

**3727 AUBURN ST.
BAKERSFIELD, CA 93306**



SEAN DARYANI

Sean@SoCalPowerHouse.com

310.880.3888

BRE# 01267316

[**www.SoCalPowerHouse.com**](http://www.SoCalPowerHouse.com)

RE/MAX OF VALENCIA 27720 Dickason Dr. Valencia, CA 91355

Tel: 661.702.4601 Fax: 661.702.4604

[**www.SoCalPowerHouse.Com**](http://www.SoCalPowerHouse.Com)



JIFFY LUBE CENTER

**3727 AUBURN STREET
BAKERSFIELD, CA 93306**

OFFERING MEMORANDUM



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BAKERSFIELD LUBE CENTER

BAKERSFIELD, CALIFORNIA

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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3727 AUBURN ST. BAKERSFIELD, CA 93306



BAKERSFIELD LUBE CENTER
3727 AUBURN ST. BAKERSFIELD, CA 93306
+/- 0.09 Acre Lot Size and 1,344 SF GLA
APN# 130-210-36

- ✓ Excellent Exposure on Major Road
- ✓ Well Maintained, Attractive Design and Floor Plan
- ✓ Excellent Long Term Tenancy
- ✓ Use Code: Auto Repair (& Related), Garage
- ✓ Fee Simple Ownership
- ✓ Absolute NNN Lease
- ✓ Great Property for 1031 Exchange
- ✓ Price is Within Reach of Most Investors
- ✓ Highly Improved Upscale Jiffy Lube Center with 10 Years + 2 (5) years Additional Options
With 10% Increase Every 5 Years
- ✓ Recession Resistant Business Model
- ✓ Attractive Pitched Roof with Longer Estimated Useful Life
- ✓ Dense Population Base and Strong Growth – Over 110,000 Customers in the 3-mile Radius
With Expected 5% Growth Over the Next 5 Years
- ✓ Redeveloped East Hills Mall – Demolition and Revitalization Plans in the Works for a Brand
New, Open-Air Lifestyle Center
- ✓ Year Built: 1996
- ✓ Excellent area for Lube Center
- ✓ Experienced California Jiffy Lube Multi-Unit Operator



LOCATION

BAKERSFIELD LUBE CENTER
3727 AUBURN ST.
BAKERSFIELD, CA 93306

OFFERING SUMMARY

Price:	\$ 1,152,000
Down Payment:	\$ 403,200
Capitalization Rate:	6.25%
Net Rentable Area (NRA):	1,344
Year Built:	1996
Lot Size (SF/Acres):	+/- 0.09 Acre

FINANCIAL SUMMARY

Cash to New Loan

Loan Amount:	\$748,800
ADS / MO:	\$4,598
Amortization (Years):	25
Est. Interest Rate:	5.50%
(Contact Your Lending Broker for Exact Rate)	



3727 AUBURN ST. BAKERSFIELD, CA 93306

3727 AUBURN ST. BAKERSFIELD, CA 93306

Exist. Rent Roll

Building	TENANT	TERMS	LEASE TYPE	SQFT	BASE RENT/M	OPTIONS
3727 AUBURN ST. Free Standing	Jiffy Lube	10 Years	NNN	1,344	\$6,000	Two 5 Years Option
Sub-Total:					\$72,000	

Total Gross Monthly Income:	\$6,000
Total Gross Annual Income:	\$72,000
Annual Expenses:	\$0.00
Net Annual Income:	\$72,000
Cap Rate:	6.25%
Property Value:	\$1,152,000



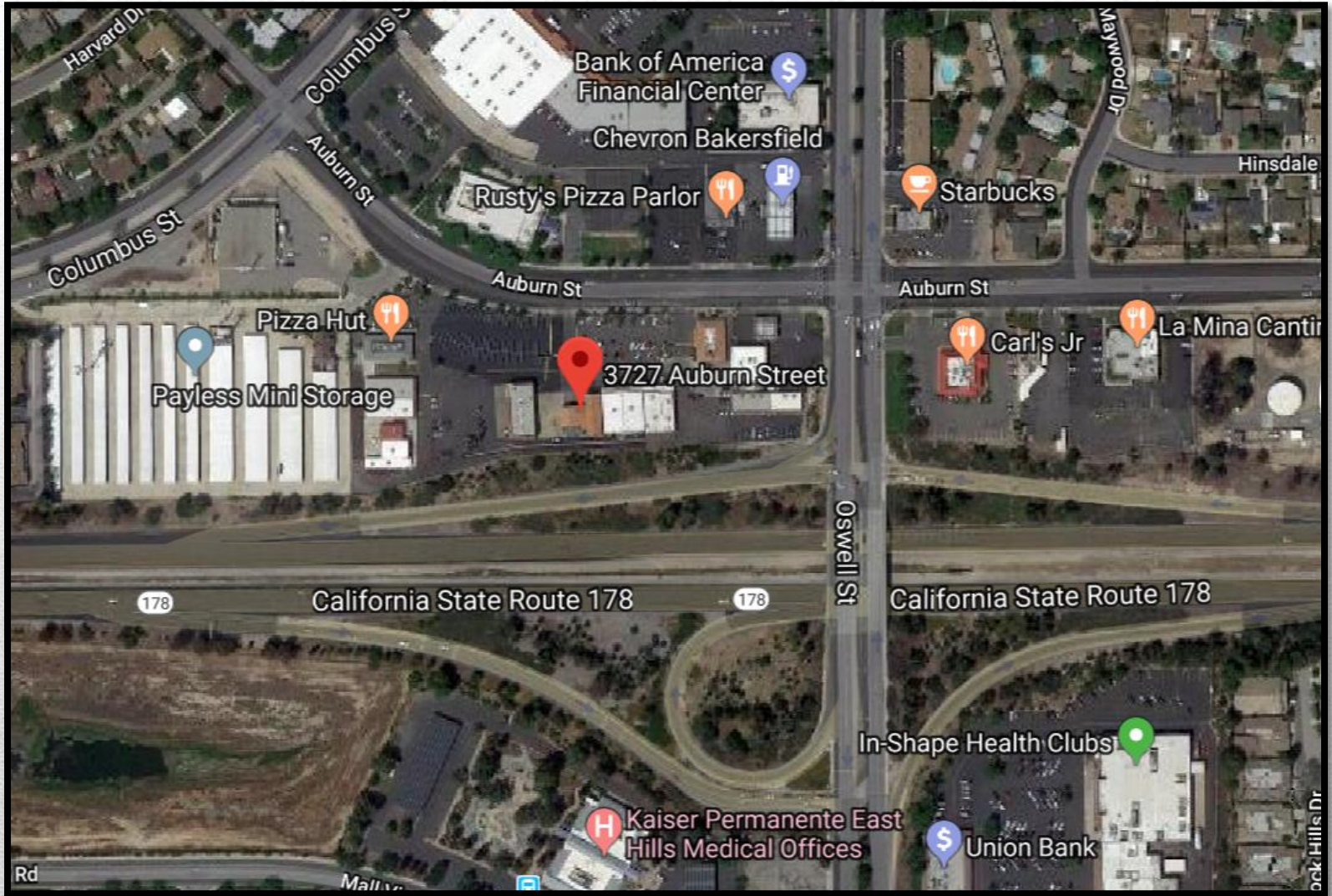
3727 AUBURN ST. BAKERSFIELD, CA 93306
Exist. Rent Roll

Gross Rentable Area: 1,344 SF - Land size: 0.09 Acres

Operating Expenses

Property Taxes:	Tenants Pay - NNN
Insurance:	Tenants Pay - NNN
Utilities:	Tenants Pay - NNN
Repair:	Tenants Pay - NNN
Maintenance:	Tenants Pay - NNN
Trash:	Tenants Pay - NNN

