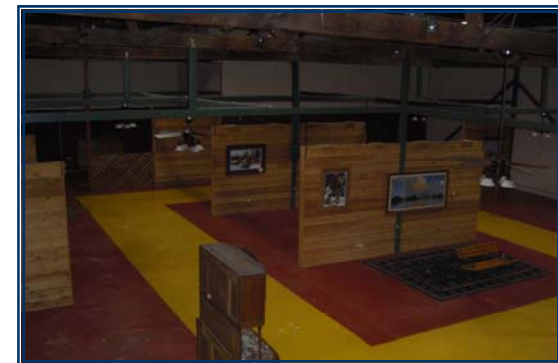
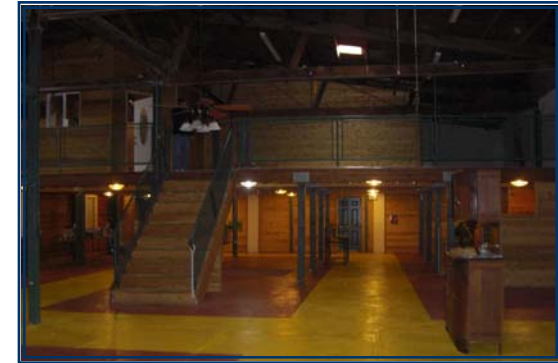
PROPERTY SUMMARY

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Feed & Fuel Restaurant has been in operation since 1997 and enjoys two locations; one in Downtown Lodi and the second here at Clements Crossing. The Clements location seats approximately 150 guests in the main restaurant area, 28 guests in bar/lounge area and 160 guests in the restaurant's banquet hall. The tenant is currently on their 5th year of a five year lease and has one 5 year option to extend the lease. The current owner of the property also owns most of the equipment in the restaurant which will be passed onto a new buyer. The equipment includes such items as; walk-in freezers, walk-in refrigerators, water tower, oven, stoves, bars, mills, counter tops, dining table & chairs, roasters, espresso machines, silver, glass, china, various art collections, and a multitude of other items. All such items increase the value of the premises quite significantly.

The second unit of Clements Crossing consists of two levels, each with their own entry. The ground level consists of 5,400 square feet of space that exuberates with charm. It enjoys multiple offices and two roll up doors, each facing opposite ends of the building. The space has two restrooms, one of which enjoys a shower. The main area of this lower level space is comprised of a large open space with an abundance of possibilities. The second level enjoys 1,650 square feet of space which consists of multiple office suites and a full bath, including a roman bathtub. An occupant has the option to acquire both floors if so desired. The space is currently available for occupancy.

The third unit of Clements Crossing is an approximate 6,000 square foot warehouse space with two, large office units and two large roll up doors. The space is currently available for occupancy.



RENT ROLL

Clements Crossing
Clements, CA

Tenant	% of Center	Sq. Ft.	Monthly Rent	Rent / Sq. Ft.	Expense Reimburs.	Lease Type	Lease Start	Lease End	Options	Rent Increase
Former Antique Store ¹	35%	7,050	\$2,900	\$0.41	No	Gross	N/a	N/a	N/a	N/a
Feed & Fuel Restaurant	36%	7,200	\$4,000	\$0.56	Prorata Share	NNN	11/1/2004	10/31/2004	1 - 5yr	\$4,500 yrs 6 & 7 \$4,750 yrs 8 & 9 \$5,000 yr 10
Available Warehouse Space ²	<u>30%</u>	<u>6,000</u>	<u>\$1,800</u>	\$0.30	No	Gross	N/a	N/a	N/a	N/a
Totals	100%	20,250	\$8,700							

¹ Space includes 5,400 sq. ft. downstairs and 1,650 sq. ft. of office/loft space upstairs.
The upstairs unit could be rented to a separate tenant. Spaces are available to rent.

² Space includes two large office units. Spaces are available to rent.

***Note: Both rents shown above for the "Former Antique Store" and the "Available Warehouse Space" are for illustrational purposes only.**

A potential buyer has the option to purchase the building with the intent to occupy the vacant space or to re-tenant the space at a fair market rent suitable to a new buyer.

