

# Shopping Center Building for Sale

(Multi Tenant)

Sales price: **\$1,999,000**

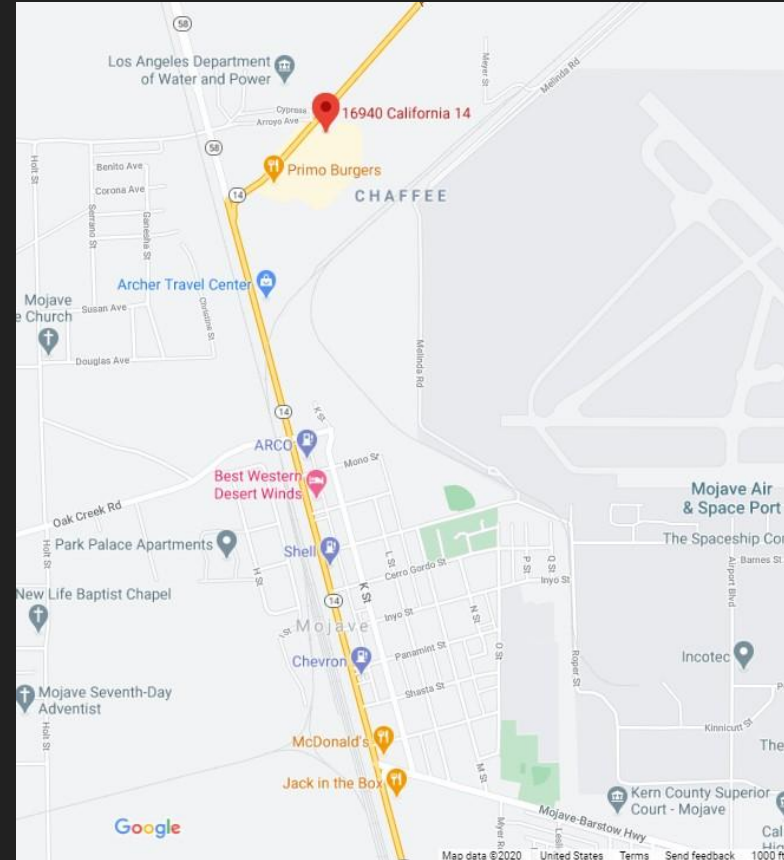


Call: Fernando Spindola: **323-456-6110** - REALTOR® DRE#: 01745219

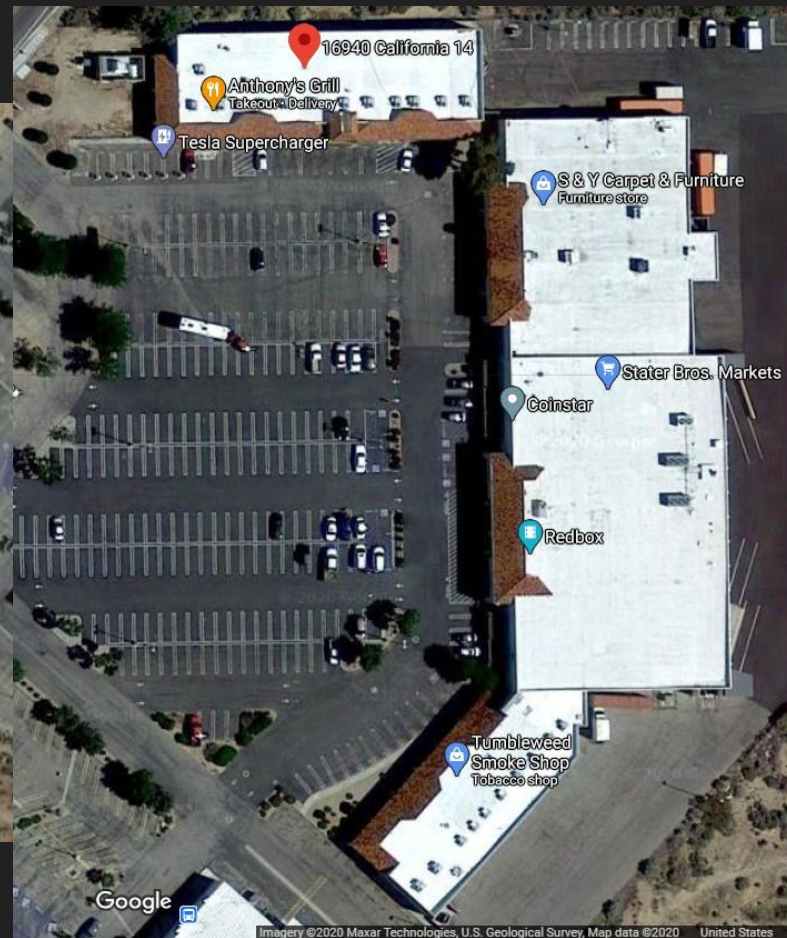
# Map & Location

16940 State Highway 14  
Mojave, CA 93501

Building size: 12,000 square feet  
Lot Size: 29,852 square feet

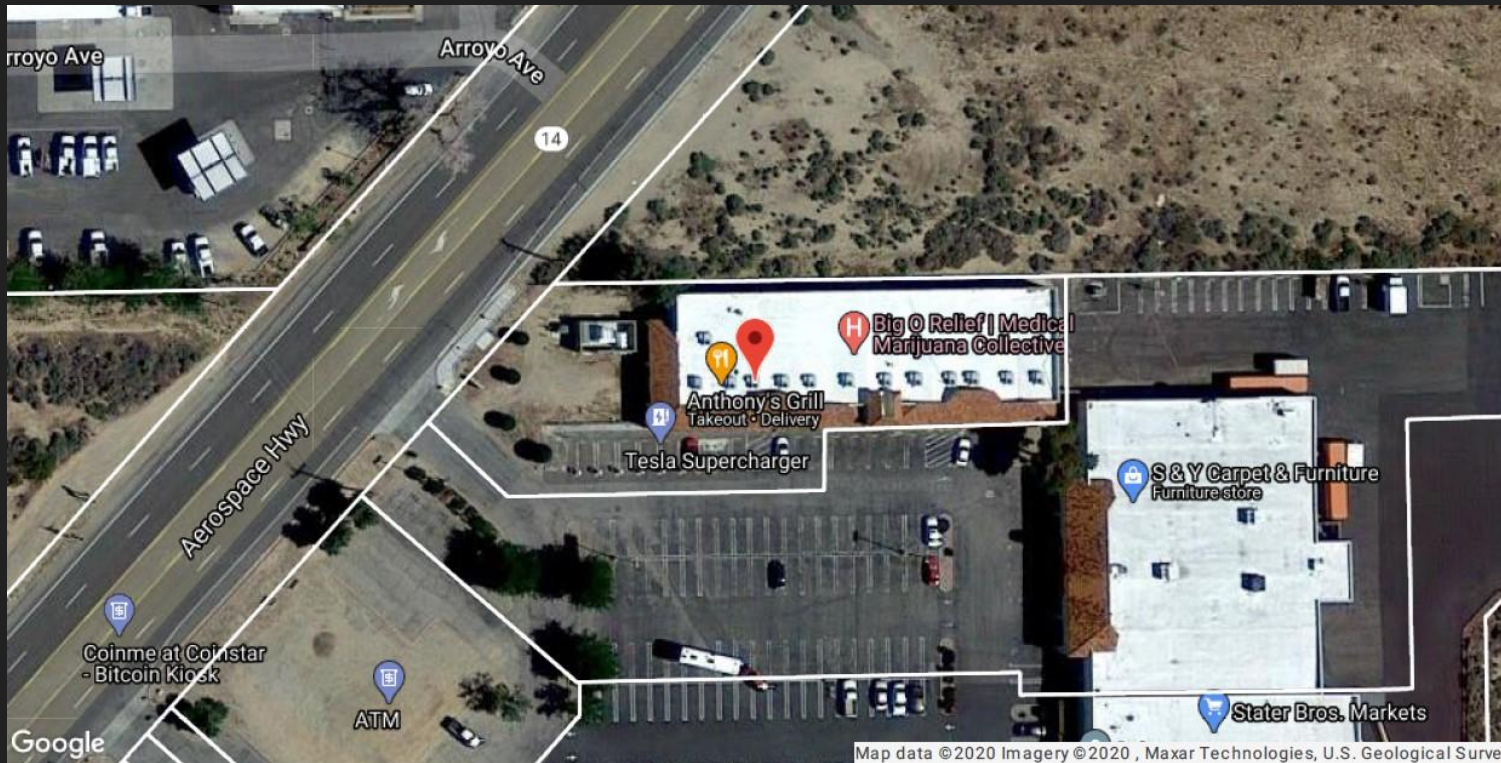


# Motel 6 & Surrounding Businesses





# Satellite View



13 dedicated parking stalls for property.  
Located on a wing of a large shopping center.

# Drive by Video



# Lease of Current Tenant's



**Tenant: Anthony's Grill**

**Unit: A & B**

**Lease Ends on: confidential**  
**(After 10 years)**

**Monthly Lease: confidential**

**Common Area Maintenance: confidential**

**Total Lease: confidential**



## Anthony's Grill

[Directions](#)

