

INVESTMENT OFFERING



# 100% GOVERNMENT-LEASED INVESTMENT PROPERTY

County of Glenn Health & Human Services Agency (HHS)

604 E. Walker Street (State Highway 32) | Orland, California

**\$3,990,000** **7.50%**

ASKING PRICE

CAP RATE

**\$299,305** **26,400 SF**

NOI

BUILDING

Lease through 2035 | 5-year option

# Investment Overview

## 100% Government-Leased Investment | County of Glenn Health & Human Services

Rare opportunity to acquire a 26,400 square foot, 100% government-leased facility prominently located at 604 E. Walker Street (State Highway 32) in Orland, California. The property is fully occupied by the County of Glenn and utilized by its Health & Human Services Agency (HHSA), including the County's Children System of Care operations. The County initially occupied approximately 13,000 square feet before expanding into the balance of the building in 2022, bringing its occupancy to 100% of the approximately 26,400 square foot facility. The lease extends through February 28, 2035, with an additional five-year extension option through February 2040. Current rent is \$30,800 per month / \$369,600 annually, with a scheduled increase to \$33,880 per month beginning March 1, 2030. The lease is structured as a modified gross lease, with the County responsible for utilities and the landlord retaining certain operating, maintenance and repair obligations. Situated on approximately 1.71 acres with 98 parking spaces, the property provides substantial on-site parking, excellent accessibility and prominent exposure along Highway 32, one of Orland's primary commercial and transportation corridors. The combination of long-term County of Glenn tenancy, full-building government occupancy, an established Health & Human Services use, scheduled rental growth and a prominent Highway 32 location creates a compelling investment opportunity for buyers seeking durable public-sector tenancy in Northern California.

**Recent Improvements include:** HVAC units, roof, landscape, interior finishes.



### COUNTY OF GLENN | HHSA

- HHSA is the County's largest department, with approximately 260 employees.
- Property is a designated Glenn County Children System of Care facility.

### LEASE PROFILE

#### LEASE EXPIRATION

**February 28, 2035**

#### EXTENSION OPTION

**1 x 5 Years (through 2040)**

#### CURRENT RENT

**\$369,600 / Year**

#### SCHEDULED RENT

**\$406,560 / Year in 2030**

#### LEASE STRUCTURE

**Modified Gross**

#### OCCUPANCY

**100% - County of Glenn**

### PROPERTY PROFILE

#### BUILDING SIZE

**26,400 SF**

#### SITE AREA

**1.71 Acres**

#### PARKING

**98 Spaces**

#### YEAR BUILT

**2000**

#### ZONING

**C-2 Community Commercial**

#### ROOF

**TPO/Reinforced Silicone**

#### CONSTRUCTION

**Reinforced Concrete**

#### LOCATION

**CA State Highway 32 / Walker Street**

# Facility Layout

The facility is divided into two building sides, with first- and second-floor space on each side. Four source floor plans are shown below; plans are not to scale

## BUILDING SIDE A

### FIRST FLOOR

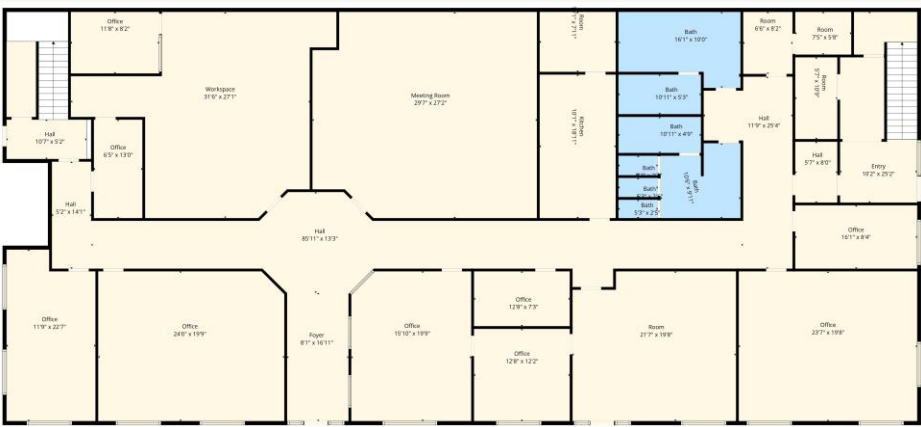


### SECOND FLOOR



## BUILDING SIDE B

### FIRST FLOOR

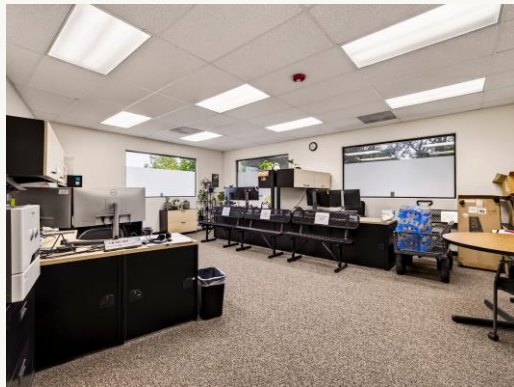
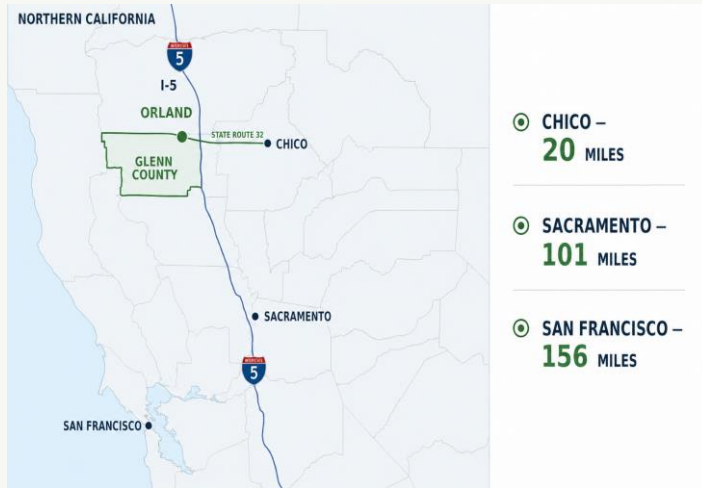


### SECOND FLOOR



# Northern California Location

Orland is positioned in the northern Sacramento Valley along Interstate 5. State Route 32 - identified locally as Walker Street - runs directly through the city and connects Orland east to Chico.



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# Photos



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