

REPRESENTATION PHOTO. NOT SUBJECT PROPERTY.

# OFFERING MEMORANDUM


**NOW OPEN!**


**HARBOR FREIGHT**

QUALITY TOOLS LOWEST PRICES

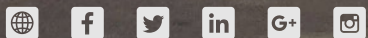
## HARBOR FREIGHT

2101 EAST PALMDALE BOULEVARD  
PALMDALE, CALIFORNIA

 **Scott Hook**, EXECUTIVE VICE PRESIDENT  
(O) 949.954.3724 | (M) 949.290.8884  
scott.hook@cbcadvisors.com  
Lic# 00914392

 **Daniel Tyner**, VICE PRESIDENT  
(O) 949.954.3723 | (M) 562.810.1282  
daniel.tyner@cbcadvisors.com  
Lic# 01959818

[www.cbcadvisors.com](http://www.cbcadvisors.com)



DRE# 01929723



**HOOK**  
RETAIL ASSOCIATES



## PROPERTY INFORMATION

- New 12 Year NNN Lease with 10% escalations every 6 years.
- Attractive 5.25% Cap Rate and **VERY LOW** \$129 Per Square Foot.
- Harbor Freight - 35 Year Old company with over 700 stores nationwide in 45 states - Never Closed a Store.
- Tenant investing over \$750,000 on improvements for existing building.
- Offers over 7,000 tools at discount pricing.
- Palmdale Blvd - major traffic corridor and direct access to 14 Freeway.
- Major (4) Corner Commercial Signalized Intersection at Palmdale Blvd and 20th Street East.
- Located in a major trade area with surrounding tenants including Carl's Jr, Napa Auto, Superior Grocers, Vallarta Market, Chase Bank, Del Taco, 7-Eleven, Subway, Shell all located at intersection.

## PROPERTY SUMMARY

Sale Price:	\$3,200,000
Cap Rate:	5.25%
Lot Size:	1.2 Acres
Building Size:	24,695 SF
Parking Stalls:	52 Parking Stalls
Zoning:	C3, Palmdale
Cross Streets:	Palmdale Blvd & 20th St E
Traffic Count:	21,000 CPD (2016)

## PROPOSED FINANCING

Sale Price:	\$3,200,000
Down Payment:	\$1,225,000
Price/SF	\$128.58
Loan Amount:	(54%) \$1,975,000
Interest Rate:	4.38%
Due:	12 Years Fixed
Amortization:	22 Years
Debt Service (Monthly):	(\$11,663)



