

**SIGNAGE
COMING IN
OCTOBER OF
2019**

\$9.99 PER MONTH **FIT★REPUBLIC**
NEW STATE OF FITNESS • CITIZENOFFIT.COM

FIT REPUBLIC

A NET LEASED FITNESS CENTER

FRESNO, CA



CAPITAL PACIFIC



**15-YEAR NNN LEASE WITH TWO 5-YEAR OPTIONS
LOCATED WITHIN 91% OCCUPIED SHOPPING
CENTER**



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FIT REPUBLIC

4041 E ASHLAN AVE, FRESNO, CA 93726

\$4,335,484

PRICE

7.75%

CAP

LEASABLE SF

19,795 SF

LEASE TYPE

NNN

LEASE EXPIRATION

8/31/2034

PARKING

**Ample &
Reciprocal**

YEAR BUILT / REMODELED

1986 / 2013

15-year NNN lease with two 5-year options and rental increases every 5 years

Save Mart anchored shopping center

Healthy amount of gym memberships

Near Fresno State University campus, with over 24,000 students enrolled

Investment Highlights

THE OFFERING presents an opportunity to acquire a NNN leased Fit Republic in Fresno, California. The property is located within the Ashlan Park Shopping Center which boasts an exceptional, diverse tenant roster of everyday needs and services, e-commerce resistant, and experience-focused tenants. Ashlan Park enjoys numerous benefits due to its infill location in a strong retail node, home to over 400,000 residents within a 5-mile radius, along with close proximity to the Fresno State University campus with over 24,000 students enrolled.

Fit Republic is located on the highly trafficked corner of Ashlan Ave and N Cedar Ave, which see combined traffic counts of over 48,600 VPD. Located just off CA-168, with 80,000+ VPD, this asset sits strategically in Fresno's primary retail area, and with its close proximity to a major highway, access is easy and convenient. Just over 2 miles away is Fashion Fair Mall featuring over 130 retailers and drawing consumers from surrounding communities. Fresno is the fifth-most populous city in California and the most populous city in the central valley. Fresno serves as the economic hub of Fresno County and California's San Joaquin Valley. The Fresno MSA and the surrounding area exceeds 1.5 million people.

FIT REPUBLIC has over 50 locations throughout California and Washington. Its health clubs are designed to let consumers "Experience the quality of a country club – without the hefty price tag".



**FIT REPUBLIC HAS 50+ LOCATIONS
THROUGHOUT CALIFORNIA & WASHINGTON**

Contact the team

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Aerial



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Save Mart Center

SAVE MART CENTER is located on the campus of California State University Fresno. A multi-purpose arena, it encompasses nearly 430,000 SF with three primary levels seating up to 16,182 people. The arena is home to the Fresno State Men and Women's basketball teams, Men's Wrestling and the Fresno State Women's volleyball teams. The venue's main exterior landmark is the 93 foot tall Larry A. Shehadey Clock Tower, which rises 13 stories tall and was named for the founder of Producers Dairy Foods, a Fresno-based company and major donor towards the construction of the arena.

Since its opening in November 2003, it has showcased a variety of entertainment and events, including WWE Live, PBR, Monster Jam, Harlem Globetrotters, Cirque du Soleil, and live performances from comedians and artists such as Jeff Dunham, Daniel Tosh, Def Leppard, Luke Bryan, Paul McCartney, Selena Gomez, and Blink-182.

[Click here](#) for the Save Mart Center website.

**SAVE MART CENTER WAS
LISTED ON THE 2018 TOP 200
ARENA VENUES BASED ON
WORLDWIDE TICKET SALES
BY POLLSTAR**

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Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Aerozone Trampoline Park