3727 AUBURN ST. BAKERSFIELD, CA 93306



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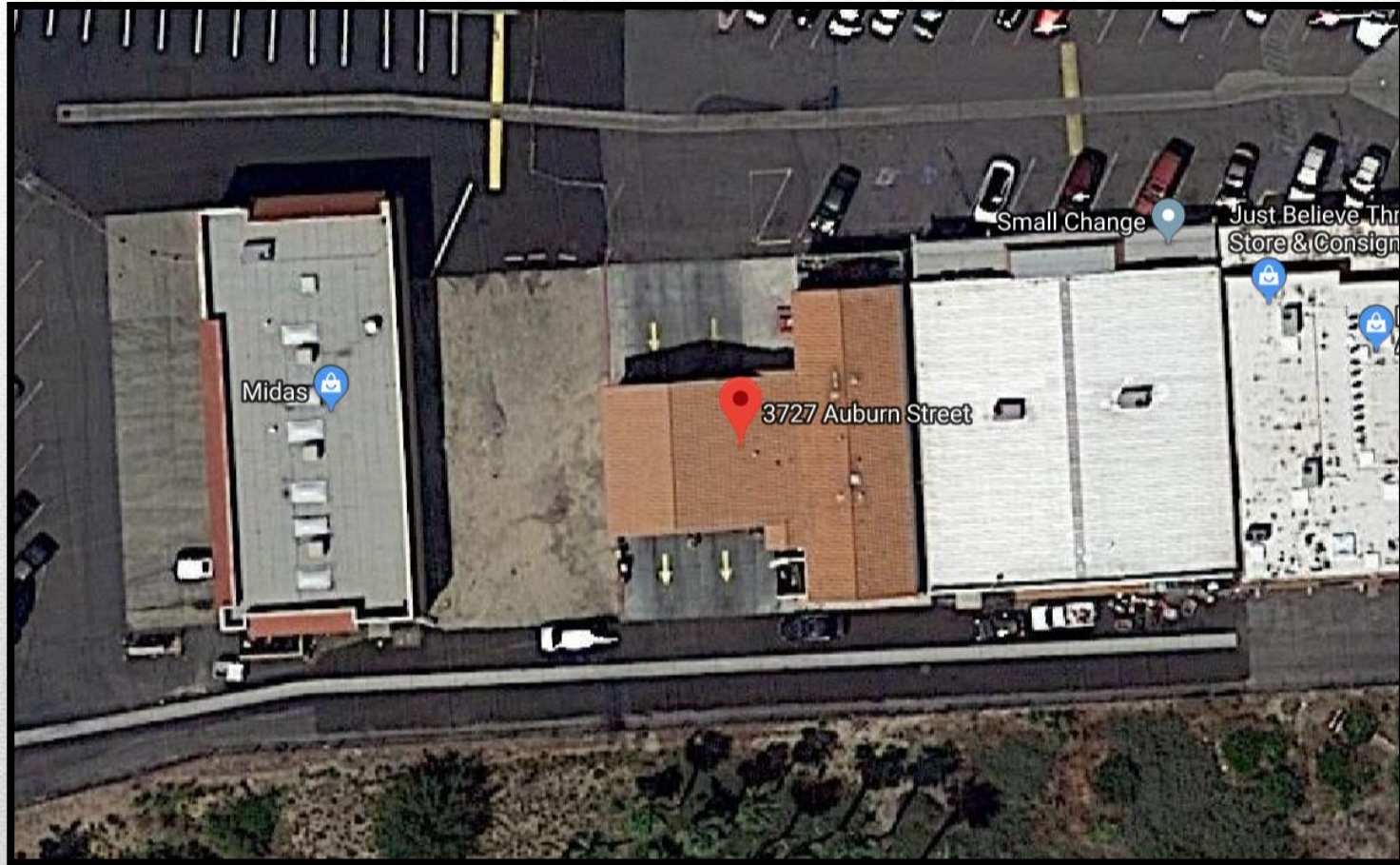


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APN# 130-210-36

- ✓ Excellent Exposure on Major Road
- ✓ Well Maintained, Attractive Design and Floor Plan
- ✓ Dense Population Base and Strong Growth – Over 110,000 Customers in the 3-mile Radius With Expected 5% Growth Over the Next 5 Years
- ✓ Redeveloped East Hills Mall – Demolition and Revitalization Plans in the Works for a Brand New, Open-Air Lifestyle Center
- ✓ Conveniently located close to California State Route 178, 184, 204, 58 & 99



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+/- 0.09 Acres Lot Size and 1,344 SF GLA
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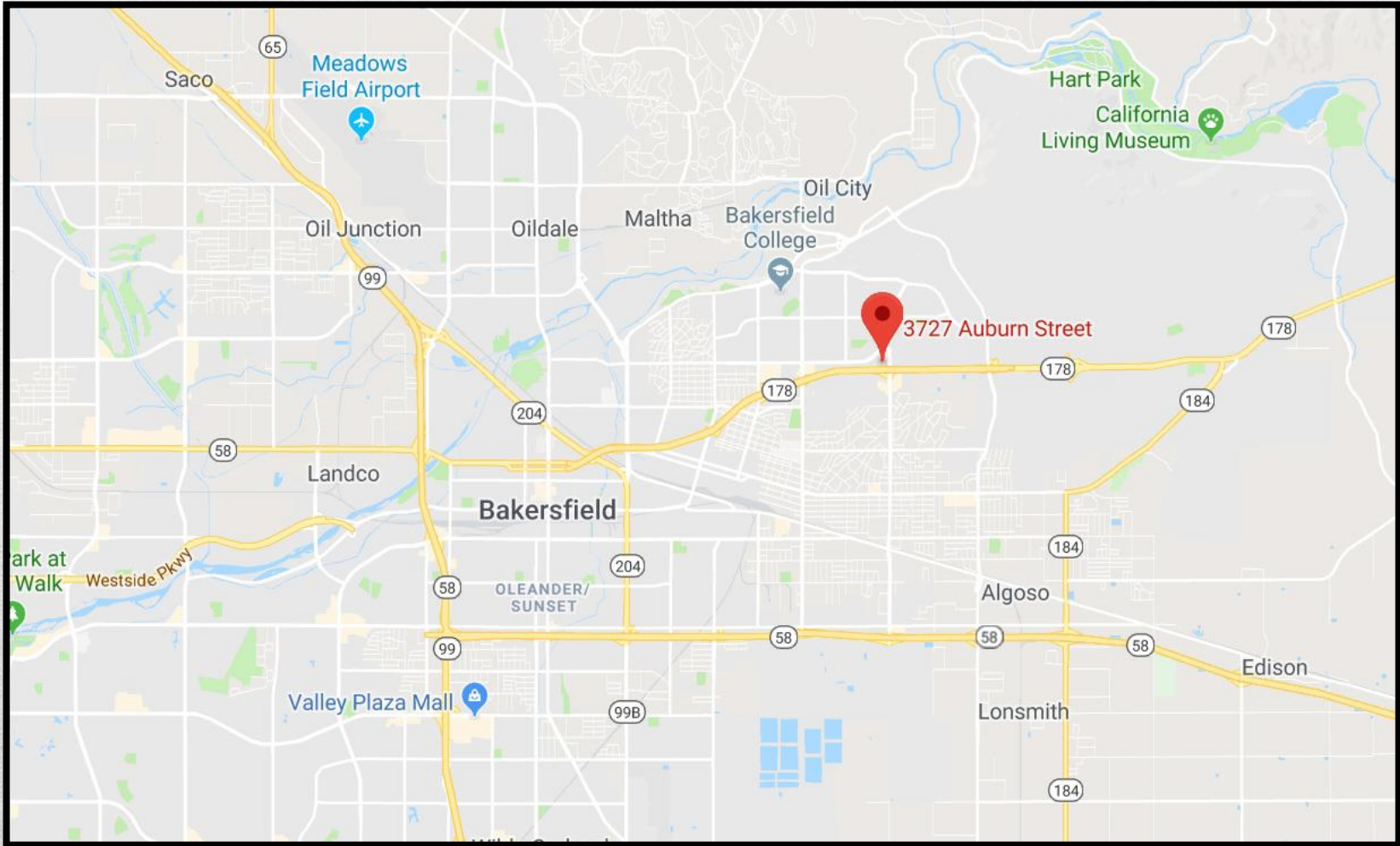