# RENT ROLL

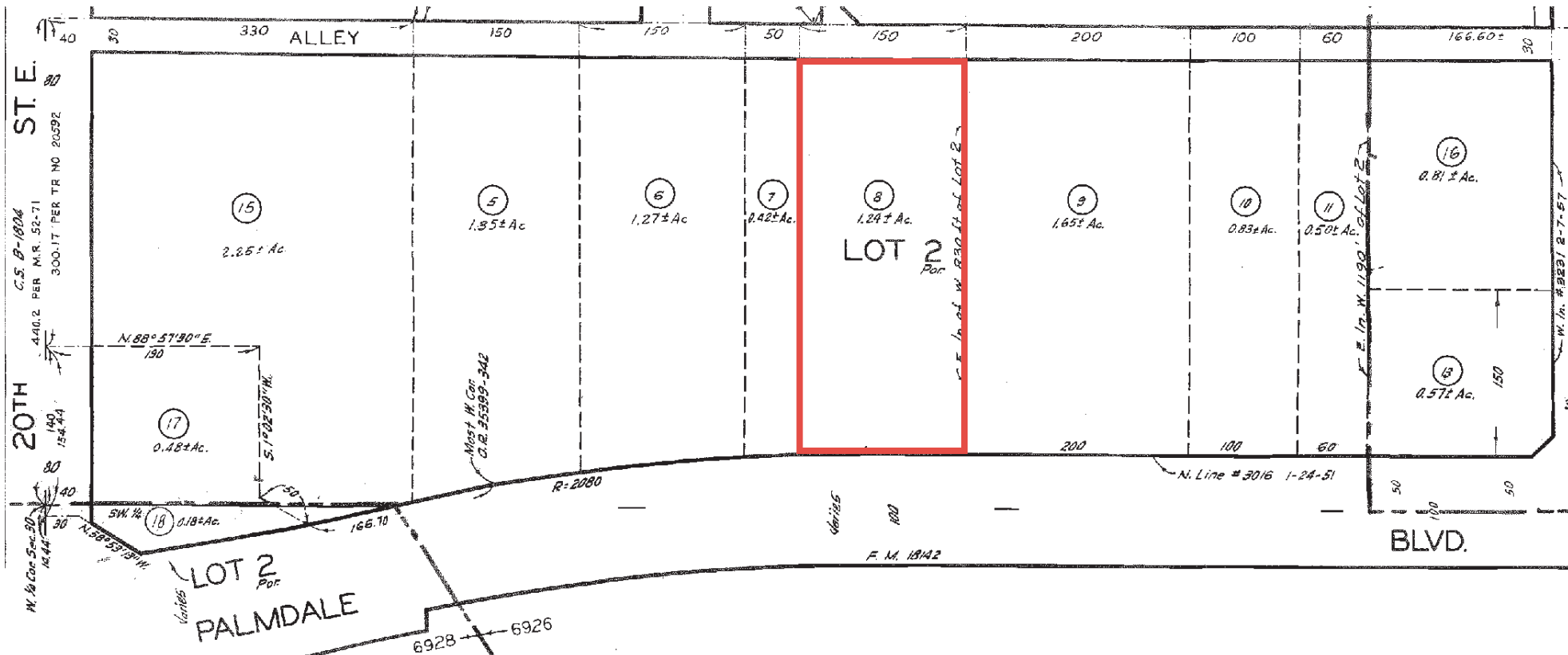
Tenant	GLA	% of GLA	Rent Commencement	Lease Term	Annual Rent	Monthly Rent	Rent/SF	Escalations	Options	Lease Type
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Harbor Freight Tools	24,695	100%	Est. Feb 10, 2017	* 12 Years	\$167,926	\$13,993.83	\$0.56	10% Every 6 Years	4x5 Year Options 10% Increase Each	NNN
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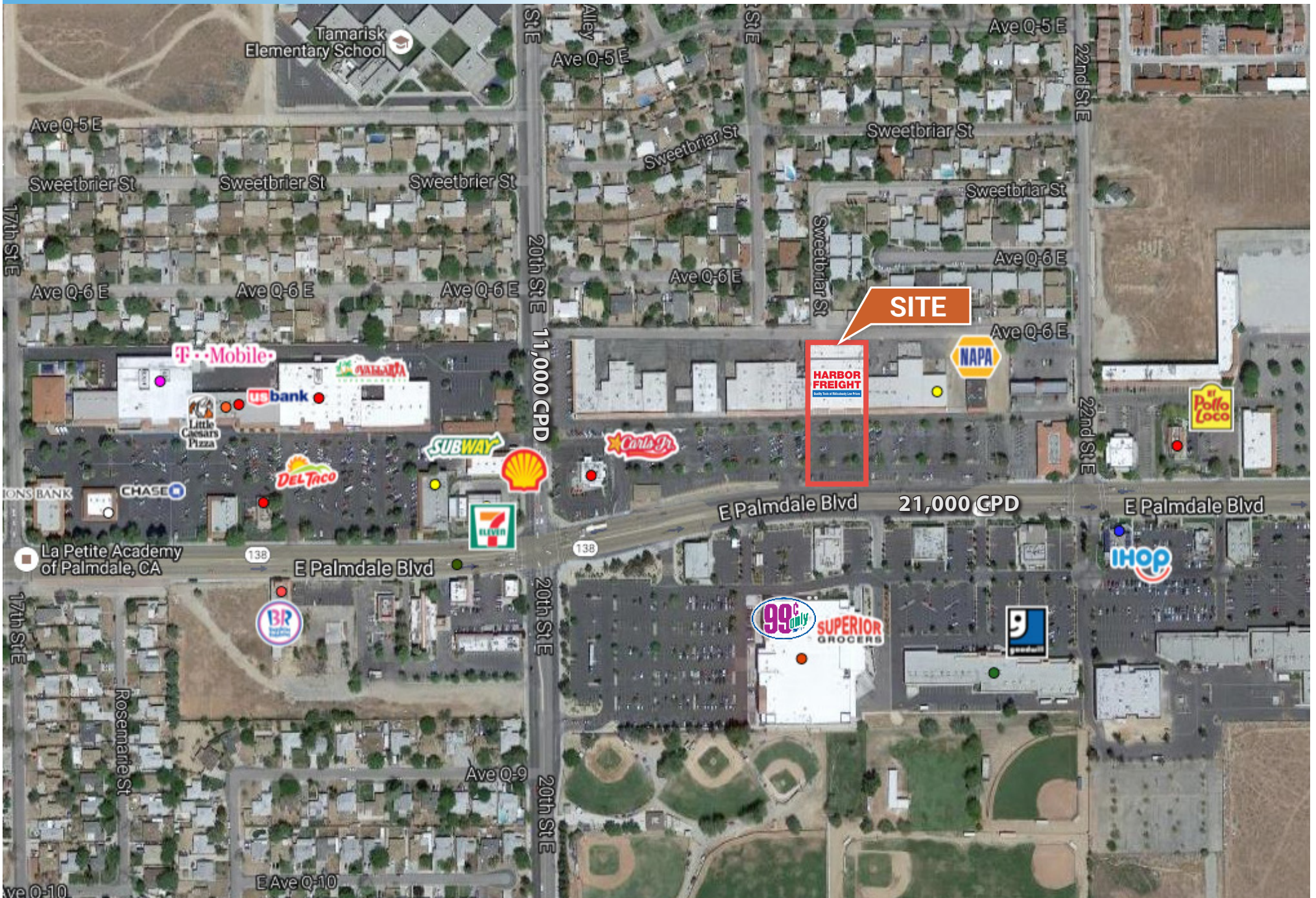
<b>Total</b>	<b>24,695</b>	<b>100%</b>			<b>\$167,926</b>	<b>\$13,933.83</b>	<b>\$0.56</b>			
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\* Earlier of (a) 23 days from opening of business and (b) 90 days from Lease Commencement Date.