[Save](#)

[Call](#)

4.3 ★★★★★ 267 Google reviews

\$ • Mexican restaurant

Breakfast burritos, fajitas & fish tacos served alongside combo plates & beer in a relaxed setting.

✓ Dine-in · ✓ Curbside pickup · ✓ No-contact delivery

**Address:** 16940 CA-14, Mojave, CA 93501

### Hours: Sunday

### Closed

Monday 9AM-7PM

Tuesday 9AM-7PM

Wednesday 9AM-7PM

(Veterans Day) Hours might differ

Thursday 9AM-7PM

Friday 9AM-7PM

Saturday 10AM-7PM



# Lease of Current Tenant's



**Tenant: Community College Services**


**Unit: C - J**

**Lease Ends on: confidential**  
(After 3.5 years)

**Monthly Lease: confidential**

**Common Area Maintenance: confidential**

**Total Lease: confidential**



**College Community Services**

[Website](#) [Directions](#) [Save](#) [Call](#)

3.2 ★★☆☆☆ 5 Google reviews

Mental health service in the Mojave, California

**Address:** 16940 CA-14, Mojave, CA 93501

Hours: Sunday	Closed
Monday	8AM–5PM
Tuesday	8AM–5PM
Wednesday	8AM–5PM
(Veterans Day)	Hours might differ
Thursday	8AM–5PM
Friday	8AM–5PM
Saturday	Closed

# Lease of Current Tenant's



**Tenant: Big O Relief**


**Unit: K**

**Lease term: confidential**  
(After 3.5 years)

**Monthly Lease: confidential**

**Common Area Maintenance: confidential**

**Total Lease: confidential**



**Big O Relief | Medical Marijuana Collective**

[Directions](#) [Save](#) [Call](#)

4.4 ★★★★★ 26 Google reviews

Medical center in the Mojave, California

**Address:** 16940 CA-14, Mojave, CA 93501

<b>Hours: Sunday</b>	<b>10AM-8PM</b>
Monday	10AM-8PM
Tuesday	10AM-8PM
Wednesday	10AM-8PM
(Veterans Day)	Hours might differ
Thursday	10AM-8PM
Friday	10AM-8PM
Saturday	10AM-8PM



