



FOR SALE

955 W Center St
MANTECA, CA



- 100% LEASED OFFICE PROPERTY
- HIGH CAP RATE AT 7.5% WITH UPSIDE
- FULLY REMODELED

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NAINorthgate

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ABOUT NORTHGATE

NAI NORTHGATE EXCLUSIVE OFFERING

The subject property is a centrally located commercial office building located in the heart of Manteca, CA, one of the fastest growing communities in Northern California.

The property has substantiated strong historical occupancy due to its location and recent improvements.

PROPERTY TYPE:	Multi-Tenant Net Leased Investment
ADDRESS:	955 W Center Street, Manteca, CA
OFFERING PRICE:	\$2,100,000
CAPITALIZATION RATE:	7.27%
INVESTMENT TYPE:	Fee Simple
NET OPERATING INCOME:	\$151,683
LEASE TYPE	NNN
PROPERTY TYPE:	Multi-Tenant Office
LOT SIZE:	± 0.81 Acres
GLA:	± 10,244 SF
BUILDING TYPE:	Commercial Office (CO)
APN:	217-600-17



INVESTMENT HIGHLIGHTS

LOCATION

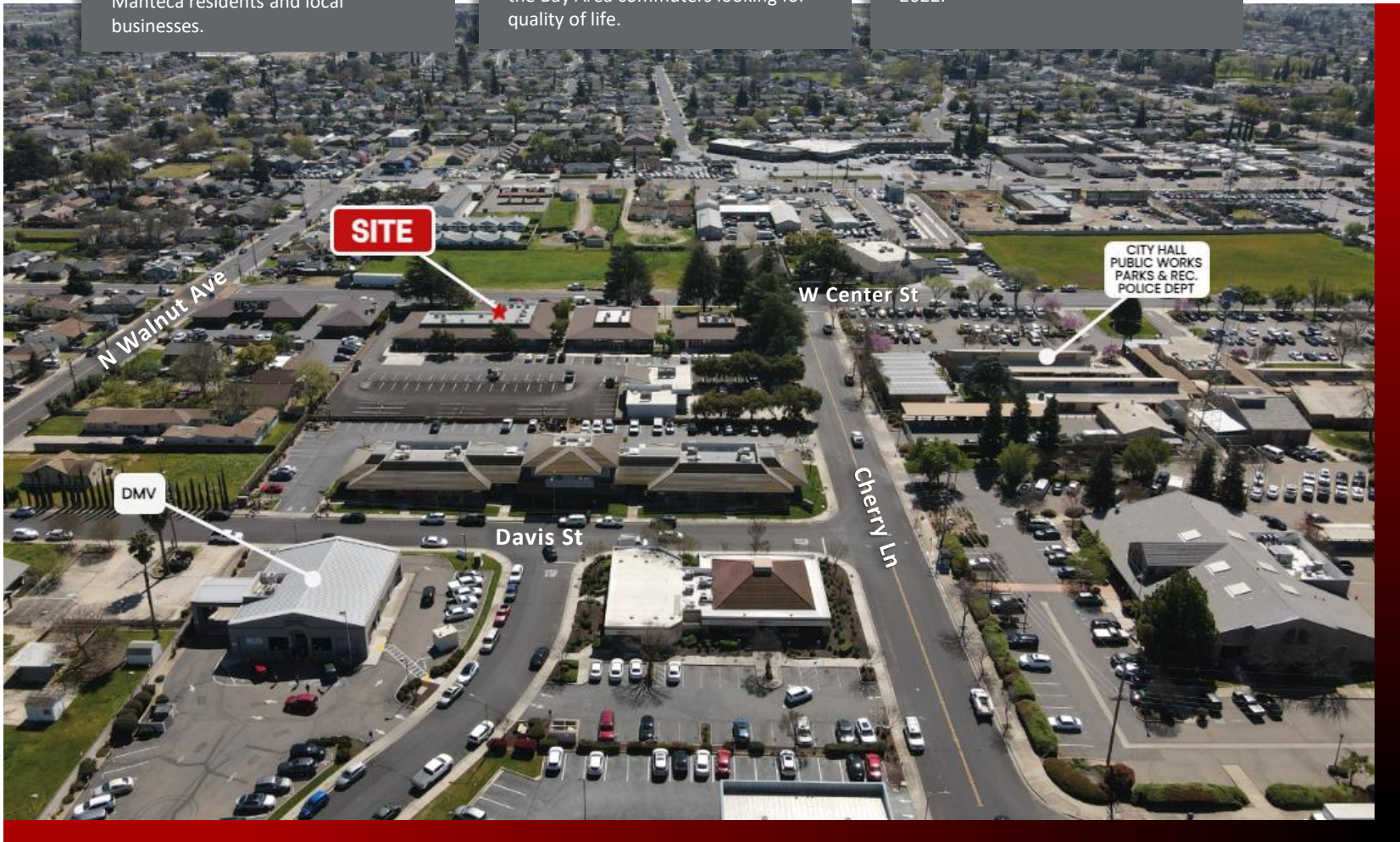
Centrally located servicing the city of Manteca residents and local businesses.