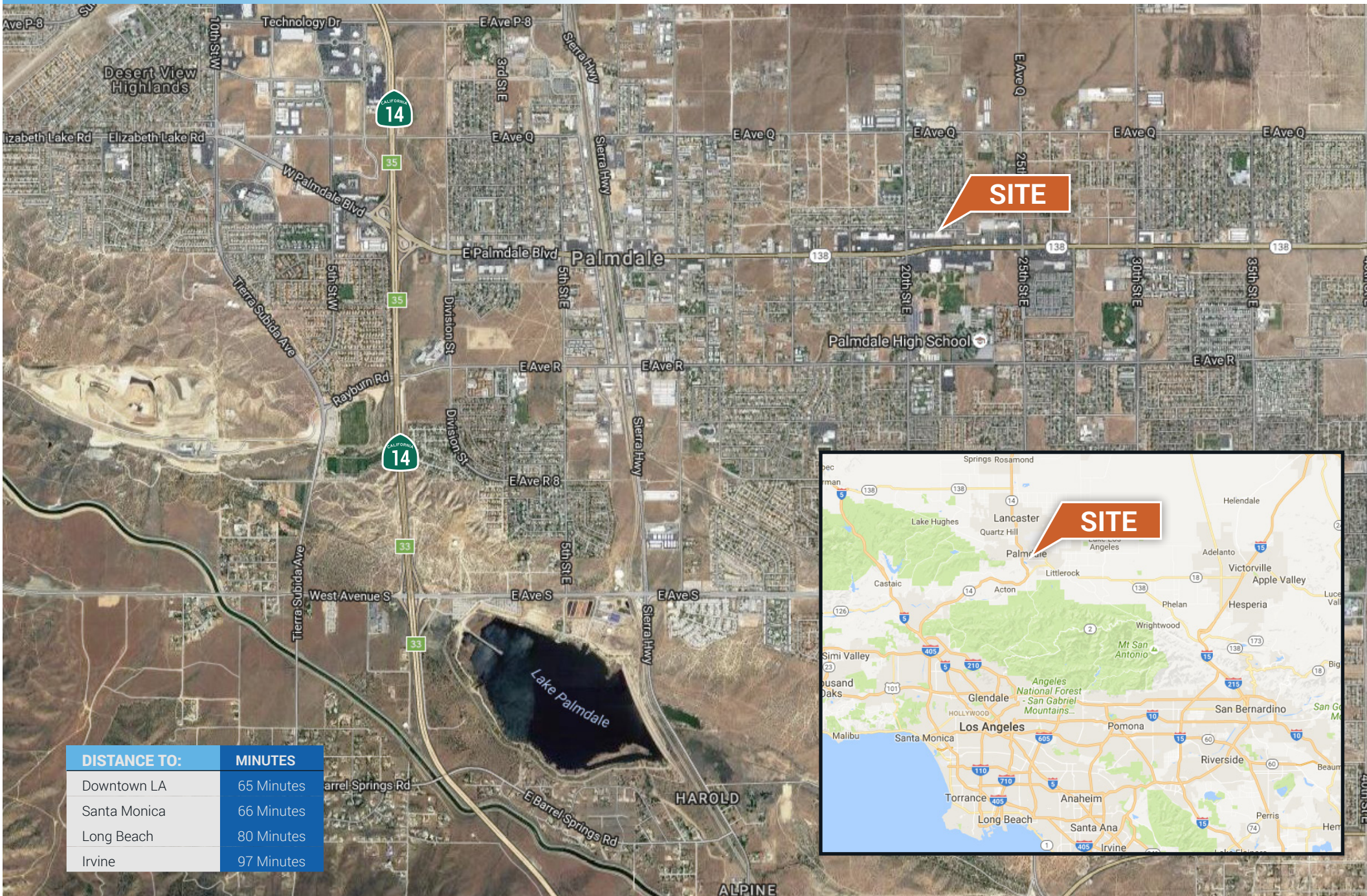
\* Tenant is remodeling building and has taken possession in "as-is" condition.