# Lease of Current Tenant's

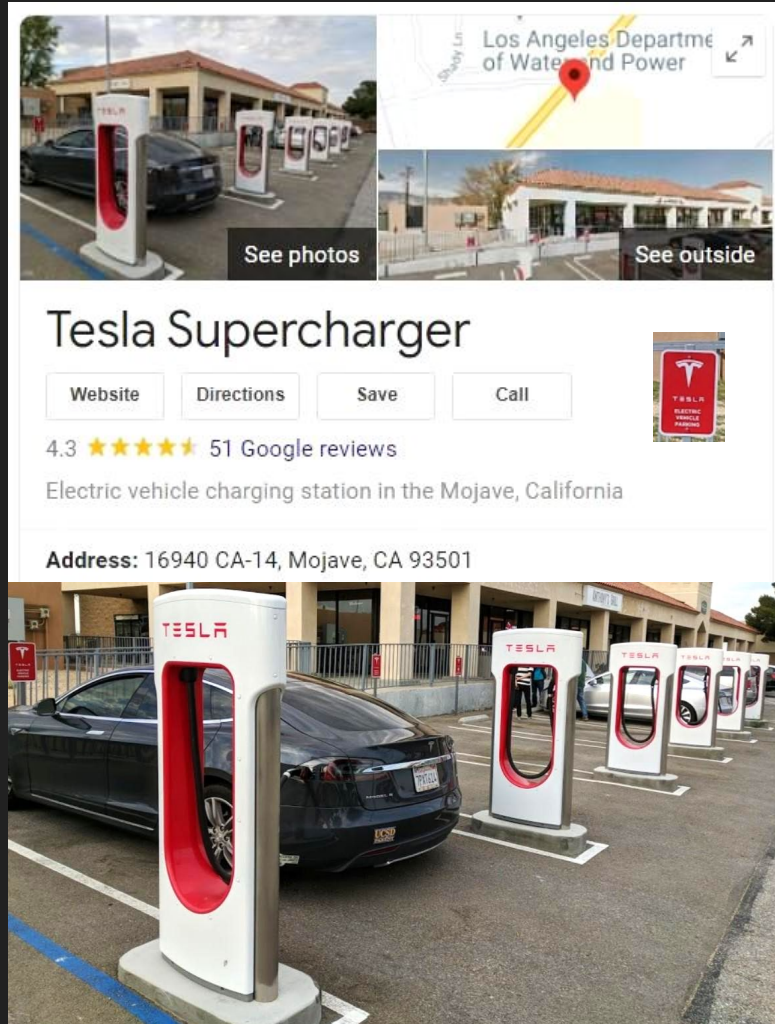


**Tenant: Tesla Charging Station**

**Unit: 6 Charging Spaces**

**Lease Ends on: confidential**  
(After 5 years)

**Total Monthly Lease: confidential**



# Gross Scheduled Income Analysis

*According to zilcalculator.com:* The Gross Scheduled Income (or sometimes called potential gross income) is the annual income of a property if all rentable space were in fact rented and all rent collected. In short, it is the maximum potential income without regard to any possible vacancy or credit losses.

Unit	Tenant	Rent	Common Area Maintenance	Total Collected
A & B	Anthony’s Grill	confidential	confidential	confidential
C - J	Community College	confidential	confidential	confidential
K	Big O Relief	confidential	confidential	confidential
Parking Lot	Tesla Charging Station	confidential	confidential	confidential
		Total Monthly Gross Income =		\$ 16,463.78
	\$ 16,463.78 x 12 months = Yearly Gross Income =			\$ 197,565.36

\*All financials need to be verified.

# Capitalization Rate Calculation

*According to Investopedia.com:* The capitalization rate (also known as cap rate) is used in the world of commercial real estate to indicate the rate of return that is expected to be generated on a real estate investment property. This measure is computed based on the net income which the property is expected to generate and is calculated by dividing net operating income by property asset value and is expressed as a percentage. It is used to estimate the investor's potential return on their investment in the real estate market.

Yearly Gross Income =		<b>\$ 197,565.36</b>
Estimated Vacancy Factor	- 5%	- \$ 9,878.27
Gross Operating Income =		<b>\$ 187,687.09</b>
Estimated Expenses	- 10%	- \$ 18,768.71
Net Operating Income =		<b>\$ 168,918.38</b>

**\$ 168,918.38 / Divided By / \$ 1,999,000 (sales price) =**

**8.45% CAP Rate**

\*All financials need to be verified.