Arby's

BJ's Kountry Kitchen

Carl's Jr

Chevron

Chipotle

dd's Discounts
- Dollar Tree

Panda Express

Pizza Hut

Popeyes

Red Lobster

Rite Aid

Save Mart Supermarket
- Starbucks

Subway

The Old Spaghetti Factory

The Pizza Pit

Vallarta Supermarkets

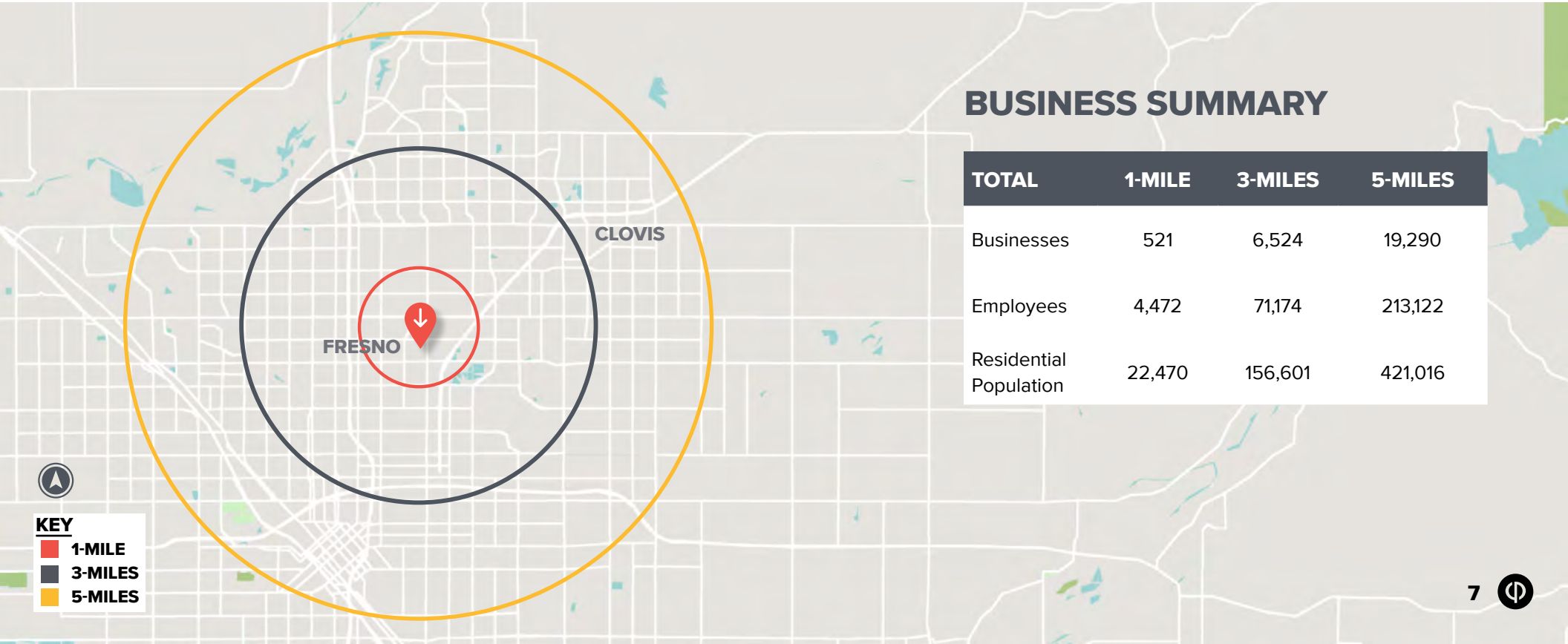
Walgreens

Wells Fargo

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ASHLAN PARK



BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	521	6,524	19,290
Employees	4,472	71,174	213,122
Residential Population	22,470	156,601	421,016

Surrounding Retail



Income & Expense

PRICE	\$4,335,484
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Price Per Square Foot:	\$219.02
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Capitalization Rate:	7.75%
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Total Rentable Area (SF):	19,795
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Lot Size (AC):	1.44
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STABILIZED INCOME	PER SQUARE FOOT	
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Scheduled Rent	\$16.97	\$336,000
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Effective Gross Income	\$16.97	\$336,000
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LESS	PER SQUARE FOOT	
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Taxes	NNN	\$0.00
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Insurance	NNN	\$0.00
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Common Area Operating Expenses	NNN	\$0.00
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EQUALS NET OPERATING INCOME	\$336,000	
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Landlord is responsible for roof and structure



Rent Roll

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	Sq. Ft.	Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft	Yearly Rent/Ft
Fit Republic	19,795	09/01/19	2/31/20	\$264,000	\$22,000	\$264,000	\$1.11	\$13.34
	Increase	03/01/20	08/31/24	\$336,000	\$28,000	\$336,000	\$1.41	\$16.97
	Increase	09/01/24	08/31/29		\$30,800	\$369,600	\$1.56	\$18.67
	Increase	09/01/29	08/31/34		\$33,880	\$406,560	\$1.71	\$20.54
	Option 1	09/01/34	08/31/39		\$37,268	\$447,216	\$1.88	\$22.59
	Option 2	09/01/39	08/31/44		\$40,995	\$491,937.60	\$2.07	\$24.85
TOTALS:	19,795			\$264,000	\$28,000	\$336,000	\$1.41	\$16.97

Discounted first six month rent. Pricing based off rent commencing in March 2020.