# AERIAL MAP



# AERIAL MAP



DISTANCE TO:	MINUTES
Downtown LA	65 Minutes
Santa Monica	66 Minutes
Long Beach	80 Minutes
Irvine	97 Minutes

## **HARBOR FREIGHT**

Quality Tools at Ridiculously Low Prices

In 1977, when Harbor Freight Tools was started as a small family-owned business, we made a commitment to provide working people with great quality tools at the lowest prices. And for over 35 years, Harbor Freight Tools has done just that. From hand tools and generators, to air and power tools, from shop equipment to automotive tools, Harbor Freight offers more than 7,000 tools and accessories at quality levels that match or exceed competing brands, but at prices that are up to 80% less.

### **HOW DOES HARBOR FREIGHT SELL GREAT QUALITY TOOLS AT THE LOWEST PRICES?**

We buy direct from the same factories who supply the expensive brands and pass the savings on to you. It's just that simple! Visit one of our 700 Stores Nationwide and see for yourself why over 30 million satisfied customers and leading automotive and consumer magazines keep talking about our great quality and unbeatable prices.

### **AT HARBOR FREIGHT, QUALITY IS OUR OBSESSION**

We test our tools in our own state-of-the-art labs, just like those operated by leading consumer advocate organizations. We put our tools through punishing tests, which far exceed the strain of normal use, ensuring that our tools perform to professional standards and stay tough for the long haul. Most importantly, when it comes to quality, we walk the walk - with a 100% satisfaction guarantee, no hassle return policy and a lifetime warranty on all hand tools.

