



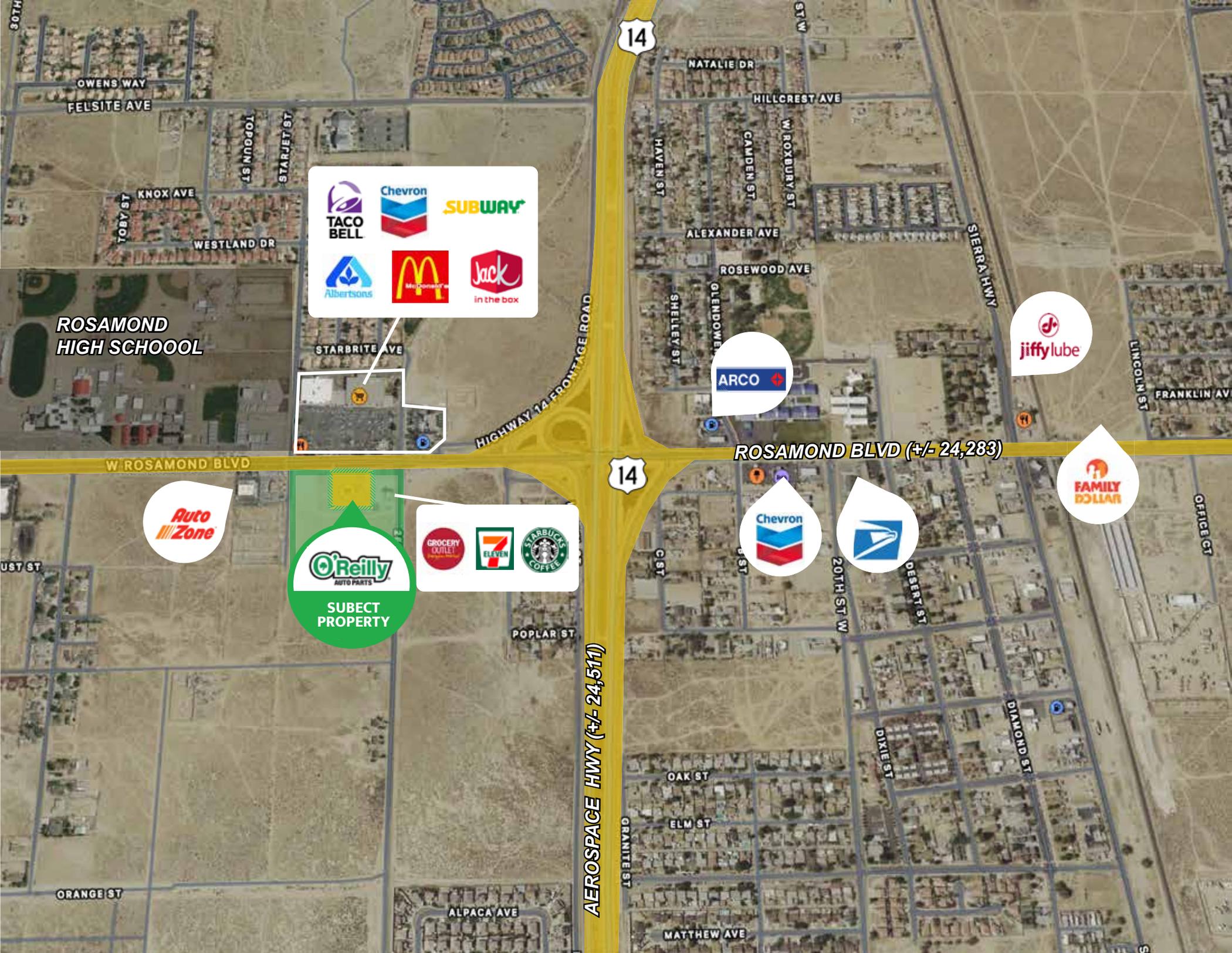
(NNN) INVESTMENT



2540 W ROSAMOND BOULEVARD, ROSAMOND CA

Mark Hong
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Markhong@korusre.com