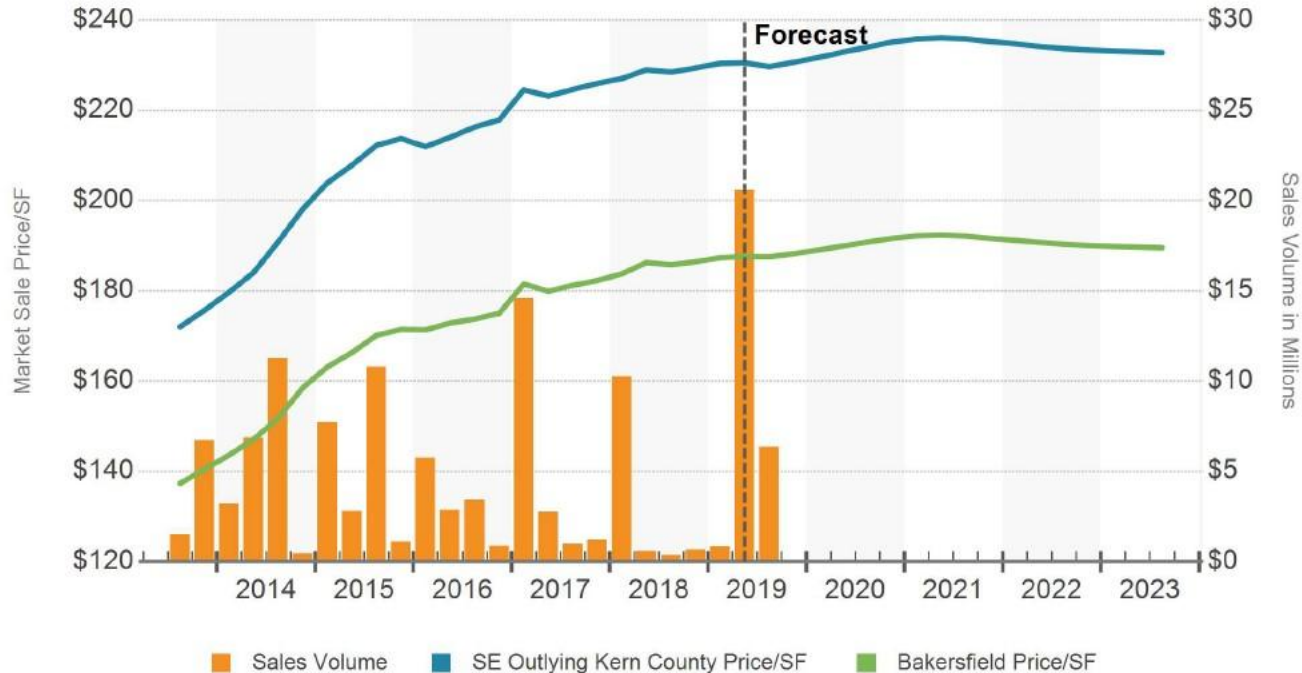


# Retail SubMarket Report by CoStar

## Sales

SE Outlying Kern County Retail

SALES VOLUME & MARKET SALE PRICE PER SF



# Front and Back of Building

Beautiful and charming front of building.



Nice looking structure with clean roof tiles.

Solid building with space.



# Front & Adjacent Parking Lot



Several parking stalls for clients.

Entrance across from shopping center.