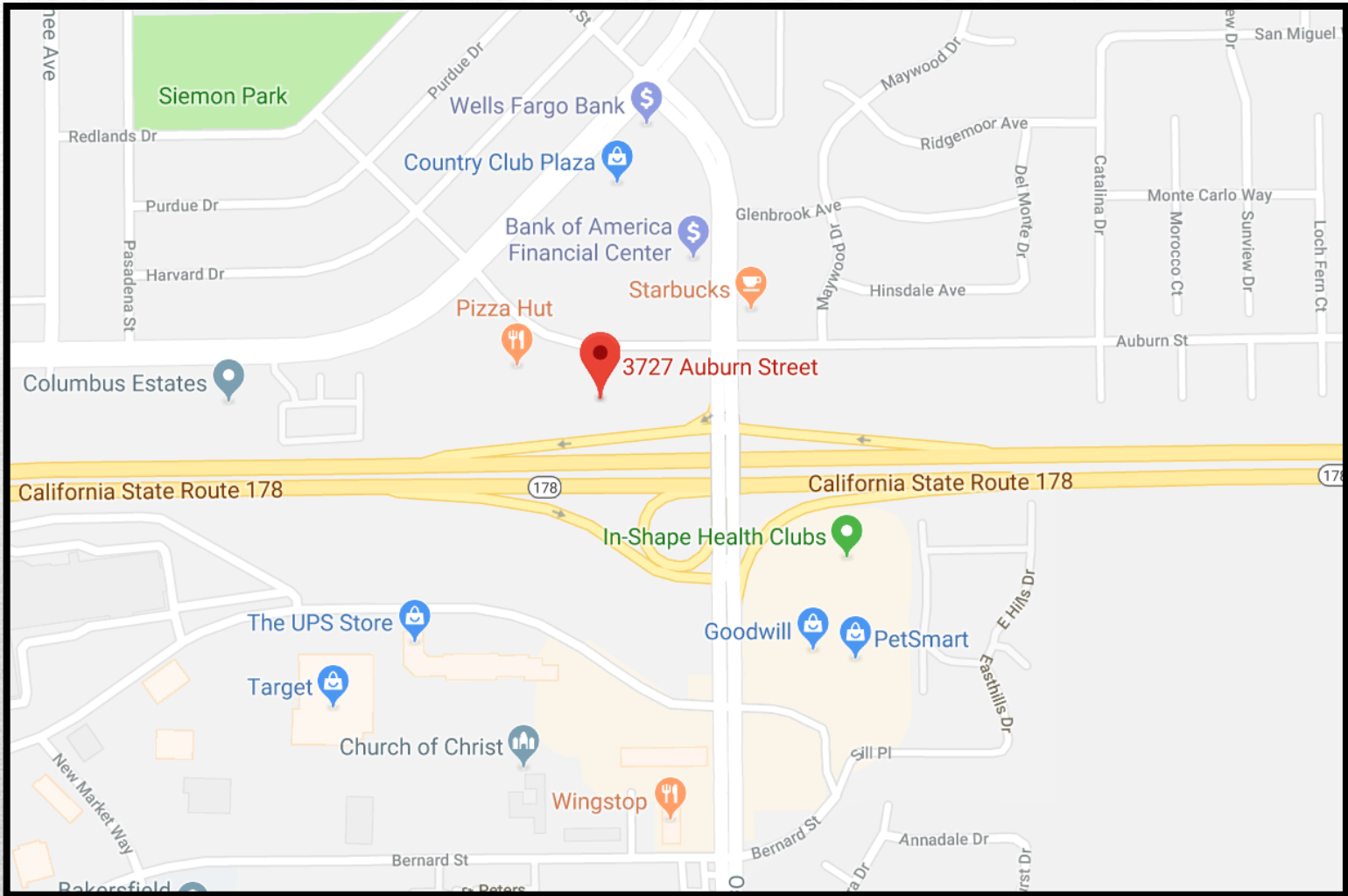




3727 AUBURN ST. BAKERSFIELD, CA 93306



3727 AUBURN ST. BAKERSFIELD, CA 93306



Estimated median household income in 2013: \$54,763 (it was \$39,982 in 2000)

Bakersfield:  \$54,763

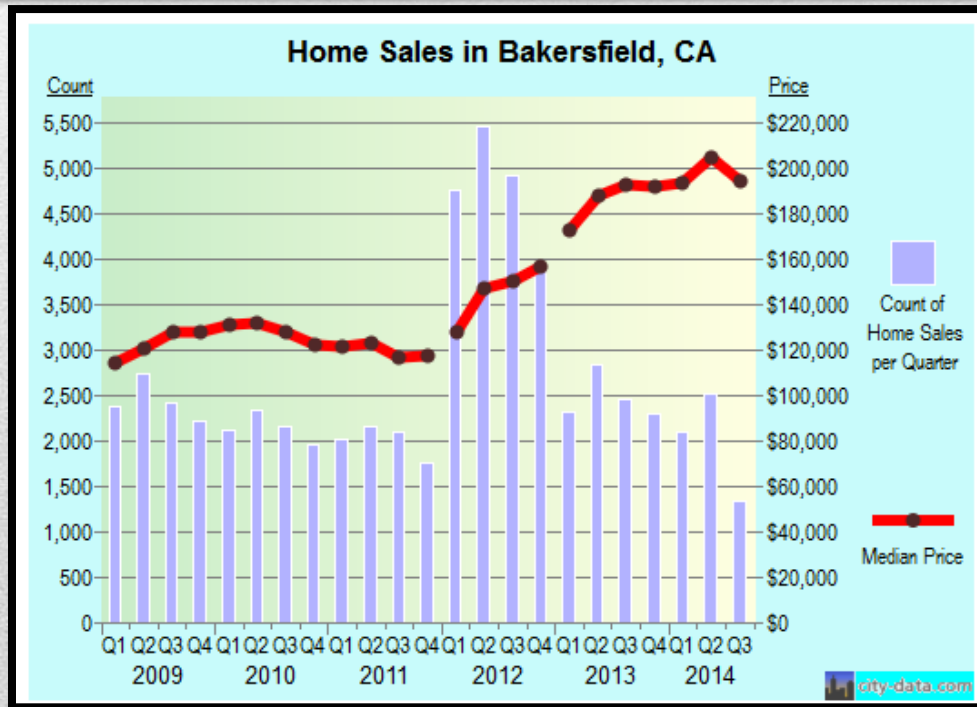
CA:  \$60,190

Estimated per capita income in 2013: \$22,343 (it was \$17,678 in 2000)

Estimated median house or condo value in 2013: \$194,600 (it was \$103,500 in 2000)

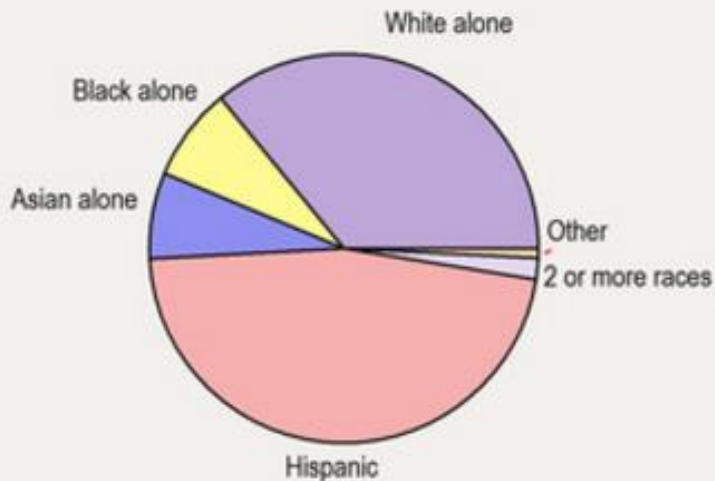
Bakersfield:  \$194,600

CA:  \$373,100



Races in Bakersfield, CA (2013)

