



Chevron

AT GATEWAY TO TEMECULA
SHOPPING CENTER



29980 TEMECULA PARKWAY
TEMECULA, CA 92592

CAPITAL MARKETS
NATIONAL RETAIL PARTNERS

CBRE

INVESTMENT SUMMARY

OFFERING PRICE:	\$7,212,000
NOI (YEAR 1):	\$375,000
CAP RATE (YEAR 1):	5.20%
CURRENT OCCUPANCY:	100%
TOTAL BUILDING AREA:	±5,130 SF
TOTAL LAND AREA:	±55,321 SF (±1.27 Acres)
PARKING SPACES:	±19
WEBSITE:	www.nrpwest.com/TemeculaChevron



INVESTMENT HIGHLIGHTS

NATIONALLY RECOGNIZED TENANT PROVIDING LONG-TERM STABILITY

- **Long Term Lease** – Chevron is on a brand-new, long-term **20-year** lease with three, 5-year options to renew with fixed **7.5%** rental increases every 5 years
 - » Master Lease Guarantor – Lease guarantee with **United Pacific**, one of the **largest independent owners and operators** of gas stations and convenience stores in the west, with **415** locations throughout CA, WA, OR, CO, and NV
- **Pride of Ownership Asset** – “Trophy” retail investment consists of a gas station, car wash and c-store that **boasts tremendous visibility**, and immediate access from the I-15 via Highway 79 (Temecula Parkway)
- **Strong Inflation Hedge** – Scheduled rental increases produce high NOI growth, enhancing future cash on cash returns and provide a strong hedge against inflation in a tangible, dependable asset

LOW MANAGEMENT HASSLE

- **Corporate NNN Lease** – **100% NNN leased**, resulting in no landlord responsibilities—operating costs reside with the tenant not the landlord
- **Long-Term Lease** – Longer term lease, expiring in **2039**, virtually **eliminating any near-term leasing responsibility** and associated capital costs
- **NNN Expense Pass Through** – Tenant pays for **100%** of all repairs and maintenance, and capital expenditures, making the offering perfect for out of town investors

INVESTMENT HIGHLIGHTS (CONTINUED)

INTERNET RESISTANT TENANCY

- **Non-Commodity Use** – Internet resistant tenancy including restaurants, service-related or gas stations provide a bulwark against internet competition—you cannot put gas in your vehicle online
- **Internet Resistant Tenant Providing a Daily Needs** – Chevron, which includes a car wash, provides items and services that have proven to be “internet and recession resistant,” and the type of retail use that generate consistent daily-trip traffic to the site

HIGH IDENTITY, HIGH TRAFFIC LOCATION

- **Convenient Location, Tremendous Access** – Strategically located along Highway 79 (**±68,383** cars per day), with immediate on-ramp access to the I-15 freeway (**±151,000** cars per day)
- **Desirable Gas Station Location** – The offering sits alongside the **I-15 freeway** on the going to work side of Highway 79 (Temecula Parkway), arguably the two most heavily traveled arterials in the trade area
- **Residential and Commercial Proximity** – Proximity to both residential and commercial density keeps the property busy throughout the day and evening

AFFLUENT DEMOGRAPHICS IN A HIGH-GROWTH TRADE AREA

- More than **64,000** people in a 3-mile radius with an Average Household Income exceeding **\$97,500**
- More than **131,600** people in a 5-mile radius with an Average Household Income exceeding **\$107,900**
- **Best City for Young Families** – In 2017, Temecula was ranked the 10th Best City for Young Families based on affordability, quality schools, future growth, prosperity and family-friendliness, according to Patch.com

IDEAL 1031 EXCHANGE PROPERTY OR ADDITION TO PORTFOLIO

- **Low Management/Low Hassle – Long-term, NNN lease**, providing an excellent low management, low hassle investment opportunity
- **Debt Free Asset** – With no financing in place, the acquisition of this property allows investors the ability to obtain new financing at historically low rates, enhancing leveraged cash-on-cash returns
- **Pride of Ownership** – High quality construction with limited to no deferred maintenance or near-term capital events
- **Master-Planned Community** – The “master planned” nature of the trade area creates a **high barrier to entry**, protecting against future competition



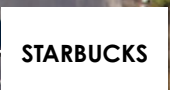
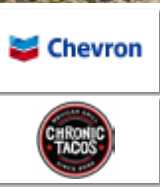