INCOME/EXPENSE

Clements Crossing
Clements, CA

INCOME:

Potential Income at Full Capacity	\$104,400
Expense Reimbursements ¹	<u>\$11,963</u>
Total Income	\$116,363

EXPENSES:

New Property Taxes (1.0517%)	\$14,513
Special Assessments	\$261
Property Insurance	\$10,800
Landscaping	\$2,880
Common Area Electric	\$600
Repairs & Maintenance (4.0% of Income)	\$4,176
Total Expenses	\$33,230

NET OPERATING INCOME **\$83,133**

¹ Expense Reimbursement estimates are for Feed & Fuel's prorata share of expenses.

***Note: The Income/Expense information referenced above are for illustrational purposes only. Currently, only Feed & Fuel Restaurant occupies the building.**



AERIAL PHOTO

Clements Crossing
Clements, CA



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

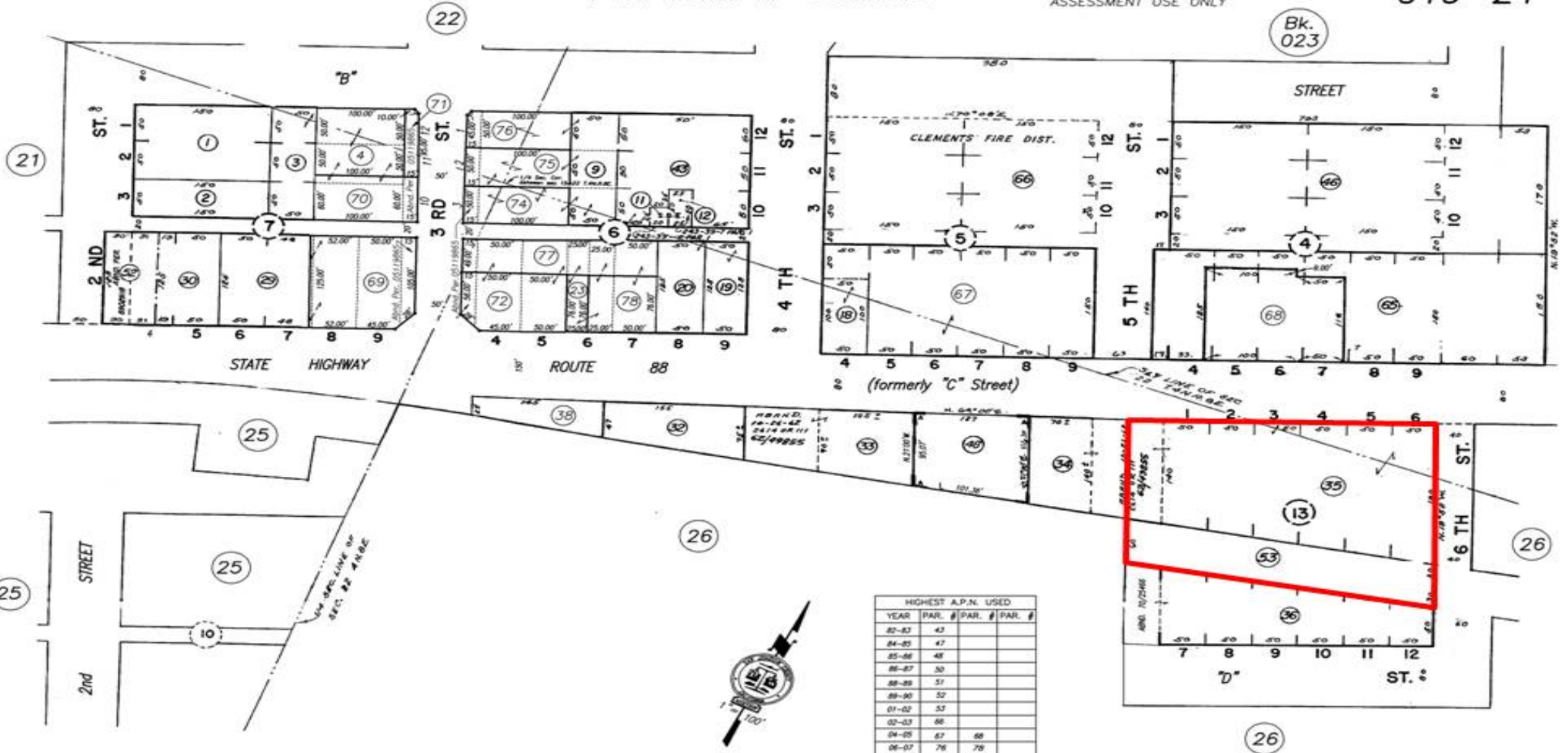
PARCEL MAP

Clements Crossing
Clements, CA

POR. TOWN OF CLEMENTS

THIS MAP IS FOR
ASSESSMENT USE ONLY

019-24



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
82-83	42		
84-85	47		
85-86	48		
86-87	50		
88-89	51		
89-90	52		
01-02	53		
02-03	66		
04-05	67	68	
06-07	76	79	

R. M. Bk. 01 Pg. 017

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

Assessor's Map Bk.019 Pg.24
County of San Joaquin, Calif.