Races in Bakersfield, CA



Hispanic	46.6%	169,583
White alone	35.9%	130,581
Black alone	7.8%	28,204
Asian alone	7.2%	26,051
Two or more races	1.7%	6,274
American Indian alone	0.5%	1,996
Native Hawaiian and Other Pacific Islander alone	0.1%	536
Other race alone	0.1%	405

For population 25 years and over in Bakersfield:

- High school or higher: 79.6%
- Bachelor's degree or higher: 20.3%
- Graduate or professional degree: 6.2%
- Unemployed: 7.7%
- Mean travel time to work (commute): 21.7 minutes

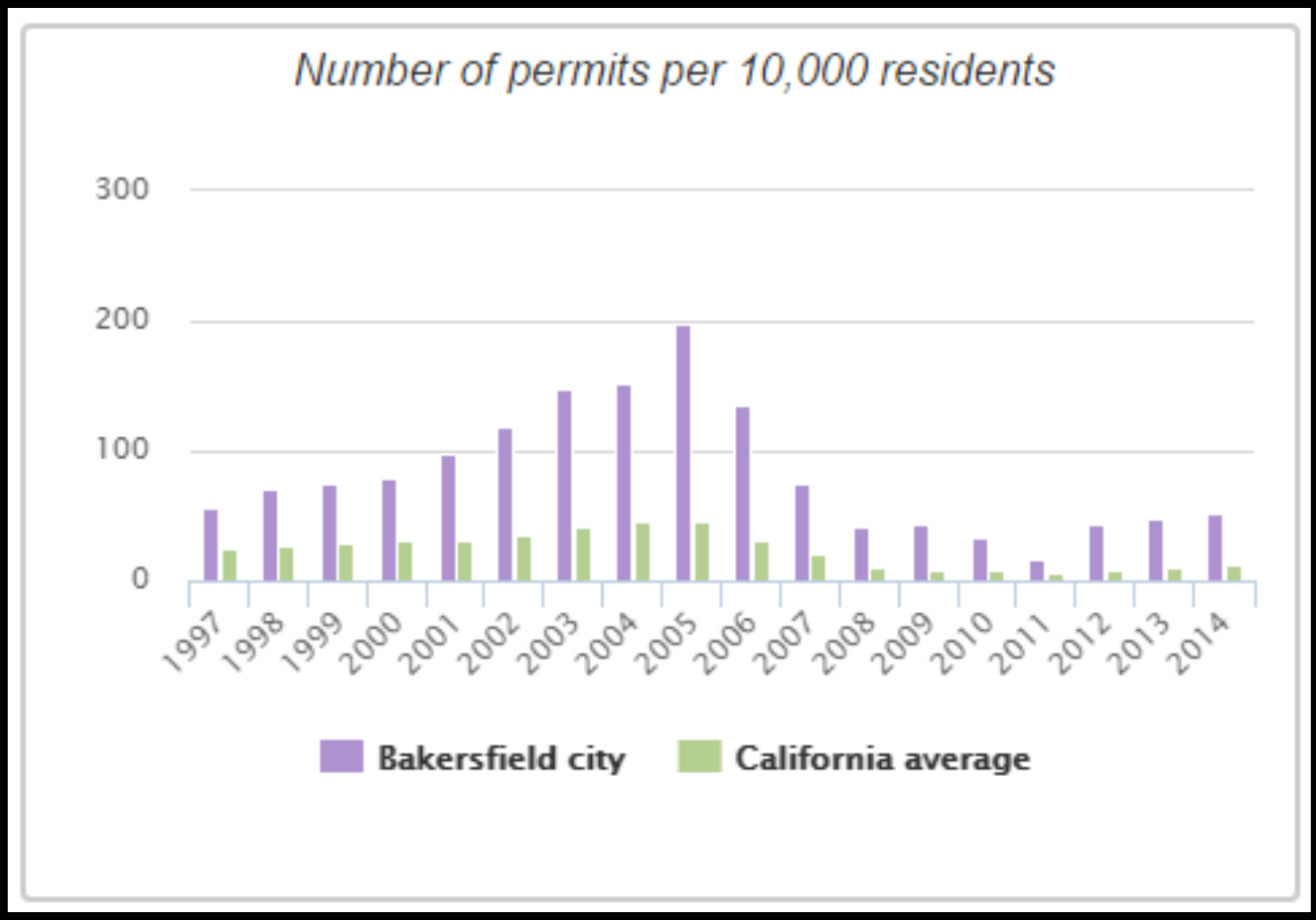
For population 15 years and over in Bakersfield city:

- Never married: 36.1%
- Now married: 47.0%
- Separated: 3.2%
- Widowed: 4.8%
- Divorced: 8.8%

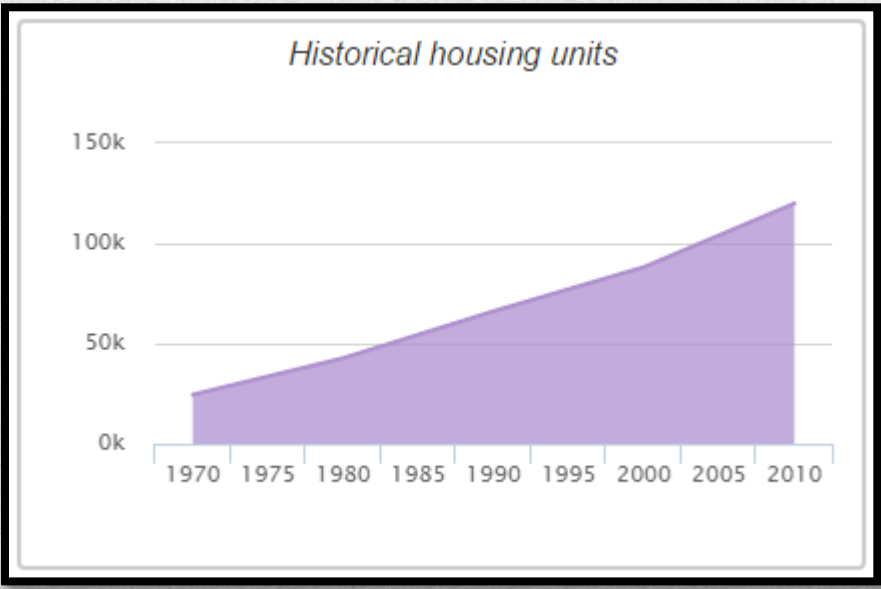
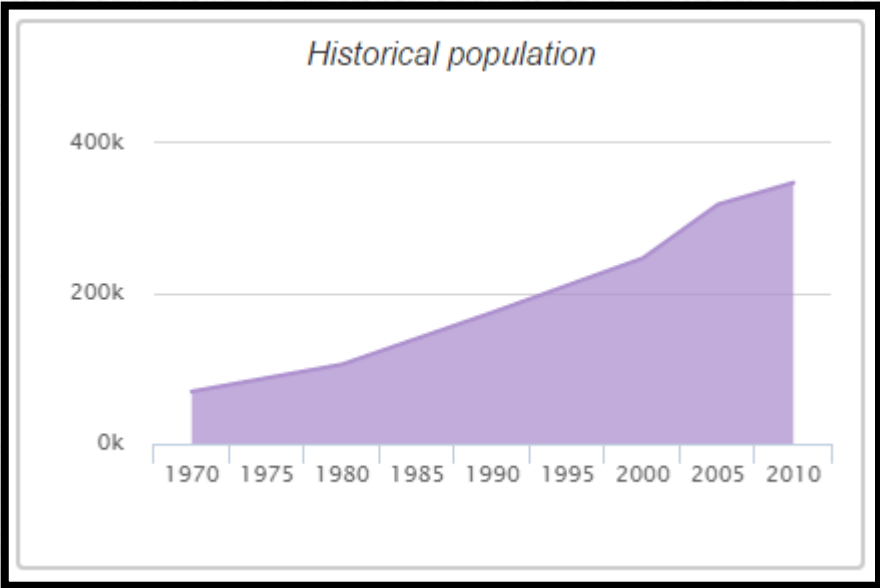
66,148 residents are foreign born (12.7% Latin America, 2.0% Asia).