INTERSTATE 15 (±151,000 CPD)

SAN DIEGO COUNTY

INLAND EMPIRE

JULIAN CHARTER SCHOOL



TEMECULA PKWY (±68,383 CPD)



SNAPSHOT TEMECULA AREA

Temecula is located in southern Riverside County and is a popular destination for tourists due to its award-winning wineries, temperate climate, and championship golf courses. Visitors flock from all around to visit Temecula Valley's Wine Country, Polo Club, Hot Air Balloon and Wine Festival as well as its International Film Festivals. The city of Temecula boasts its own attractions; Old Town Temecula hosts multiple events like car shows, Road Runs, and summer and weekend entertainment. Temecula continues to evolve as well. Its new Uptown Specific plan is working to add a myriad of uses including eight-story full-service hotels, multi-level residential, and mixed and commercial uses. All of which will only add to the draw of the city and service the surrounding Riverside County.

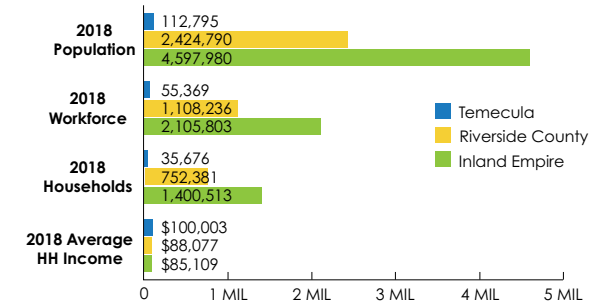


RIVERSIDE COUNTY FACT FILE

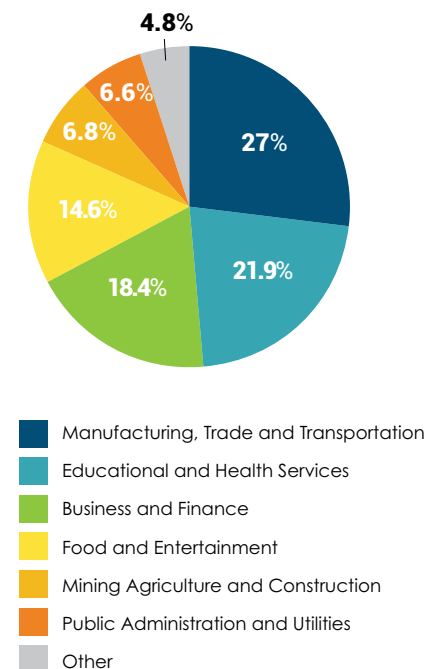
- **12** Universities and Colleges
- **5,115,894** Passengers Annually at Ontario International Airport (2018)
- Ontario International achieved a **12.4%** year over year increase from 2017-2018
- **32** Average minute commute
- **35** Median Age



DEMOGRAPHICS



TOP EMPLOYMENT



CITY
Temecula



COUNTY
Riverside County



REGION
Inland Empire



WEATHER

276
DAYS OF SUN

77
AVG HIGH

53
AVG LOW



TEMECULA HOUSING MARKET

Median List Price:

\$499,950

Median Sale Price:

\$450,300

Median Home Value:

\$468,100

Predicted increase
of home values over
the next year:

2.7%

Home Values
growth in the
last year:

3.5%



MAJOR EMPLOYERS



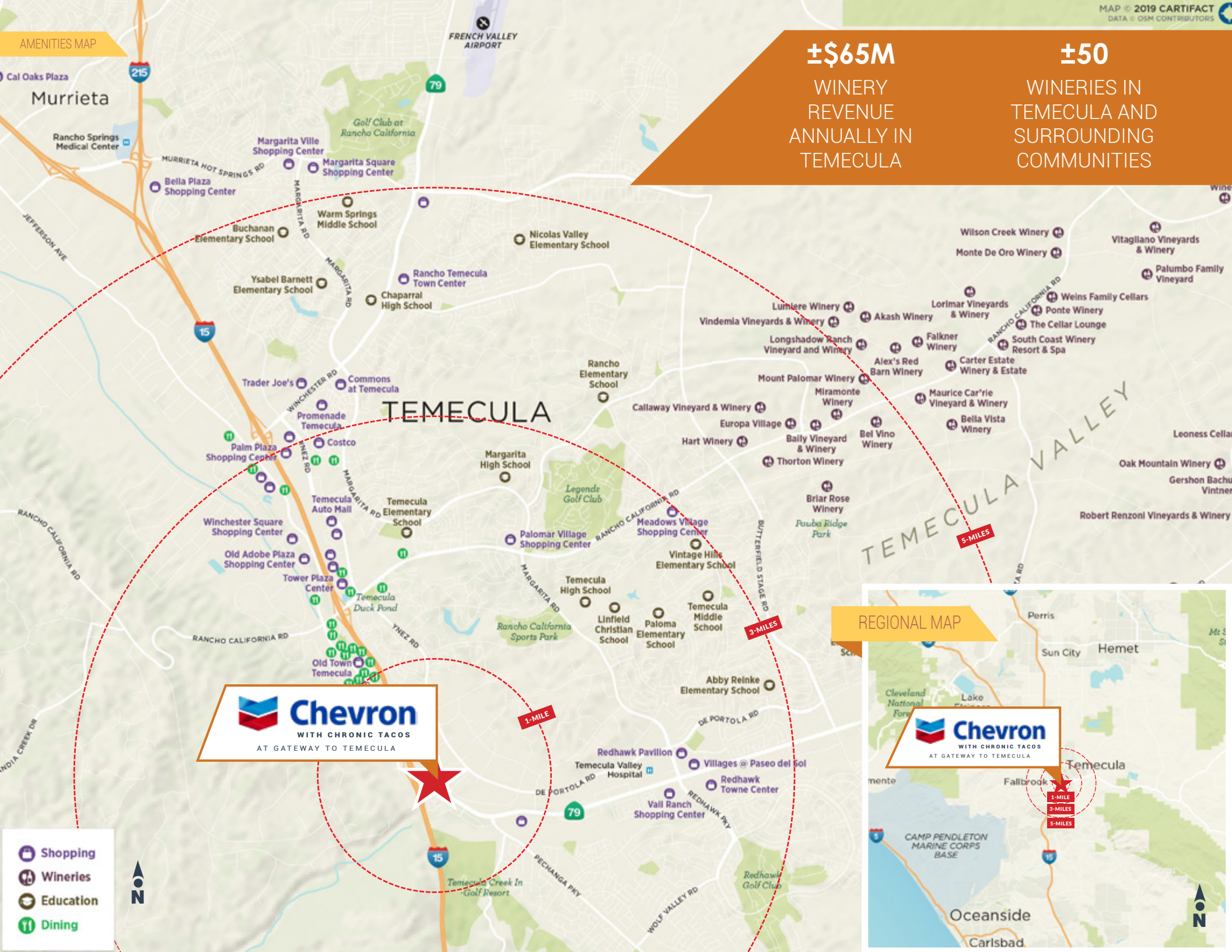
AMENITIES MAP

±\$65M

WINERY
REVENUE
ANNUALLY IN
TEMECULA

±50

WINERIES IN
TEMECULA AND
SURROUNDING
COMMUNITIES



Chevron
WITH CHRONIC TACOS
AT GATEWAY TO TEMECULA

REGIONAL MAP

Chevron
WITH CHRONIC TACOS
AT GATEWAY TO TEMECULA

PROPERTY OVERVIEW

LOCATION

29980 Temecula Parkway
Temecula, CA 92592

SITE

Chevron & Chronic Tacos is located in the Gateway to Temecula Shopping Center, at the north east corner of Temecula Parkway (Hwy 79) and Interstate 15 in the city of Temecula, CA.

LAND AREA

The offering consists of 1 parcel (APN: 922-170-029-2) totaling approximately ± 1.27 acres or $\pm 55,321$ SF of land area.

BUILDING AREA

The subject consists of 1 retail building totaling approximately $\pm 5,430$ SF of net rentable area.

FRONTAGE & ACCESS

The site benefits from approximately ± 184 linear feet of frontage along Temecula Parkway (Hwy 79) and is also visible from Interstate 15 and Vallejo Avenue.

Access points into the center include 1 entrance off Temecula Parkway and 1 entrance off Vallejo Avenue.

PARKING

The station has ± 19 dedicated parking stalls has shared access with the rest of the Gateway to Temecula Shopping Center.