### **THE HARBOR FREIGHT FAMILY**

With over 700 stores and over 30 million satisfied customers, Harbor Freight Tools continues to grow, but we're still family owned and for over 3 decades our mission has remained the same: deliver an incredible assortment of great quality tools at the lowest prices. See for yourself - stop by one of our 700 stores today and discover why Harbor Freight Tools is the place to go for all of your tool needs

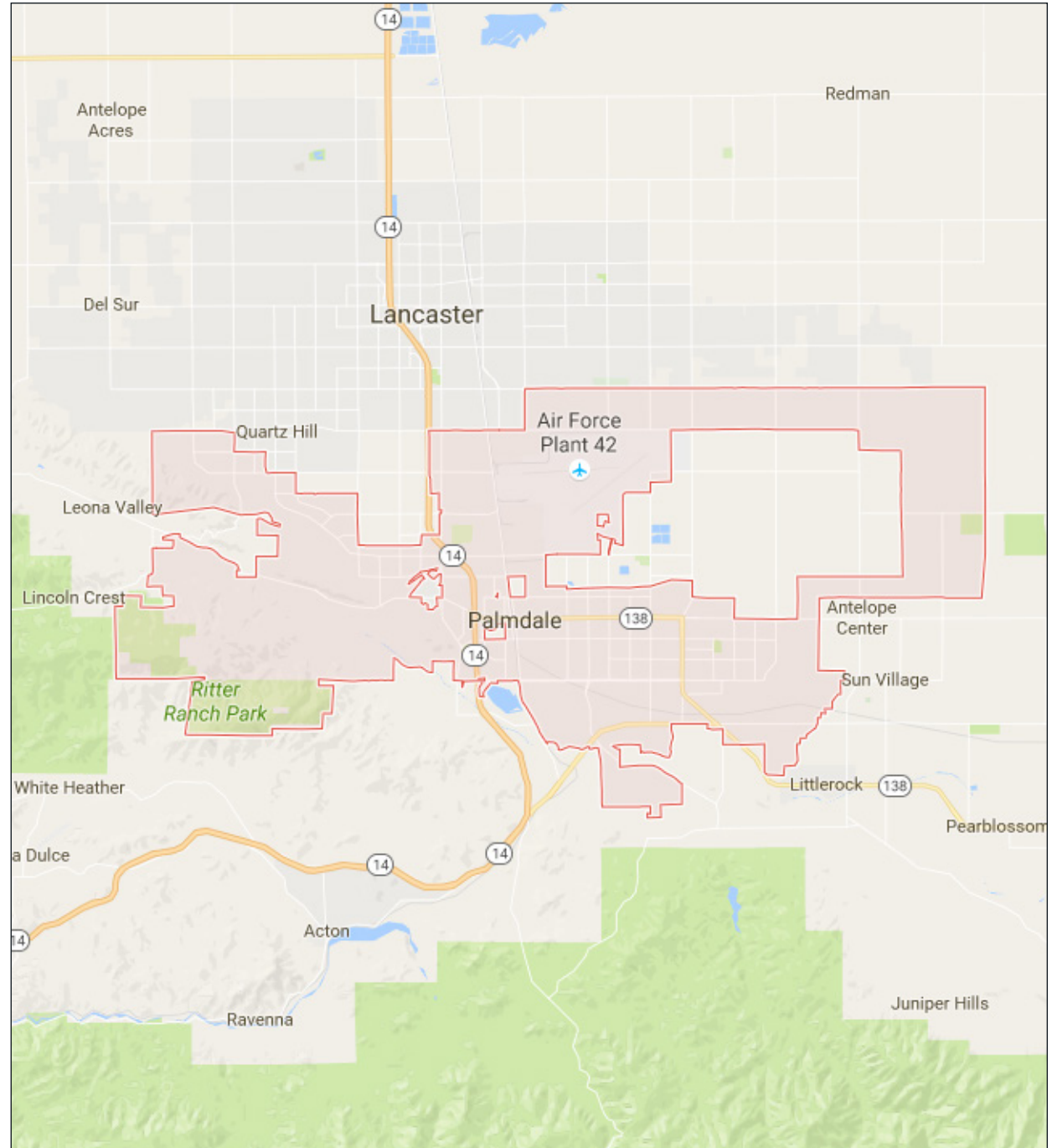


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2016 Estimated	20,796	78,013	135,552
2021 Projected	21,548	80,720	140,379
<b>Households</b>			
2016 Estimated	6,025	22,862	38,806
2021 Projected	6,304	23,927	40,677
<b>Income</b>			
2016 Median HHI	\$28,546	\$48,428	\$56,013
2016 Average HHI	\$35,376	\$58,332	\$67,955
2016 Per Capita	\$10,273	\$17,112	\$19,470