Lease Abstract

PREMISE & TERM

TENANT	Thrive Business Development, A California S Corporation
LANDLORD	Rhino Holdings Ashlan, LLC, A California Limited Liability Company
BUILDING SF	19,795 SF
LEASE TYPE	Net Lease
TERM	15 Years
EXPIRATION	8/31/2034
OPTIONS	Two 5-year Options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
9/1/2019 - 2/31/2020	\$22,000	\$264,000
3/1/2020 - 8/31/2024	\$28,000	\$336,000
9/1/2024 - 8/31/2029	\$30,800	\$369,600
9/1/2029 - 8/31/2034	\$33,880	\$406,560

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 9/1/2034 - 8/31/2039	\$37,268	\$447,216
#2. 9/1/2039 - 8/31/2044	\$40,995	\$491,937.60

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

EXPENSES

TENANT'S OBLIGATIONS

Lessee shall, at Lessee's sole expense, keep the premises, utility installations, and alterations in good order, condition and repair.

LANDLORD'S OBLIGATIONS

Exterior wall, roof, structural condition of interior bearing walls.

TAXES

Lessor shall pay the Real Property Taxes applicable to the shopping center, and said payments shall be included in the calculation of Common Area Operating Expenses.

INSURANCE

Lessee shall obtain and keep in force a commercial general liability policy of insurance. Lessor shall also maintain a commercial general liability of insurance.

UTILITIES

Lessee shall pay for all water, gas, heat, light, power, telephone, trash disposal and other utilities and services supplied to the premises, together with any taxes thereon. To the extent any such utilities and/or services are not separately metered, Lessee shall pay Lessee's share.

CAM

Lessee's reimburses 14.36% share of Common Area Operating Expenses.

LEASE PROVISIONS

ASSIGNMENT/SUBLETTING

Lessee shall be permitted to assign this lease or sublease the premise or any portion thereof without Landlord's consent being required to a parent, subsidiary, or affiliate of the Lessee.

ESTOPPELS

Each party shall within 10 days after written notice from the other party execute, acknowledge and deliver to requesting party a statement in writing in form similar to the then most current "estoppel Certificate" form published by AIR CRE.

Site Plan



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Tenant Overview



ABOUT FIT REPUBLIC

Fit Republic, a privately held company headquartered in Tacoma, WA, was created with the intent of modeling a fitness concept that has the basic amenities with a special focus on large group training. With over 50 locations throughout California and Washington, the company operates health clubs that are engineered to help customers find their state of wellness and simply be better. This comes from the community that shares a common state of mind focused on growth, success, and results.

What makes Fit Republic successful is that they offer a state-of-the-art facility at an affordable price. In addition, they have a strong group training model that allows them to charge more to increase their average ticket per customer. The low cost, high quality model is what propels them to be the dominant player in each market they serve.

ABOUT THE FRANCHISEE


The Franchisee is Thrive Business Development, a California S corporation. This location is a part of a 10 unit franchise that Thrive Business Development operates.

50+

LOCATIONS THROUGHOUT
CALIFORNIA AND
WASHINGTON

Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	21,669	151,951	406,864
2019	22,470	156,601	421,016
2024	22,976	159,641	431,125

2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$51,694	\$55,501	\$64,370

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Fresno United School District	9,586+
Community Medical Center	4,500+
City of Fresno	2,894
Saint Agnes Medical Center	2,547
Kaiser Permanente Fresno	2,350

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**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 5-MILE RADIUS
IS OVER \$64K**

FRESNO, CALIFORNIA



FRESNO is conveniently located in central California, within a three hour drive from Los Angeles, the San Francisco Bay Area, and Sacramento. Fresno is California's 5th largest city.

The unincorporated area and rural cities surrounding Fresno remain predominantly tied to large-scale agricultural production. Fresno County is known as the Agricultural Capital of the World producing 350 crops worth approximately \$6.8 billion.

Fresno County is home to several universities, including California State University Fresno, Fresno Pacific University, Fresno City College, West Hills Community College, as well as an abundance of trade and technology institutions.

FRESNO SERVES AS THE ECONOMIC HUB of Fresno County and California's San Joaquin Valley. From light manufacturing to heavy industrial to warehouse and distribution, Fresno County is home to several industrial parks including: North Pointe Business Park, Three Crowns Industrial Park, the Central Valley Logistics Park, Selma Industrial Park, and the Clovis Research & Technology Business Park.

972,297



**FRESNO COUNTY
POPULATION
(ESTIMATED)**

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We'd love to hear from you.

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CAPITAL PACIFIC COLLABORATES.
CLICK [HERE](#) TO MEET OUR
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