



MARCUS & MILLICHAP
PRESENTS

AMain Hobbies | Chico, CA

SALE-LEASEBACK



LEADING INTERNET
HOBBIES RETAILER

NEW 10 YEAR ABSOLUTE NNN
SALE-LEASEBACK



BRAND NEW 54K+ SF
HQ EXPANSION



AMAIN HEADQUARTERS

111,388 SF | 16.35 AC



Fair St.

County Dr.



AMAIN HOBBIES | CHICO, CA

2860 Fair St, Chico, CA 95928

\$14,851,733

PURCHASE PRICE

6.75%

CAP RATE

Offering Details

TENANT	AMain Sports & Hobbies
LEASE TERM	10 Years
LEASE TYPE	Absolute NNN
NOI	\$1,002,492
RENT PSF	\$9.00/SF
PRICE PSF	\$133.33
OPTION PERIODS	(3) 5 Year Options
INCREASES	2.00% Annual
COMMENCEMENT	Close of Escrow
YEAR BUILT / RENOV / EXPANSION	1990 / 2023 / 2024
TOTAL GLA	111,388 SF
TOTAL OFFICE GLA	(23.4%) 26,087 SF
TOTAL WAREHOUSE GLA	(76.6%) 85,301 SF
LOT SIZE	16.35 AC
PARKING	240 Spaces
LOADING DOCS	8 (6 Recessed, 2 Grade)

Rent Schedule

Lease Years	Annual Rent	Rent PSF
Year 1	\$1,002,492	\$9.00
Year 2	\$1,022,541	\$9.17
Year 3	\$1,042,992	\$9.36
Year 4	\$1,063,852	\$9.55
Year 5	\$1,085,129	\$9.74
Year 6	\$1,106,831	\$9.93
Year 7	\$1,128,968	\$10.13
Year 8	\$1,151,547	\$10.33
Year 9	\$1,174,578	\$10.54
Year 10	\$1,198,070	\$10.75
Option 1	\$1,222,031	\$10.97
Option 2	\$1,349,220	\$12.11
Option 3	\$1,489,647	\$13.37







AN EXCEPTIONAL SALE LEASEBACK OPPORTUNITY: A 111,388 SQUARE FOOT SINGLE-TENANT AMAIN HOBBIES INDUSTRIAL HEADQUARTER FACILITY IN CHICO, CA. THIS OPPORTUNITY OFFERS AN ABSOLUTE TRIPLE NET LEASE, ENSURING A PASSIVE, HASSLE-FREE INCOME STREAM THROUGHOUT THE LEASE TERM. THE OFFERING INCLUDES 2.00% ANNUAL RENTAL INCREASES AND A 10 YEAR INITIAL LEASE TERM WITH (3) 5-YEAR OPTIONS TO EXTEND.

Chico is the most populous city in Butte County, California. The city had a population of 101,475 in the 2020 census. Chico is the cultural and economic center of the northern Sacramento Valley, as well as the largest city in California north of the capital city of Sacramento. The city is home of California State University, Chico, and for Bidwell Park, one of the largest urban parks in the world.