LOCATION MAP

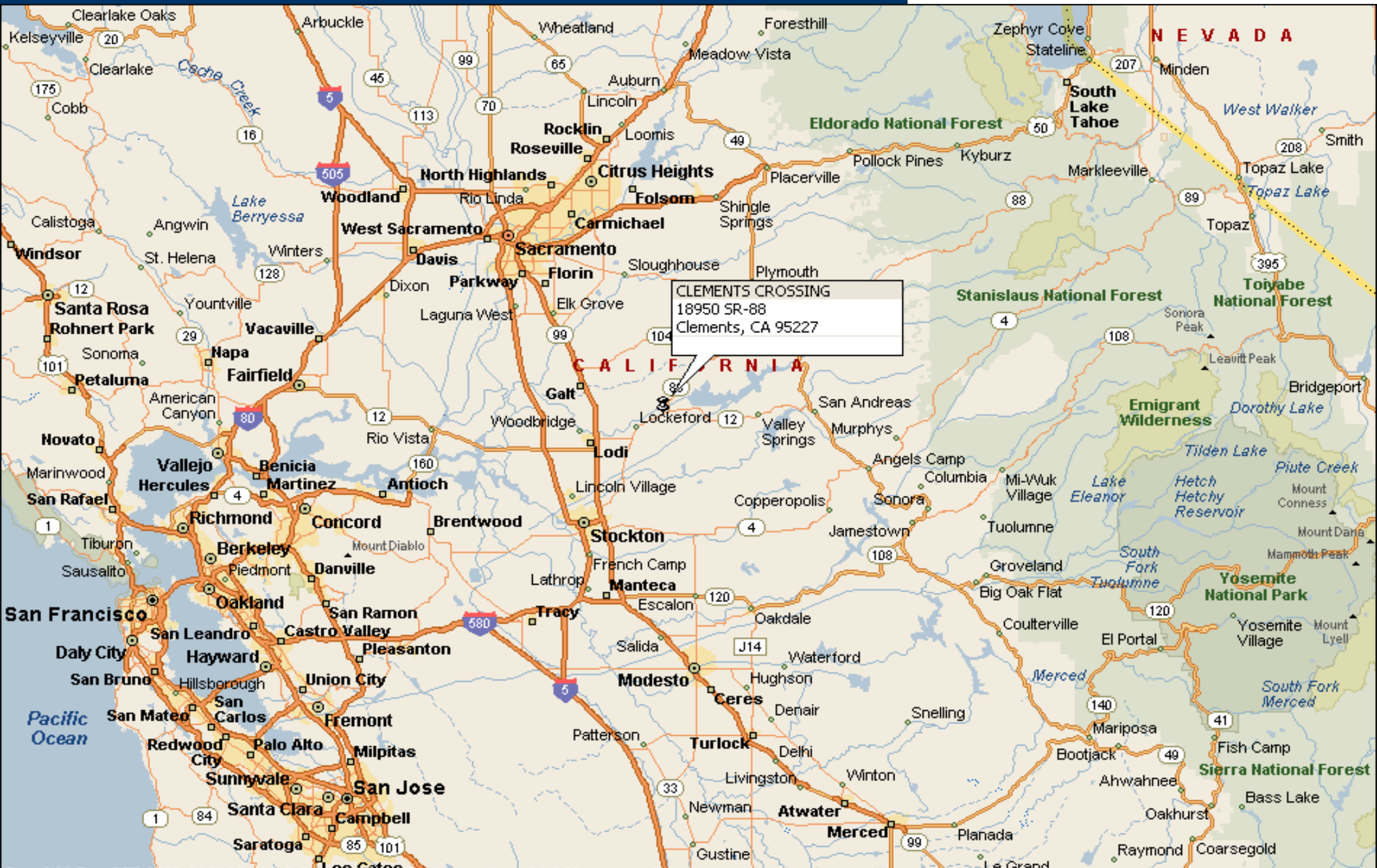
Clements Crossing Clements, CA



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Clements Crossing Clements, CA



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