MANTECA

One of the fastest growing cities due to the Bay Area commuters looking for quality of life.

CONDITION

The building was fully remodeled in 2022.



LOCATION OVERVIEW

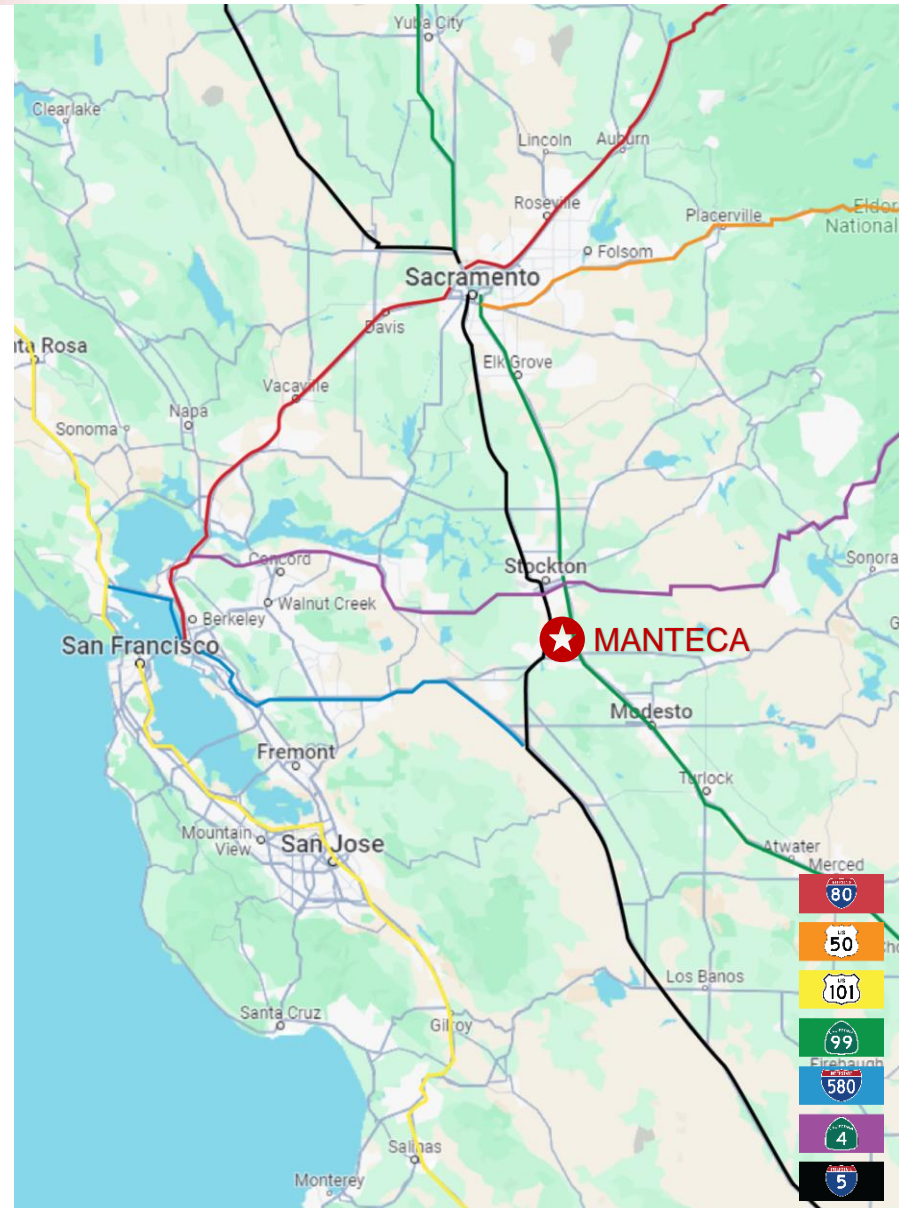
MANTECA , CALIFORNIA

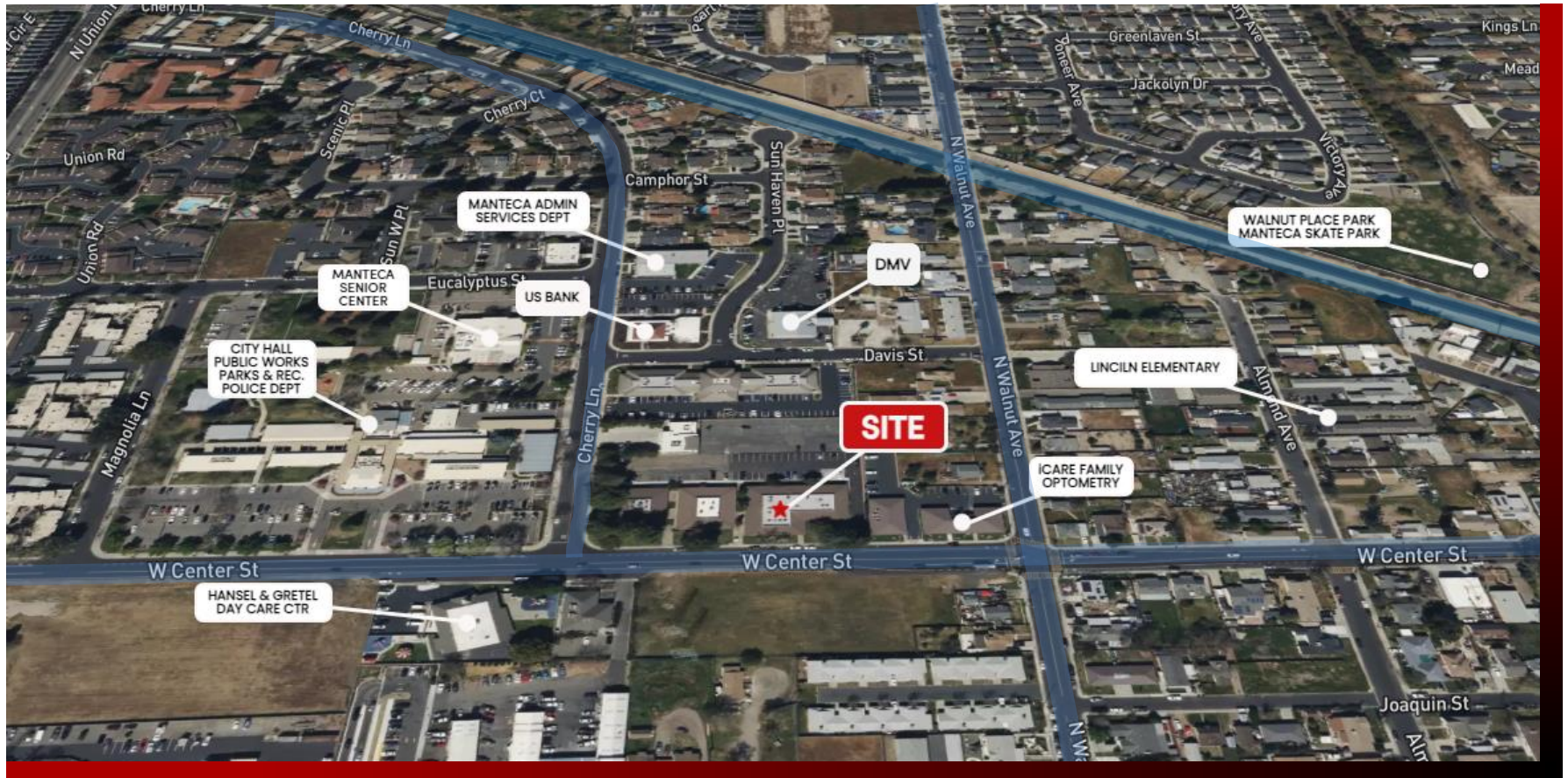
Strategically nestled between Sacramento and San Francisco, Manteca offers prime opportunities for those seeking to capitalize on its advantageous location. Boasting a growing economy diversified across sectors such as agriculture, logistics, manufacturing, and healthcare, the city provides a conducive environment for business expansion and success. Moreover, Manteca's relatively low cost of living compared to other California regions coupled with its abundance of amenities like parks, recreational facilities, and shopping centers enhances its appeal.