GROWING HOBBIES INDUSTRY

LONG TERM LEASE W/ RENEWALS

MISSION-CRITICAL HQ OPERATION

ROBUST INDUSTRIAL CORRIDOR

Demographics | 2860 Fair St., Chico, CA

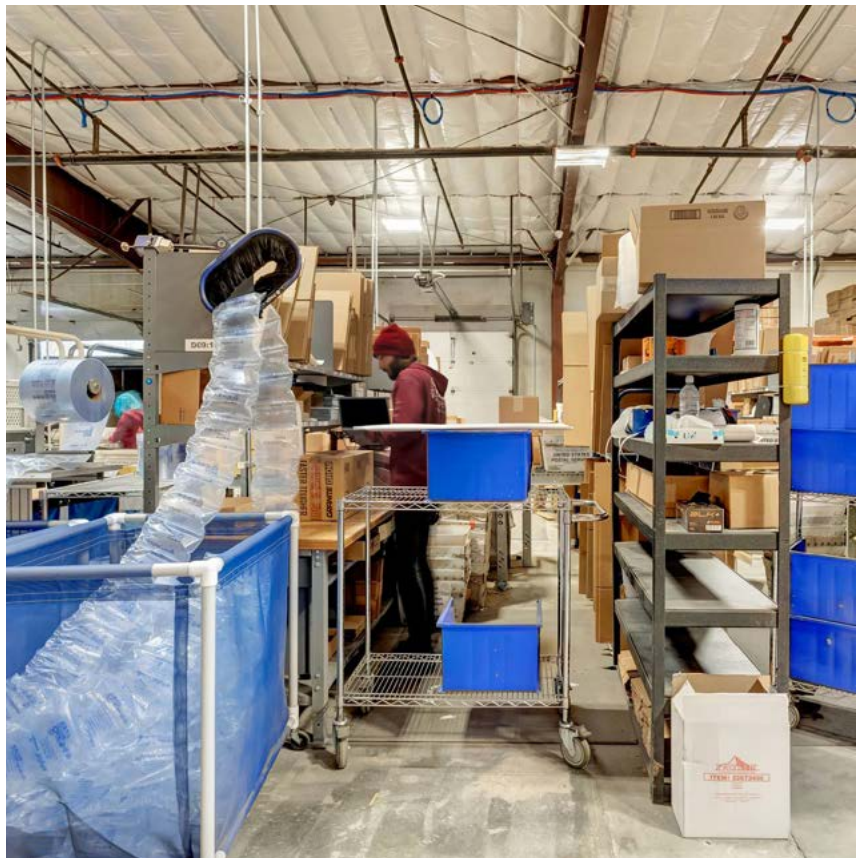
	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	2,287	40,517	98,306
2028 Projection	2,110	38,083	92,502
HOUSEHOLDS			
2023 Households	868	15,941	39,670
2028 Projection	804	15,046	37,457
HOUSEHOLD INCOME			
Avg Household Income	\$92,722	\$91,301	\$92,830
Median Household Income	\$67,500	\$64,090	\$66,303

















AMain Sports & Hobbies, is a leading Internet retailer of radio-controlled hobbies and performance cycling. Founded in 2004, AMain prides itself on having the products customers' need, when they need it, and providing first-class customer service and product support. AMain is a privately held California Corporation.

Propelled by the surge in the do-it-yourself culture, the Remote-Control Products-Hobby Market is anticipated to achieve a value of \$3.3 Billion by 2036, as reported by Research Nester. AMain has been operating for nearly 20 years and is a leader in the hobby market. AMain manufactures, distributes, and markets performance sports and hobby products.

CHICO, CA
HEADQUARTERS

2004
YEAR FOUNDED

AMain.com owns both an electric and nitro track, sponsors a professional team, organizes major events, creates its own exclusive brands, has online and retail stores and excels in marketing. AMain is established in the fields of drones, planes, electronics, and toys, and has successfully ventured into the realm of cycling.

www.amainhobbies.com



ORIGINAL FLOOR PLAN

54,374 SF
GLA

23,687 SF
Office

30,687 SF
Warehouse (16' - 24' Height)

2024 EXPANSION

57,014 SF
GLA

2,400 SF
Office

54,614 SF
Warehouse (26' - 33' Height)

CURRENT TOTAL

111,388 SF
TOTAL GLA

23,687 SF
Office

30,687 SF
Warehouse (16' - 24' Height)

54,614 SF
Warehouse (26' - 33' Height)

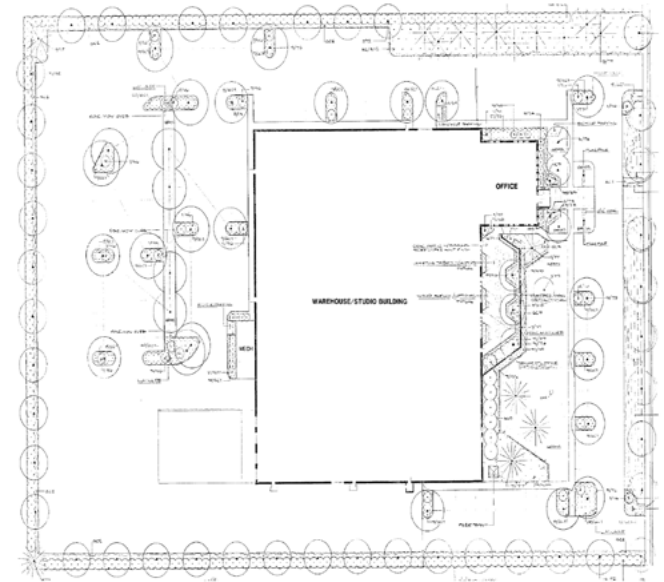
SPECS

8 Loading Docs
(6 Recessed, 2 Grade)

5 Restrooms
(24 Holes)

4 Showers

LED Lighting
Fans
Solar



HIGHWAY ACCESS < 1 MILE



Global Market Size, Forecast, and Trend Highlights Over 2024-2036

Remote Control Products - Hobby Market size is anticipated to reach USD 3.3 Billion by the end of 2036, growing at a CAGR of 3% during the forecast period, i.e., 2024-2036. In the year 2023, the industry size of remote control products - hobby was over USD 2.3 billion. The market is being driven primarily by the growing number of millennials who are keenly interested in various types of remote-control products. This age group has shown a greater interest in tech products than any other. For instance, globally millennials make up nearly 24% of the total population. Additionally, the global market is expected to be propelled by factors such as the increasing population of millennials, the growing interest of people in photography, and the boost in earning power of millennials.