OWENS WAY
FELSITE AVE

14

NATALIE DR
HILLCREST AVE









ROSAMOND
HIGH SCHOOL

STARBRITE AVE

HAVEN ST
CAMDEN ST
W ROXBURY ST

ALEXANDER AVE
ROSEWOOD AVE

SHELLEY ST
GLENBOWER

ARCO

jiffylube

W ROSAMOND BLVD

ROSAMOND BLVD (+/- 24,283)

14

Auto
Zone

O'Reilly
AUTO PARTS
SUBJECT
PROPERTY





Chevron

USPS

FAMILY
DOLLAR

UST ST

POPLAR ST

C ST

S ST

20TH ST W

DESERT ST

ORANGE ST

ALPACA AVE

AEROSPACE HWY (+/- 24,511)

OAK ST
ELM ST

MATTHEW AVE

DIXIE ST

DIAMOND ST

OFFICE CT



EDWARDS AIR FORCE BASE

The 412th Test Wing is the host wing for Edwards Air Force Base, Calif. -- the 2nd largest base in the Air Force. The wing oversees base day-to-day operations and provides support for over 10,000 military, federal civilian and contract personnel assigned to a 481 square mile installation.

Edwards is the perfect place to safely test America's aerospace systems thanks to our wide-open spaces. Here we make history every day, and have for more than 60 years.

AFMC delivers war-winning expeditionary capabilities to the warfighter through development and transition of technology, professional acquisition management, exacting test and evaluation, and world-class sustainment of all Air Force weapon systems. From cradle-to-grave, AFMC provides the work force and infrastructure necessary to ensure the United States remains the world's most respected Air and Space Force.

<https://www.edwards.af.mil/>

OFFERING SUMMARY

Price:	\$3,300,000
Net Operating Income (NOI):	\$162,000
Capitalization Rate:	4.9%
Price Per Sq. Ft.:	\$458
Net Rentable Area:	7,200 Sq. Ft.
Lot Size:	1.01 Acres
Built:	2021
APN:	251-181-33-00
Zoning:	C-2 PD (General Commercial)

LEASE TERMS

Lease Commencement:	7/1/2021
Lease Expiration:	6/30/2036
Lease Term:	15 Years
Lease Type:	NNN
Roof & Structure:	Landlord Responsibility
Montly Rent:	\$13,500
Annual Rent:	\$162,000
Rental Increases:	6% Every 5 Years
Options:	Four (4) - Five (5) year (6%)

INVESTMENT HIGHLIGHTS

- New development with Fifteen (15) year initial term plus Option(s)
- Co-tenancy:   
- One of the largest specialty retailers of automotive equipment, tools, supplies, and accessories in the U.S.
- O'Reilly has 27 consecutive years of comparable sales growth.
- Convenient access and visibility on Rosamond Blvd.
- Adjacent to the 14 Freeway on/off ramps w/ approximately 30,000 cars per day.
- Closest City to the Edwards Air Force Base.