*Information provided by Regis, Sites USA*

## IN THE NEWS “AIR FORCE CONTRACT EXPECTED TO BRING 6K AEROSPACE JOBS TO PALMDALE”

TOP 10 LARGEST EMPLOYERS	# OF EMPLOYEES
Lockheed Martin	3,700
Northrop Grumman	2,100
Antelope Valley Mall	1,800
Palmdale School District	1,792
Wal-Mart	1,242
Antelope Valley Union HS District	1,116
Boeing	850
Palmdale Regional Medical Center	800+
Westside Union School District	587
Los Angeles County	500



# PALMDALE

Palmdale is a city in the center of northern Los Angeles County in the U.S. state of California. The San Gabriel Mountains separate Palmdale from the City of Los Angeles. On August 24, 1962, Palmdale became the first community in the Antelope Valley to incorporate. 47 years later, in November 2009, voters approved making it a charter city. Its population was 152,750 at the 2010 census, up from 116,670 at the 2000 census. Palmdale is the 33rd most populous city in California. In 2013, the Palmdale / Lancaster urban area had an estimated population of 513,547.

For more than 50 years, Palmdale has been on the leading edge of America's newest technologies, with major breakthroughs in aerospace, materials science, energy and the environment. This spirit of innovation has led to the creation of a thriving community of more than 150,000 residents and nearly 2,000 businesses with diverse interests and capabilities. Today, Palmdale offers not only world-class engineering and state-of-the-art manufacturing facilities, but remarkable new medical facilities, a strong service sector and a robust retail marketplace as well. So set your sights a little higher. Come explore Palmdale, a city ready to exceed all expectations.

The people at NASA chose Palmdale as the home of their new airborne infrared telescope. Designed to complement existing space and earth-based telescopes, the new Stratospheric Observatory for Infrared Astronomy (SOFIA) is bringing new insights into the creation and evolution of the universe. As the world's largest airborne astronomical observatory, SOFIA provides three times better image quality and vastly increased observational sensitivity than its predecessor. Missions are flown worldwide at altitudes in excess of 40,000 feet, above 99% of the atmosphere's water, giving it an unprecedented view of the heavens.

Part of the Dryden Aircraft Operations Facilities at Site 9 in Palmdale, NASA's airborne science program employs some 200 scientists, engineers and technicians and hosts scores of visiting scientific investigators from throughout the globe. NASA is just one of several major aerospace interests with operations at ten distinct facilities within the famed Air Force Plant 42 in Palmdale. Lockheed Martins' famed "Skunk Works" is headquartered here employing more than 3,700 workers. Northrop Grumman employs 2,100 locally while Boeing, the world's leading aerospace firm, has a team of more than 850 employees working on contracts for both NASA and the Department of Defense.





# CONFIDENTIAL MEMORANDUM & DISCLAIMER

Coldwell Banker Commercial Advisors (“Agent”) has been engaged as the exclusive agent for the sale of 2101 E Palmdale Blvd, Palmdale, CA, by the owner of the Property (“Seller”). Hook Retail Associates and Scott G. Hook are affiliated with and considered an investment sales agent, of agent.

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered Coldwell Banker Commercial Advisors as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the

If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:



ADVISORS

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QUALITY TOOLS LOWEST PRICES





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*PRESENTED BY:*



**HOOK**  
RETAIL ASSOCIATES

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(O) 949.954.3724 | (M) 949.290.8884  
scott.hook@cbcadvisors.com  
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daniel.tyner@cbcadvisors.com  
Lic# 01959818

**CBC ADVISORS**  
2600 MICHELSON DRIVE, SUITE 100  
IRVINE, CALIFORNIA  
(P) 949.954.3700 | DRE #01929723