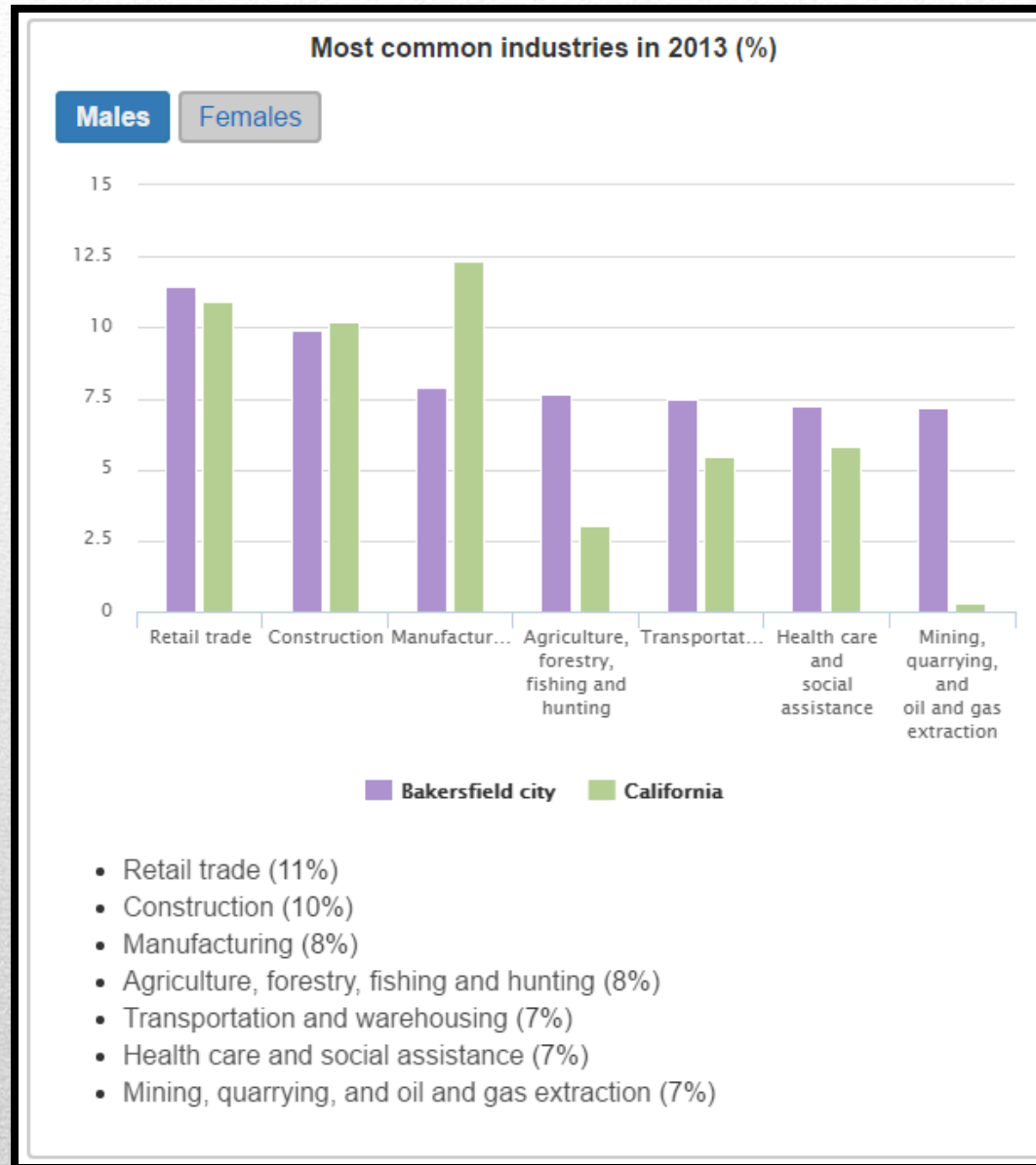
This city:  18.2%

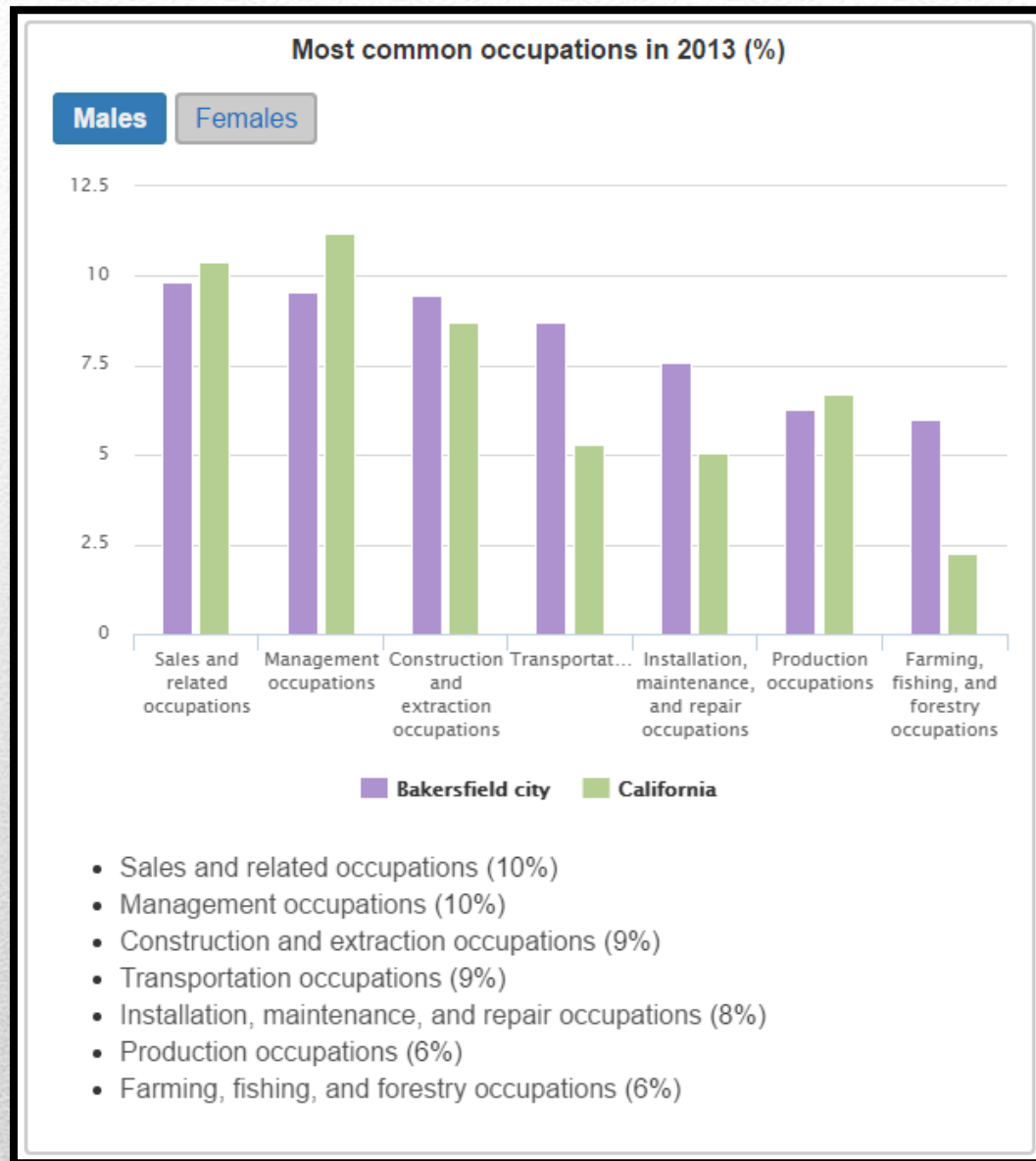
California:  26.9%






























Hospitals in Bakersfield:

- BAKERSFIELD HEART HOSPITAL  (Proprietary, provides emergency services, 3001 SILLECT AVENUE)
- BAKERSFIELD MEMORIAL HOSPITAL  (Voluntary non-profit - Private, provides emergency services, 420 34TH ST BOX 1888)
- HOFFMAN HOSPICE  (5300 CALIFORNIA AVENUE, SUITE 1)
- KERN MEDICAL CENTER  (Voluntary non-profit - Other, provides emergency services, 1700 MOUNT VERNON AVENUE)
- LOYD'S LIBERTY HOMES-CASWELL  (6505 CASWELL AVENUE)
- LOYD'S LIBERTY HOMES-COLUMBIA  (6800 COLUMBIA LANE)
- LOYD'S LIBERTY HOMES-IRONWOOD  (4508 IRONWOOD WAY)
- LOYD'S LIBERTY HOMES-MADRID  (4009 MADRID)
- ODYSSEY HEALTHCARE OF BAKERSFIELD  (3701 PEGASUS DRIVE, SUITE 240)
- SAN JOAQUIN COMMUNITY HOSPITAL  (Voluntary non-profit - Private, 2615 CHESTER AVENUE)

Airports and heliports located in Bakersfield:

- [Meadows Field Airport \(BFL\)](#)  (Runways: 2, Commercial Ops: 1,413, Air Taxi Ops: 7,755, Itinerant Ops: 50,498, Local Ops: 35,419, Military Ops: 447)
- [Bakersfield Municipal Airport \(L45\)](#)  (Runways: 1, Itinerant Ops: 15,000, Local Ops: 10,000)
- [Majors Airport \(6CL0\)](#)  (Runways: 1)
- [Paradise Lakes Airport \(7CA2\)](#)  (Runways: 1)
- [Skydive San Joaquin Valley Airport \(81CA\)](#)  (Runways: 1)
- [Kern Medical Center Heliport \(CL61\)](#)  (Runways: 1)
- [Memorial Hospital Heliport \(CL60\)](#)  (Runways: 1)
- [San Joaquin Community Hospital Heliport \(28CN\)](#)  (Runways: 1)

Colleges/Universities in Bakersfield:

- Bakersfield College  (Full-time enrollment: 10,325; Location: 1801 Panorama Dr; Public; Website: www.bakersfieldcollege.edu/)
- California State University-Bakersfield  (FT enrollment: 7,564; Location: 9001 Stockdale Hwy; Public; Website: www.csub.edu/; Offers Master's degree)
- San Joaquin Valley College-Bakersfield  (FT enrollment: 999; Location: 201 New Stine Rd.; Private, for-profit; Website: www.sjvc.edu/)
- Kaplan College-Bakersfield  (FT enrollment: 829; Location: 1914 Wible Road; Private, for-profit; Website: www.kaplancollege.com/bakersfield-ca/)
- Santa Barbara Business College-Bakersfield  (FT enrollment: 648; Location: 5300 California Avenue; Private, for-profit; Website: sbbcollege.edu)
- Milan Institute-Bakersfield  (FT enrollment: 620; Location: 2822 F Street, Ste H; Private, for-profit; Website: www.milaninstitute.edu)
- Lyles Bakersfield College of Beauty  (FT enrollment: 94; Location: 2935 F St; Private, for-profit; Website: lylescolleges.com)
- California College of Vocational Careers  (FT enrollment: 57; Location: 1901 Chester Ave #201; Private, for-profit; Website: www.ccvc.edu)

Other colleges/universities with over 2000 students near Bakersfield:

- Taft College (about 29 miles; Taft, CA; Full-time enrollment: 2,121)
- Porterville College (about 48 miles; Porterville, CA; FT enrollment: 2,560)
- Antelope Valley College (about 68 miles; Lancaster, CA; FT enrollment: 9,206)
- College of the Sequoias (about 69 miles; Visalia, CA; FT enrollment: 6,982)
- San Joaquin Valley College-Visalia (about 71 miles; Visalia, CA; FT enrollment: 2,386)
- College of the Canyons (about 72 miles; Santa Clarita, CA; FT enrollment: 11,307)
- Moorpark College (about 74 miles; Moorpark, CA; FT enrollment: 9,338)

Biggest public high schools in Bakersfield:

- [BAKERSFIELD HIGH](#) 🌐 (Students: 1,703, Location: 1241 G ST., Grades: 9-12)
- [GOLDEN VALLEY HIGH](#) 🌐 (Students: 1,701, Location: 801 HOSKING AVE., Grades: 9-12)
- [RIDGEVIEW HIGH](#) 🌐 (Students: 1,647, Location: 8501 STINE RD., Grades: 9-12)
- [STOCKDALE HIGH](#) 🌐 (Students: 1,588, Location: 2800 BUENA VISTA RD., Grades: 9-12)
- [FOOTHILL HIGH](#) 🌐 (Students: 1,439, Location: 501 PARK DR., Grades: 9-12)
- [EAST BAKERSFIELD HIGH](#) 🌐 (Students: 1,417, Location: 2200 QUINCY ST., Grades: 9-12)
- [NORTH HIGH](#) 🌐 (Students: 1,401, Location: 300 GALAXY AVE., Grades: 9-12)
- [SOUTH HIGH](#) 🌐 (Students: 1,322, Location: 1101 PLANZ RD., Grades: 9-12)
- [WEST HIGH](#) 🌐 (Students: 1,303, Location: 1200 NEW STINE RD., Grades: 9-12)
- [LIBERTY HIGH](#) 🌐 (Students: 1,279, Location: 925 JEWETTA AVE., Grades: 9-12)

Private high schools in Bakersfield:

- [GARCES MEMORIAL HIGH SCHOOL](#) 🌐 (Students: 614, Location: 2800 LOMA LINDA DR, Grades: 9-12)
- [BAKERSFIELD CHRISTIAN HIGH SCHOOL](#) 🌐 (Students: 462, Location: 12775 STOCKDALE HWY, Grades: 9-12)
- [BAKERSFIELD ADVENTIST ACADEMY](#) 🌐 (Students: 113, Location: 3333 BERNARD ST, Grades: KG-12)
- [NORTHWEST CHRISTIAN SCHOOLS](#) 🌐 (Students: 83, Location: 7220 ROSEDALE HWY, Grades: PK-12)
- [BETHEL CHRISTIAN SCHOOL](#) 🌐 (Students: 61, Location: 2236 E CALIFORNIA AVE, Grades: PK-12)
- [HARVEST CHRISTIAN ACADEMY](#) 🌐 (Students: 17, Location: 110 MCKEE RD, Grades: KG-12)
- [FULL QUIVER CHRISTIAN](#) 🌐 (Students: 6, Location: 2428 H ST, Grades: 1-10)

Biggest public elementary/middle schools in Bakersfield:

- [WALTER STIERN MIDDLE](#) 🌐 (Students: 1,194, Location: 2551 MORNING DR., Grades: 6-8)
- [NORRIS MIDDLE](#) 🌐 (Students: 1,054, Location: 6940 CALLOWAY DR., Grades: 7-8)
- [LEON H. OLLIVIER MIDDLE](#) 🌐 (Students: 869, Location: 7310 MONITOR ST., Grades: 6-8)
- [CHIPMAN JUNIOR HIGH](#) 🌐 (Students: 811, Location: 2905 EISSLER ST., Grades: 7-8)
- [GREENFIELD MIDDLE](#) 🌐 (Students: 805, Location: 1109 PACHECO RD., Grades: 6-8)
- [STANDARD MIDDLE](#) 🌐 (Students: 774, Location: 1222 N. CHESTER AVE., Grades: 6-8)
- [FRED L. THOMPSON JUNIOR HIGH](#) 🌐 (Students: 734, Location: 4200 PLANZ RD., Grades: 7-8)
- [CURRAN MIDDLE](#) 🌐 (Students: 731, Location: 1116 LYMRIC WAY, Grades: 6-8)
- [EARL WARREN JUNIOR HIGH](#) 🌐 (Students: 727, Location: 4615 MOUNTAIN VISTA DR., Grades: 7-8)
- [MCKEE MIDDLE](#) 🌐 (Students: 724, Location: 205 MCKEE RD., Grades: 6-8)

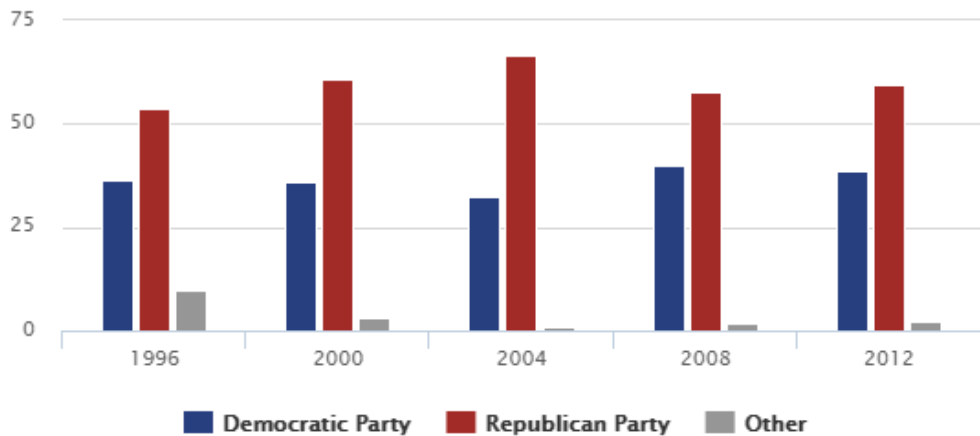
Biggest private elementary/middle schools in Bakersfield:

- [STOCKDALE CHRISTIAN SCHOOLS](#) 🌐 (Students: 762, Location: 4901 CALIFORNIA AVE, Grades: PK-8)
- [ST FRANCIS PARISH SCHOOL](#) 🌐 (Students: 594, Location: 2516 PALM ST, Grades: PK-8)
- [ST JOHNS LUTHERAN SCHOOL](#) 🌐 (Students: 376, Location: 4500 BUENA VISTA RD, Grades: KG-8)
- [OUR LADY OF PERPETUAL HELP SCHOOL](#) 🌐 (Students: 367, Location: 124 COLUMBUS ST, Grades: PK-8)
- [OLIVE KNOLLS CHRISTIAN SCHOOL](#) 🌐 (Students: 306, Location: 6201 FRUITVALE, Grades: PK-8)
- [VALLEY SCHOOLS](#) 🌐 (Students: 252, Location: 2300 E BRUNDAGE LN, Grades: PK-8)
- [HERITAGE CHRISTIAN SCHOOLS](#) 🌐 (Students: 217, Location: 2401 BERNARD ST, Grades: KG-8)
- [COUNTRY CHRISTIAN SCHOOL](#) 🌐 (Students: 158, Location: 2416 DEAN AVE, Grades: KG-8)
- [LITTLE RED SCHOOL HOUSE](#) 🌐 (Students: 143, Location: 4601 CALIFORNIA AVE, Grades: PK-1)
- [OUR LADY OF GUADALUPE SCHOOL](#) 🌐 (Students: 139, Location: 609 E CALIFORNIA AVE, Grades: PK-8)

People in group quarters in Bakersfield in 2010:

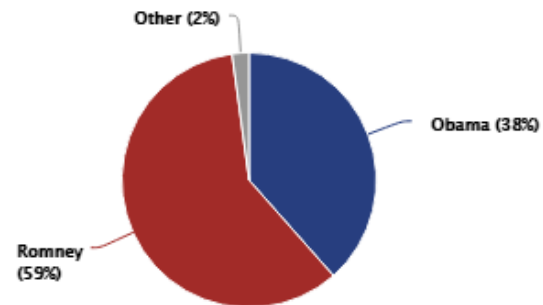
- 749 people in nursing facilities/skilled-nursing facilities
- 741 people in group homes intended for adults
- 421 people in emergency and transitional shelters (with sleeping facilities) for people experiencing homelessness
- 337 people in other noninstitutional facilities
- 310 people in college/university student housing
- 261 people in residential treatment centers for adults
- 158 people in correctional facilities intended for juveniles
- 148 people in group homes for juveniles (non-correctional)
- 128 people in in-patient hospice facilities
- 42 people in hospitals with patients who have no usual home elsewhere
- 30 people in local jails and other municipal confinement facilities
- 24 people in workers' group living quarters and job corps centers
- 22 people in residential treatment centers for juveniles (non-correctional)
- 18 people in mental (psychiatric) hospitals and psychiatric units in other hospitals
- 6 people in correctional residential facilities