The growth of the remote control products - hobby market has been fuelled by the rise of the do-it-yourself (DIY) culture. Many enthusiasts take pleasure in customizing their remote-controlled devices to make them unique and enhance their overall experience.



Remote Control Products - Hobby Sector: Growth Drivers and Challenges

Growth Drivers

- Increasing Innovations in Remote Control Products** - The market for remote control products in the hobby industry is witnessing an increase in technological advancements and innovation. The latest products, such as remote-control cars and virtual reality toys, are attracting new customers. Additionally, the introduction of 4K recording and 3D aerial coverage in remote control drones is improving drone videography and photography. Manufacturers are offering customization options and a wide range of applications to meet consumer demands, leading to market growth. Research and development efforts are focused on introducing vision through [applicant tracking systems](#) for camera cars to enhance consumer experience and drive sales of radio control products. Furthermore, the rising demand for commercial, military, and toy drones is fuelling the growth of the market in the forecast period.
- Technological Advancements**- As technology continues to advance, remote control products have become more sophisticated and feature-rich. These products now offer a wide range of capabilities and functionalities that appeal to enthusiasts seeking enhanced control and convenience. From smart home devices to drones and RC cars, the demand for remote control products is rapidly increasing, and manufacturers are constantly innovating to meet the needs of tech-savvy consumers.
- Media Representation and Pop Culture**- In recent years, remote control products have gained a significant amount of popularity in movies, TV shows, and video games. The portrayal of these products has increased their visibility and appeal, inspiring many individuals to explore them as a hobby or a passion project. With advancements in technology, remote control products have become more versatile and user-friendly, allowing enthusiasts to experiment with different models and designs. This trend is likely to continue as more people discover the joy of remote-control activities.
- High cost of Implementation**-Remote control products are becoming increasingly advanced, with new features and technologies being added regularly. However, such advancements often result in higher prices, which can be a significant barrier for potential customers, especially in regions with lower disposable incomes. This can limit market growth and prevent widespread adoption of these products. To overcome this challenge, manufacturers may need to find ways to balance cost and functionality, offering affordable solutions without sacrificing essential features.
- The remote-control products, particularly drones are subjected to market restrictions in several countries.
- Having limited battery capacity can result in frequent recharging, which can impact the overall usage experience.

Challenges

Remote Control Products - Hobby Segmentation

Product Type (Drones, Airplanes, Cars, Trains)

The car segment in the remote control products - hobby market is expected to hold the largest revenue share by the end of 2036, amounting to 42%. The rising popularity of toy cars among children is pushing the market growth of remote-control cars. Further, increasing competition in global markets, rapid technology advancements, and evolving consumer preferences. Also, Businesses are recognizing the imperative need for data-driven decision

Distribution Channel Type (Offline: Hypermarkets, Convenience Stores; Online: E-Commerce, Company Websites)

The online segment in the remote control products - hobby market is poised to hold a significant revenue share. The company-owned sub-segment is estimated to garner the majority of market revenue. This can be ascribed to the rapid digitalization of various enterprises, and the growing adoption of digitalized services. It was noted that in 2020, worldwide spending on digitalized services. Global investments in digital transformation topped USD 1.6 trillion in 2021, a 20 percent increase from the year before.

Remote Control Products - Hobby Market: Key Insights

Base Year	2023
Forecast Year	2024-2036
CAGR	~ 3%
Base Year Market Size (2023)	~ USD 2.3 Billion
Forecast Year Market Size (2036)	~ USD 3.3 Billion
Regional Scope	<ul style="list-style-type: none"> North America (U.S., and Canada) Latin America (Mexico, Argentina, Rest of Latin America) Asia-Pacific (Japan, China, India, Indonesia, Malaysia, Australia, Rest of Asia-Pacific) Europe (U.K., Germany, France, Italy, Spain, Russia, NORDIC, Rest of Europe) Middle East and Africa (Israel, GCC North Africa, South Africa, Rest of the Middle East and Africa)

Remote Controlled Products - Hobby Market Share (in %), Segmented by Region, 2036





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A Main Hobbies | Chico, CA

SALE-LEASEBACK

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