# Outdoor walkways

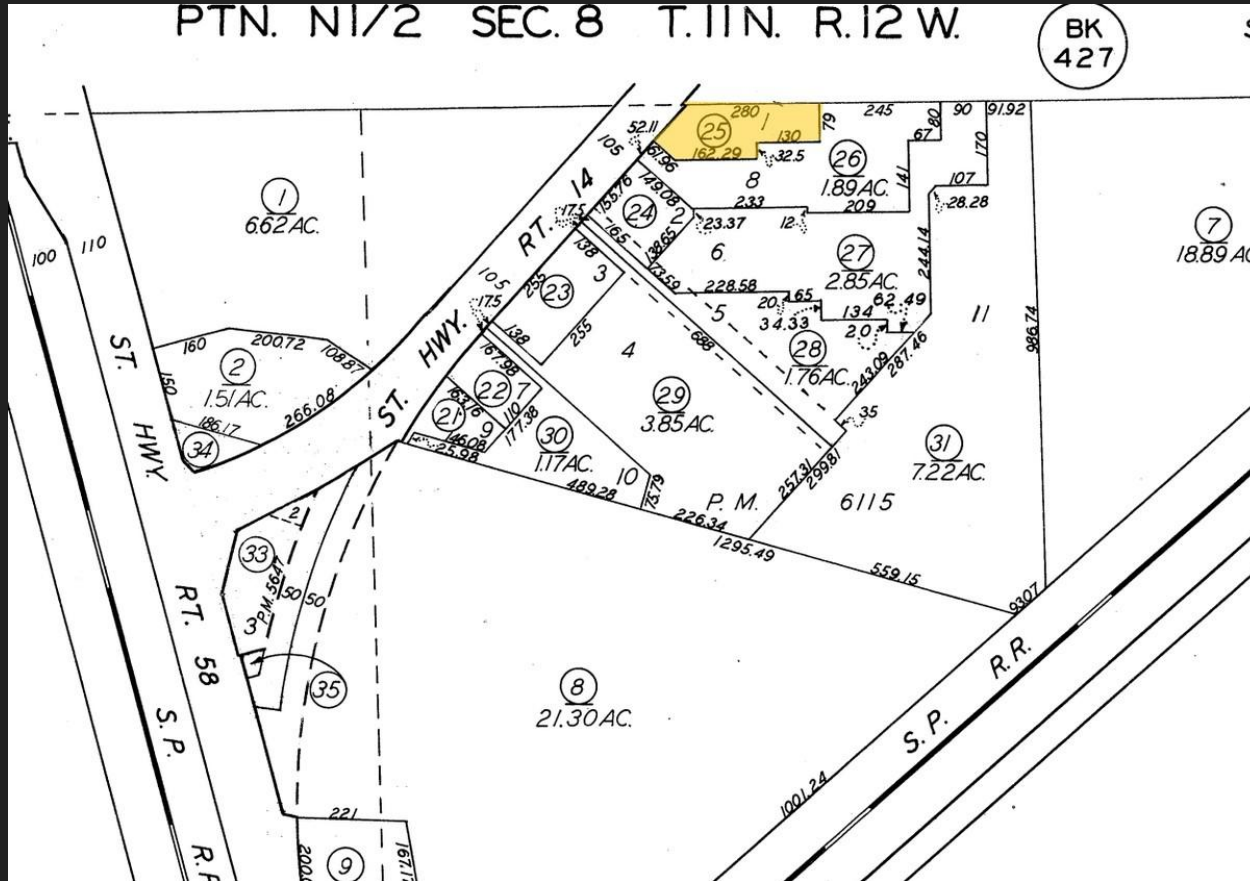


Handicap ramp with rail, perfect for safety.

Stairs leading up to walk way, easy access to side parking and other larger retail stores.



# Parcel Map from Title



# Next Steps...

1. Visit current Tenants as Customer Only.
2. Contact Realtor®: Fernando Spindola.
3. Get financing or prepare all cash.
4. Make offer & send to Listing Agent.
5. Negotiate terms if needed.
6. Open escrow.
7. Middle of escrow make appointment.

Don't Miss  
This Huge Opportunity

# Disclaimer:

- Do Not speak with any Tenants regarding sale.
- Please Be Very Discreet.
- Absolutely NO showings until the middle of escrow.
- All business owners are Not aware of the sale.



# Exclusively Listed & Presented by:

**FERNANDO SPINDOLA**.COM

REALTOR® | DRE#: 01745219

CERTIFIED COMMERCIAL ADVISOR®

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COMMERCIAL  
Real Estate



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