Presidential Elections Results



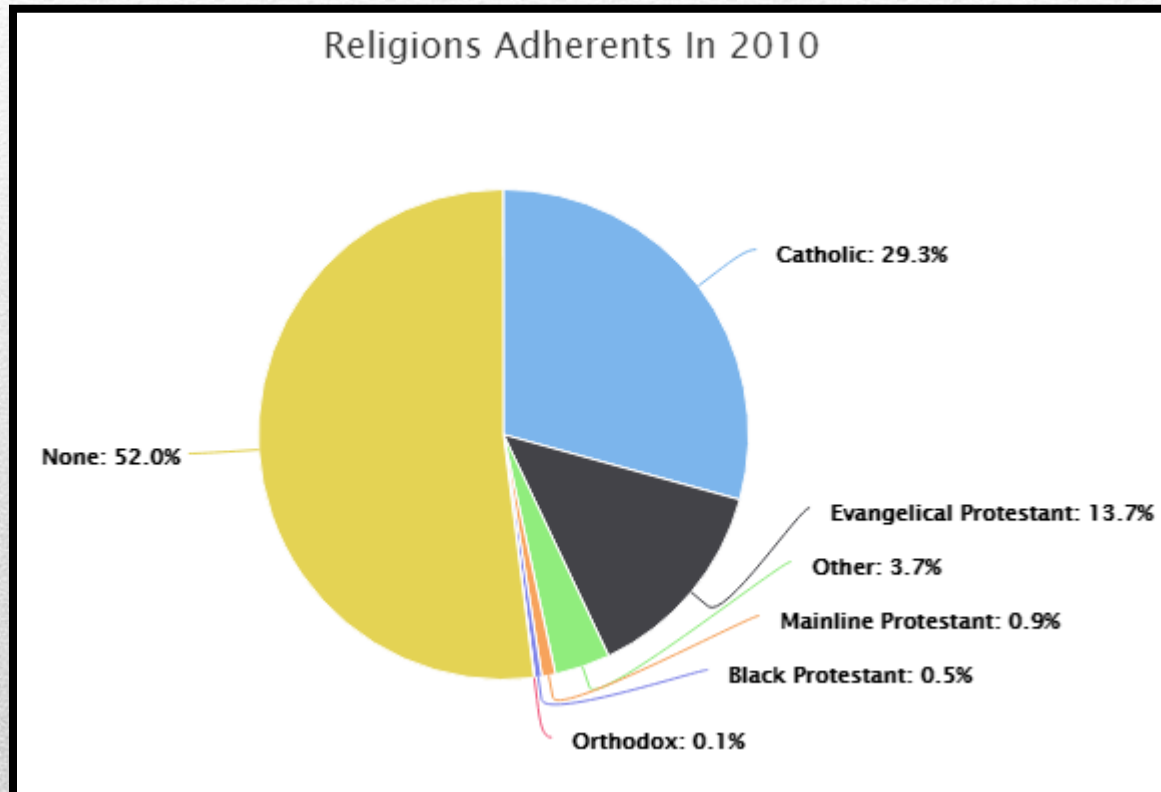
1996 2000 2004 2008 2012

2012 Presidential Elections Results



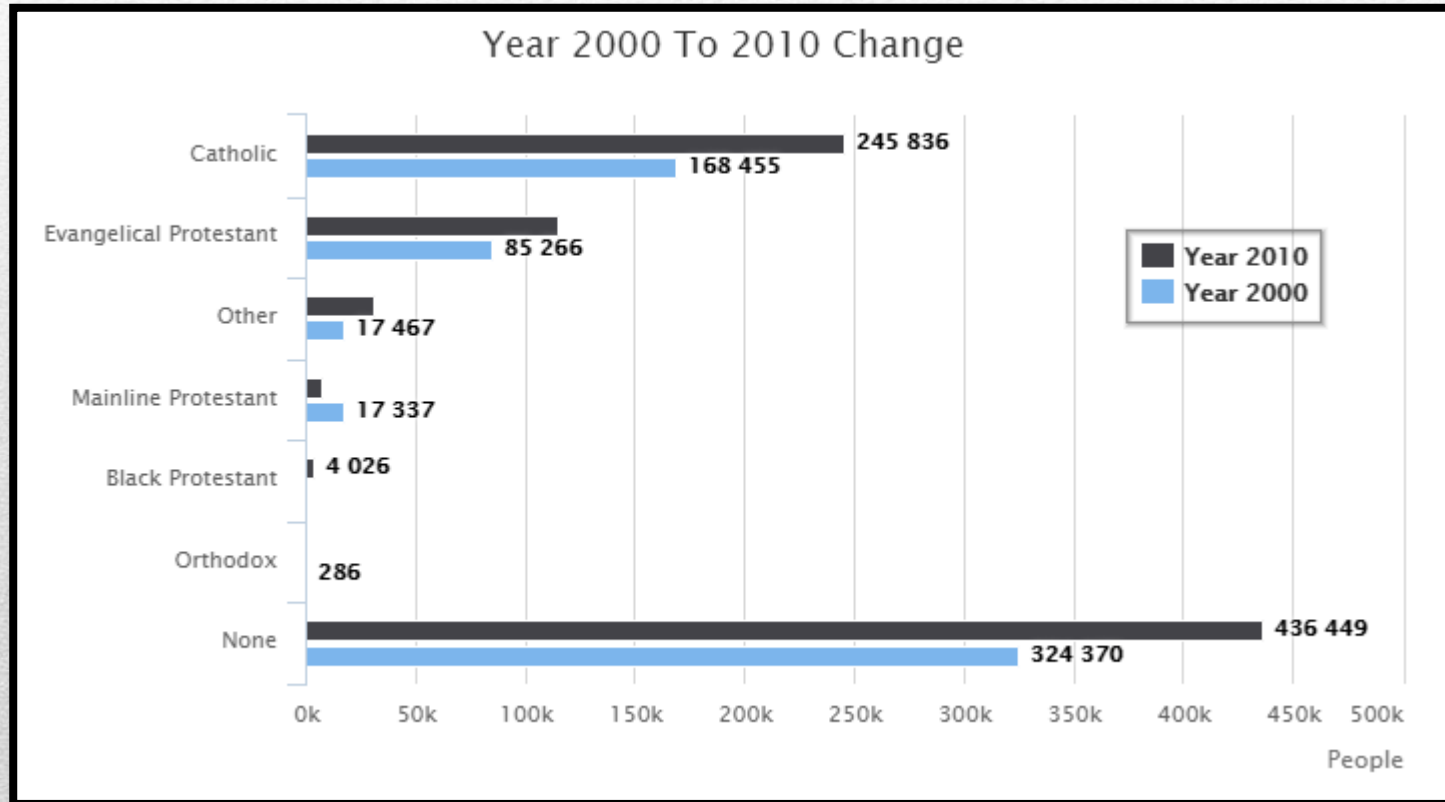
Religion statistics for Bakersfield city (based on Kern County data)

Religions Adherents In 2010



Religion statistics for Bakersfield city (based on Kern County data)

Religions Adherents In 2010



Bakersfield is one of the fastest growing cities in California with a population of over 250,000 people that qualifies it as the 13th largest city in California and the 88th largest in the United States. It is also the capitol of Kern County - one of the richest agricultural regions in the world, as well as the most prolific oil-producing county in the country. In fact, Kern County agriculture produces more food than most states, and if Kern were a state all its own it would rank just behind Alaska, Texas and Louisiana as the fourth largest oil-producing region in the entire country.

Geography - Bakersfield is located in the south end of the great [San Joaquin Valley of California](#) at an elevation of 492 feet. Sitting on the west side of the Sierra Nevada Mountains, it is centrally located about 90 miles north of Los Angeles, 90 miles south of Fresno, and 90 miles east of the Pacific ocean, which puts Bakersfield close to a variety recreational and business resources. In fact, you can be basking in the sun at Pismo Beach on the Pacific Coast, rock hunting in the Mojave Desert, downhill skiing in the Sierra Nevadas, or stuck in L.A. traffic just a short two-hour drive from town.

History - Yokuts Indians first settled in the fertile southern San Joaquin Valley some 8000 years ago. In those days, the area was largely swamps and grasslands, rich with wildlife and bordered on the west by a line of [oil seeps and tar pits](#). Spanish Explorers and Missionaries traversed the Los Angeles basin and crossed through Tejon Pass to enter the valley in 1776, and they found the rich soil and [abundant groundwater](#) of the southern San Joaquin excellent for growing crops. There was rapid growth in the 1850s and 1860s after gold was discovered in the foothills to the east, and travelers on their way to the gold fields often stopped to feed and water their animals on the banks of the Kern River at Colonel Thomas Baker's alfalfa fields. Because the area was already known to most as Baker's field (and to a few as Baker's swamp), it was named Bakersfield when Baker was appointed in 1869 to lay out the boundaries for a formal township on the south side of the river. With the discovery of the Kern River oil field just north of town in 1899, Bakersfield became a boom town overnight, and the [oil industry](#) today shares the spotlight with [agriculture](#) as one of the mainstays of the regional economy.

Agriculture - Kern County is the most diverse and productive farming area in the world with some 250 different crops that include 30 varieties of fruits and nuts, 40 types of vegetables, and 20 different field crops that yielded over \$2.1 billion in 1999, and \$4.0 billion in 2008. Listed below are the ten most important agricultural industries, although the ranking of these varies somewhat from year to year.

Oil - Although agriculture is big business in Kern County, oil is even bigger. The petroleum industry provides jobs for about 15,000 people in the county, most of whom live in Bakersfield. All told, Kern County produces 66% of the oil in California, about 10% of the U.S. oil supply, and approximately 1% of the world's total oil production. That works out to about 560,000 barrels of oil per day, which at \$12 to \$15 per barrel is something like \$2.4 billion to \$3.0 billion worth of oil every year. In addition, there is [cogeneration](#), which produces electricity as a by-product from steam used in the oil fields. In fact, steam cogeneration from oil fields in the southern San Joaquin Valley produces much of the electricity used in both Kern and Los Angeles counties.