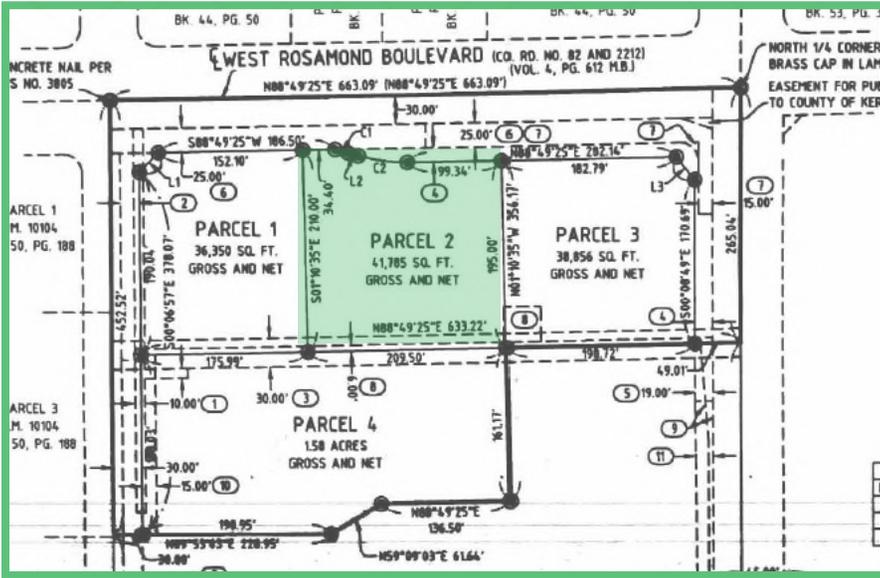


EDWARDS AIR FORCE BASE

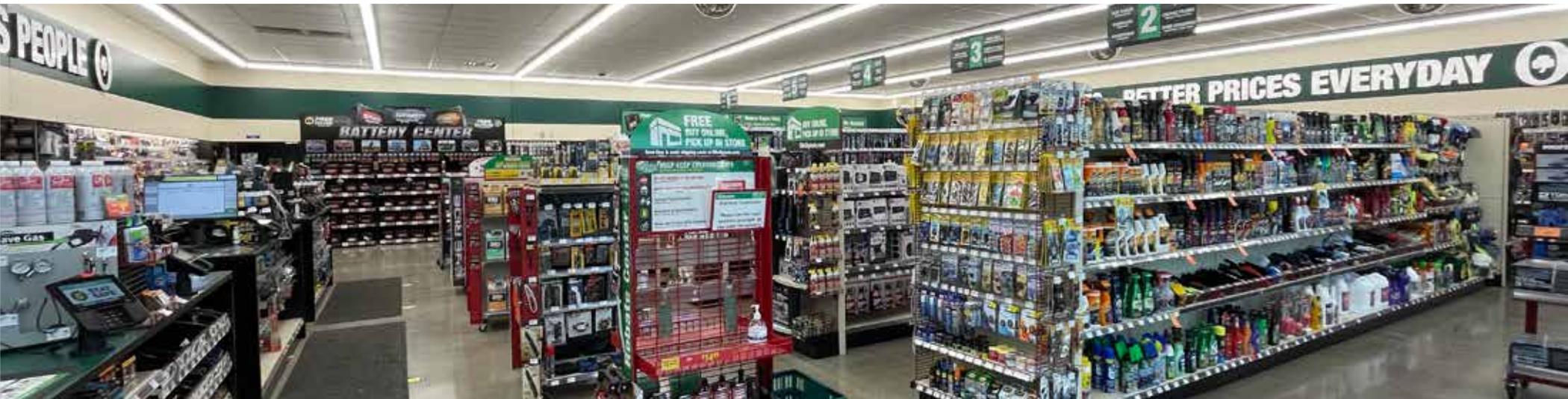
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PARCEL & ZONING MAP