POPULATION	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	22,614	91,169	122,294
2028 PROJECTION:	23,055	96,833	130,467
PROJECTED GROWTH:	1.95%	6.22%	6.68%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	7,329	29,072	37,544
2028 PROJECTION	7,848	30,760	39,891
PROJECTED GROWTH:	7.1%	5.8%	6.2%
2023 MEDIAN HOME VALUE:	\$430,200	\$517,800	\$525,400

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 AVERAGE HH INCOME:	\$85,000	\$111,800	\$114,200
2023 MEDIAN HH INCOME:	\$72,000	\$92,300	\$95,000



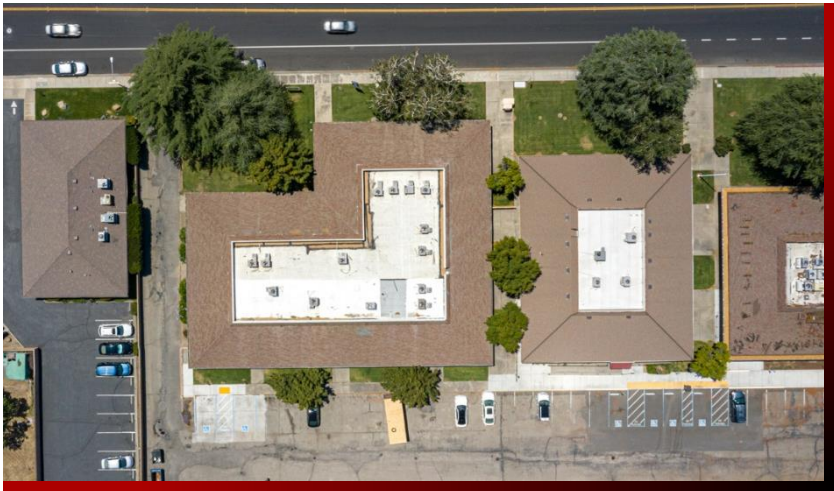




INCOME & EXPENSE

SCHEDULED GROSS INCOME	ACTUAL-IN-PLACE	RENT PROFORMA AMOUNT
BASE RENT:	\$154,539	\$154,539
EXPENSE RECOVERIES:	\$35,692	\$52,314
OTHER INCOME:	\$0	\$0
LEASE-UP AVAILABLE SPACE:	\$0	\$0
SUBTOTAL:	\$190,231	\$206,853
LESS VACANCY ALLOWANCE:	\$0	\$0
EFFECTIVE GROSS INCOME:	\$190,231	\$206,853
LESS EXPENSES:	\$37,548	\$55,035
NET OPERATING INCOME:	\$152,683	\$151,819

