



Northwest Office Building FOR SALE

8302 Espresso Drive ■ Bakersfield, CA



Martin J. Starr ■ Principal ■ 661 616 3567 ■ mjstarr@asuassociates.com ■ CA RE #01179469
Phil A. Fontes ■ Senior Vice President ■ 661 616 3564 ■ phil.fontes@asuassociates.com ■ CA RE #00873987
Dylan J. Lym ■ Associate ■ 661 885 6949 ■ dylan@asuassociates.com ■ CA RE #02103385
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

Sale Price
\$3,600,000.00

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Property Details & Offering

Building Details

- 12,356 Rentable Square Feet
- Constructed in 2006
- Approximately 56 surface parking stalls
- 62% occupancy
- Suite 130 of 4,706 RSF available for lease
- Limited pylon signage may be available

Location Details

- Northwest Office Submarket
- Located west of the signalized intersection of Coffee Road and Granite Falls Way
- Coffee Road is a major north/south arterial connecting NW Bakersfield and SW Bakersfield
- Proximity to the Westside Parkway – connecting to Central Bakersfield and eventually Hwy 99
- Due south is the Northwest Promenade offering access to all types of restaurants and numerous shopping opportunities



Offering

8302 Espresso Drive is offered for sale at a time where demand for product far outweighs the supply. This is a unique opportunity for an owner/user to be able to occupy a professional office suite for pennies on the dollar in monthly costs in comparison to a traditional office lease! In this low-supply market, this could be an opportunity for a long-term investor as well. The property is priced well below replacement costs for building like this with today's land and construction costs.

Owner/User Purchase Scenario

Projected Purchase Price	\$3,600,000.00
Down Payment (35%)	\$1,260,000.00
New Loan (65% LTV)	\$2,340,000.00
<i>Monthly Occupancy Cost</i>	
Monthly Debt Service	\$13,007.00
Monthly Rent from Existing Tenant	(\$12,393.00)
Proj Mo CAM for Owner (NNN Lse)	\$1,716.00
Proj Mo Cost of Occupancy	\$2,330.00
Proj Mo Cost of Occupancy PSF	\$0.50

**Debt service projected at 4.5% interest amortized over 25 years*

Cashflow

Monthly rent from existing tenant	\$12,393.00
Mo. Rent from Owner	
(\$1.60/mo/NNN)	\$7,529.60
Monthly debt service	(\$12,284.00)
Monthly cash flow	\$7,638.60
Annual Cash flow	\$91,663.20
*Yr 1 Cash on cash return	7.27%

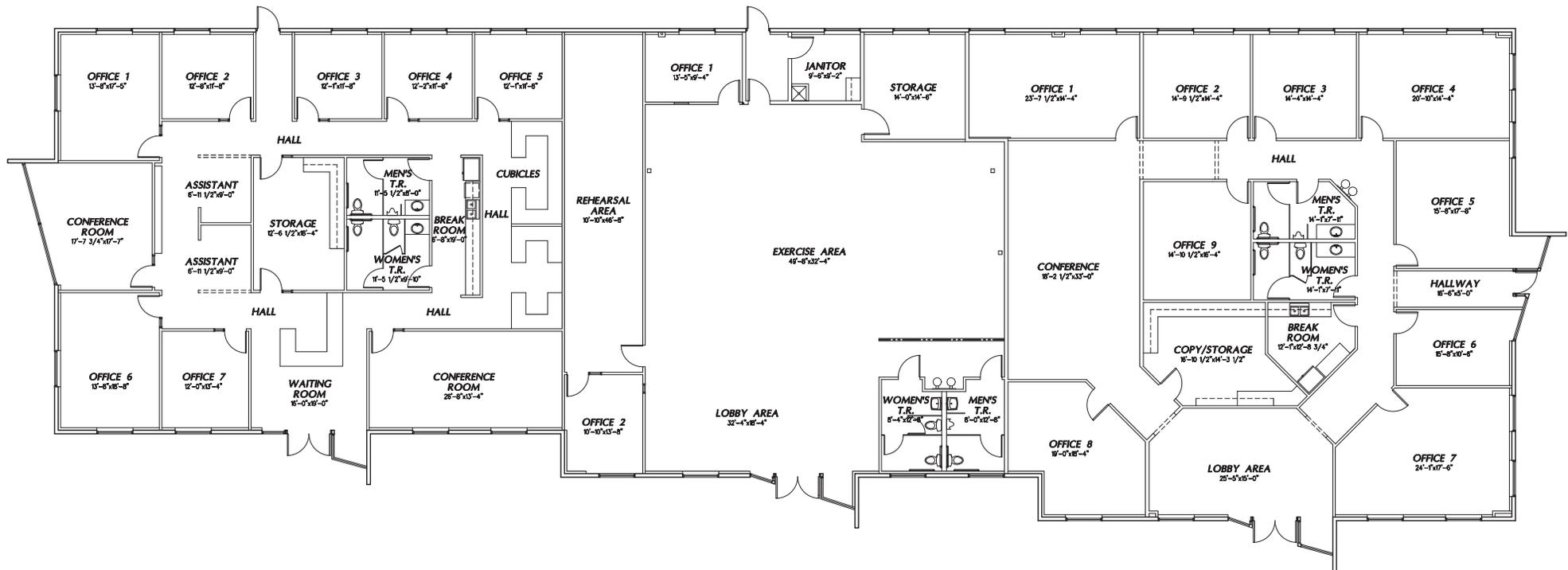
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Building Floor Plan



■ Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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