TRAFFIC COUNTS

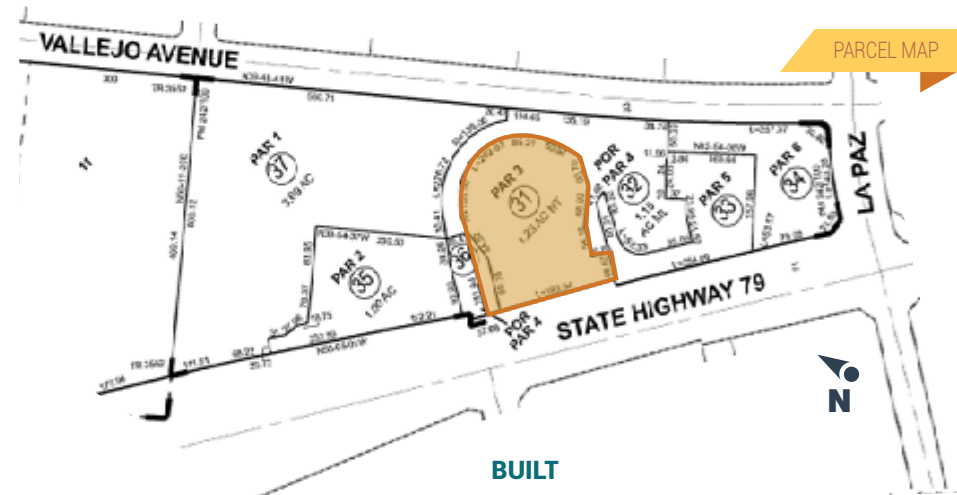
Temecula Parkway (Hwy 79) $\pm 68,383$ CPD
Interstate 15 $\pm 151,000$ CPD

BUILT

The property was constructed in 2018.

ZONING

Per the City of Temecula, the subject site is currently zoned as CC-Community Commercial.





TENANT OVERVIEW



UNITED PACIFIC (LESSEE)

www.unitedpacific.com

United Pacific based in Long Beach, California owns and operates 415 fuel and convenience stores throughout California, Washington, Oregon, Colorado and Nevada. Through its retail convenience locations and its retail and wholesale fuel distribution network, United Pacific has established itself as one of the largest independent owners and operators of gas stations and convenience stores in the Western United States. United Pacific offers motor fuels products under the 76, Conoco, Shell, Chevron and United Oil flags. It also offers convenience items through the We Got It! Food Mart, My Goods Market and Rocket brands.

OWNERSHIP	Private
LOCATIONS	415
HEADQUARTERS	Long Beach, CA



CHRONIC TACOS (SUB-LESSEE)

www.chronictacos.com

Randy and Dan, the founders of Chronic Tacos, grew up in Southern California where every corner was packed with Fresh Mexican, but they knew there was an opportunity to create a taco shop with great Mexican food and a vibe inspired by their Southern California roots. Great service, music and artistic design would be essential, but it was the food that would be the cornerstone. With a little help from some third-generation family recipes, the first Chronic Tacos opened its doors in 2002. Today, Chronic Tacos has 54 locations in 10 states.

OWNERSHIP	Private
LOCATIONS	54
HEADQUARTERS	Aliso Viejo, CA





Chevron

29980



3

1

5

Chevron
1
Self

5

PROVEN. NO GAS GETS
BETTER MILEAGE!
EXPERIENCE THE DIFFERENCE
WITH CHEVRON

N

REDHAWK TOWNE CENTER



VILLAGES AT PASEO DEL SOL



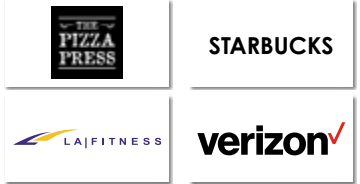
VAIL RANCH SHOPPING CENTER



TEMECULA VALLEY
HIGH SCHOOL

RONALD REAGAN
SPORTS PARK

GATEWAY TO TEMECULA SHOPPING CENTER



OLD TOWN TEMECULA



PALOMA DEL SOL

Chevron



JULIAN CHARTER SCHOOL

TEMECULA PKWY (±383 CPD)

TEMECULA CREEK INN



STARBUCKS



INTERSTATE 15 (±151,000 CPD)

SAN DIEGO COUNTY

TEMECULA PARKWAY ON/OFF
RAMP EXPANSION PROJECT

INLAND EMPIRE

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NRP-WEST TEAM

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Preston Fetrow John Read
Kirk Brummer Megan Wood
Jimmy Slusher Matt Burson
James Tyrell Sean Heitzler

For all of our available listings,
please visit:
WWW.CBRE.COM/NRPWEST

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