ESTIMATED OPERATING EXPENSE	OWNER'S 2023 ACTUALS	2024 PROFORMA AMOUNT
GENERAL MAINTENANCE:	\$271	\$279
HVAC REPAIRS & MAINTENANCE:	\$2,499	\$2,574
PORTER SERVICES:	\$3,000	\$3,090
ELECTRIC:	\$70	\$72
COMMERCIAL WATER & SEWER:	\$4,545	\$4,681
WASTE REMOVAL:	\$930	\$958
LANDSCAPING SERVICE:	\$3,230	\$3,327
PEST CONTROL:	\$375	\$386
IRRIGATION REPAIRS:	\$750	\$773
MANAGEMENT FEES:	\$7,810	\$7,727
BUILDING INSURANCE:	\$4,775	\$4,918
PROPERTY TAXES:	\$9,293	\$26,250
TOTAL:	\$37,548	\$55,035
ANNUAL PER SQUARE FOOT:	\$3.67	\$5.37
MONTHLY PER SQUARE FOOT:	\$0.31	\$0.45



RENT ROLL

SUITE	TENANT	STE SIZE (SQFT)	% OF TOTAL BLD SQFT	MONTHLY BASE RATE	MON RENT (PSF)	ANN RENT (PSF)	% OF TOTAL BLD INCOME	MON MKT RENT (PSF)	ANN MKT RENT (PSF)	LEASE TYPE	START DATE	EXP DATE
1-12-14	Aegis Solution	4,091	39.9%	\$4,304	\$1.05	\$12.62	33.4%	\$1.25	\$15.00	NNN	Nov-18	Oct-28
2	Tonya Reyes	578	5.6%	\$728	\$1.26	\$15.11	5.7%	\$1.70	\$20.40	NNN	Jun-20	Aug-24
4	Daryl Carpenter	561	5.5%	\$738	\$1.32	\$15.79	5.7%	\$1.70	\$20.40	NNN	Jun-19	Jul-24
5-6	Daniela Musgrove	974	9.5%	\$1,550	\$1.59	\$19.10	12.0%	\$1.70	\$20.40	NNN	Oct-22	Dec-25
7	Elmer Alegado	775	7.6%	\$1,117	\$1.44	\$17.30	8.7%	\$1.70	\$20.40	NNN	Nov-22	Oct-25
8	Bhurwinder Chahal	528	5.2%	\$830	\$1.57	\$18.86	6.4%	\$1.70	\$20.40	NNN	Nov-22	Oct-24
3 & 9	Paul Lopez	1,745	17.0%	\$2,037	\$1.17	\$14.01	15.8%	\$1.70	\$20.40	NNN	Sep-20	Oct-25
10	Santos Aranda	512	5.0%	\$937	\$1.83	\$21.97	7.3%	\$1.70	\$20.40	NNN	Nov-22	Oct-27
11	Alona Llavoe	480	4.7%	\$637	\$1.33	\$15.91	4.9%	\$1.70	\$20.40	NNN	Nov-18	Oct-24
TOTAL:		10,244	100.0%	\$12,878	\$1.26	\$16.74	100.0%	\$1.65	\$19.80			
LEASED:		10,244	100.0%	\$154,539							95.06%	
AVAILABLE:		0	0.0%									



DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

The Northgate XCS team is a full-service real estate advisory brokerage team working with clients across the country. We specialize in portfolio sales, apartments, commercial farms and commercial buildings.

ADVISORY SERVICES

- Asset management
- Acquisitions & dispositions
- Appraisal & valuation
- Corporate services
- 1031 exchange acquisitions (CA to FL)
- Comprehensive investment strategy advisory

27+

YEARS OF COMMERCIAL BROKERAGE

300K

ACTIVE INVESTORS IN OUR PROPRIETARY DATABASE

\$4 BILLION

IN SALES TRANSACTIONS FROM COAST TO COAST

16

STATES TRANSACTED

NAI Northgate

INSIGHTFUL REAL ESTATE SOLUTIONS

NAI Northgate Commercial offers impactful real estate solutions for regional and national companies, investors, landowners and tenants. For over 10 years, NAI Northgate has provided premium advisory throughout the commercial real estate landscape – working to ensure both short-term and long-term goals of its clients.

A COLLABORATIVE TEAM EFFORT

NAI Northgate features a team of seasoned professional with experience that spans across different sectors of commercial real estate – providing detailed focus and efficiency to each property.

THE RIGHT LOCATION AT THE RIGHT TIME

Whether looking for an investment property, a retail space for lease, or a land development project – NAI Northgate offers a multitude of properties suitable for your business needs.

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