PARCEL MAP APN: 221-115-7955



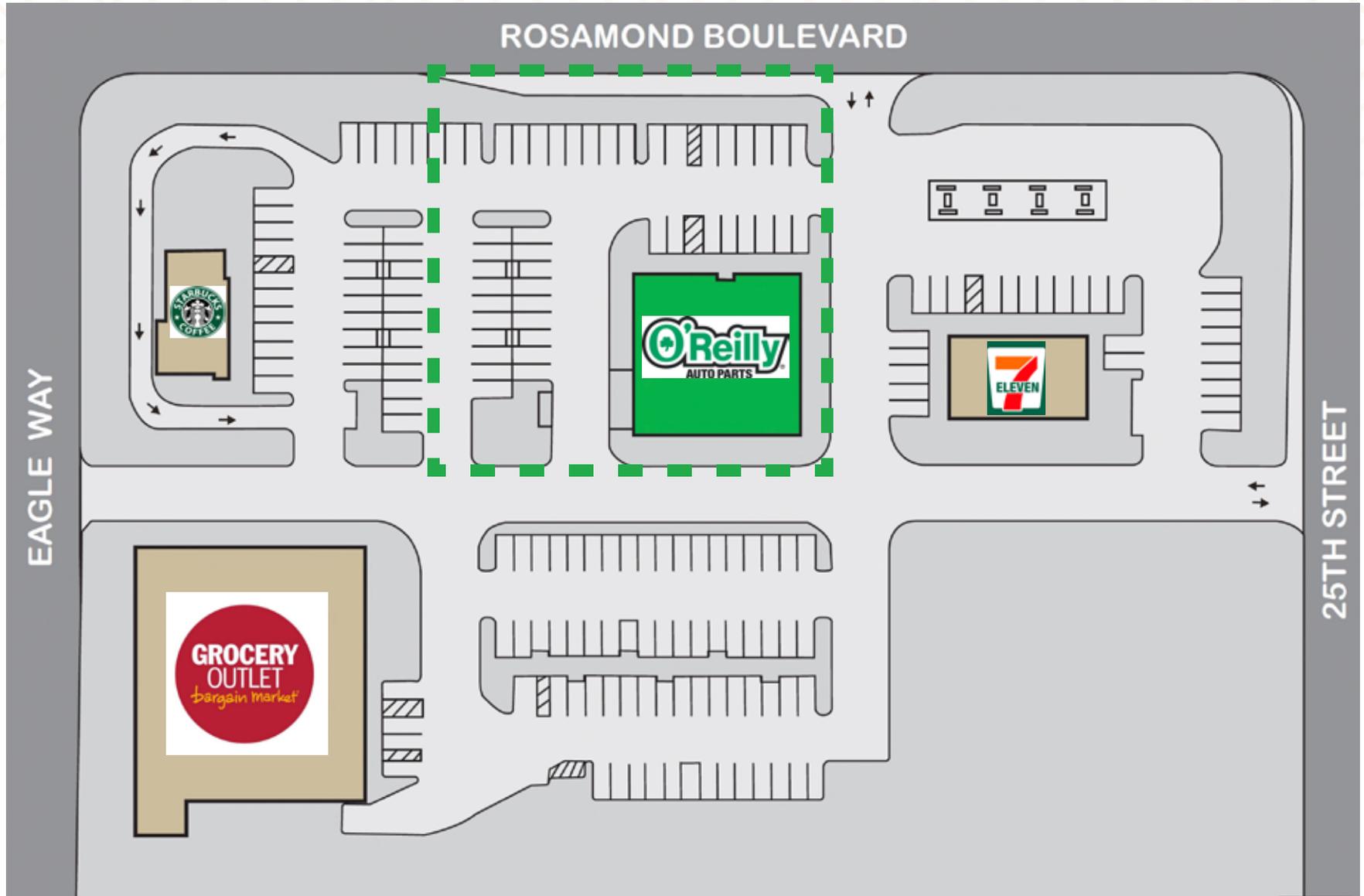
ZONING MAP C-2 PD (GENERAL COMMERCIAL)



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

SITE PLAN



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AREA OVERVIEW

Rosamond is located in Southern California's Antelope Valley and is an incorporated town of around 18,000 at the hub of what has been called "Aerospace Valley".

Rosamond is the gateway to Edwards Air Force Base, and is just south of the emerging civilian spaceport at Mojave.

Rosamond sits in the northern end of the Antelope Valley, the westernmost valley of the Mojave Desert.

Residents of these desert cities and unincorporated communities share Sierra Highway, Angeles Forest Highway, Angeles Crest Highway (State Route 2), and the Antelope Valley Freeway (State Route 14) for commutes to the San Fernando Valley and Los Angeles Basin in order to get to work.



O'Reilly Automotive, Inc. (NASDAQ: ORLY) is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the Company operated 5,740 stores in 47 U.S. states and 22 ORMA stores in Mexico as of September 30, 2021.

O'Reilly's initial public stock offering in April 1993 was well received by investors as a welcome addition to publicly traded companies in the automotive aftermarket industry.

<https://corporate.oreillyauto.com/>



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