

SINGLE TENANT NNN

Investment Opportunity



520 W. LODI AVENUE
LODI CALIFORNIA

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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CONTENTS

5

INVESTMENT SUMMARY

Offering Summary | Investment Highlights

9

PROPERTY OVERVIEW

Aerials | Site Plan | Location Map

17

AREA OVERVIEW

Demographics

19

FINANCIALS

Rent Roll | Brand Profile



PROPERTY PHOTO





INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, corporate guaranteed, Rite Aid investment property located in Lodi, CA (Stockton-Lodi MSA). The tenant, Thrifty Payless, Inc., recently signed a 10-year lease extension in 2015, providing for approximately 6 years of firm term remaining. The lease extension features 5 additional (5-year) options to extend, demonstrating the tenant's strong commitment to the site. The lease features CPI-based rental increases at the beginning of each option, and is NNN with limited landlord responsibilities, making it an ideal, low-management investment opportunity for a passive investor. Rite Aid recently invested significant capital toward an extensive store renovation in 2015, further exhibiting their strong commitment to this site.

Rite Aid is strategically positioned as a large, 28,456 SF in-line junior box space within a shopping center anchored by SaveMart, a prominent supermarket chain throughout northern California and northern Nevada. The center is situated at the signalized, hard corner intersection of W. Lodi Avenue and County Road J3, averaging 26,400 combined vehicles passing by daily. A large pylon sign creates excellent site visibility along both cross streets, and includes prominent Rite Aid and SaveMart signage. Moreover, the site is positioned less than one mile west of State Highway 99 (76,000 VPD), a primary north/south commuter thoroughfare traveling from Stockton through Lodi and into Sacramento. The asset is positioned within a dense retail corridor serving the city of Lodi, with major national/credit tenants including Walmart Supercenter, Target, Hobby Lobby, Lowe's Home Improvement, Ross Dress for Less, Planet Fitness, and more, further increasing consumer draw to the trade area. The 5-mile trade area is supported by a dense population of more than 79,000 residents and nearly 39,000 employees with a healthy average household income of \$87,000.

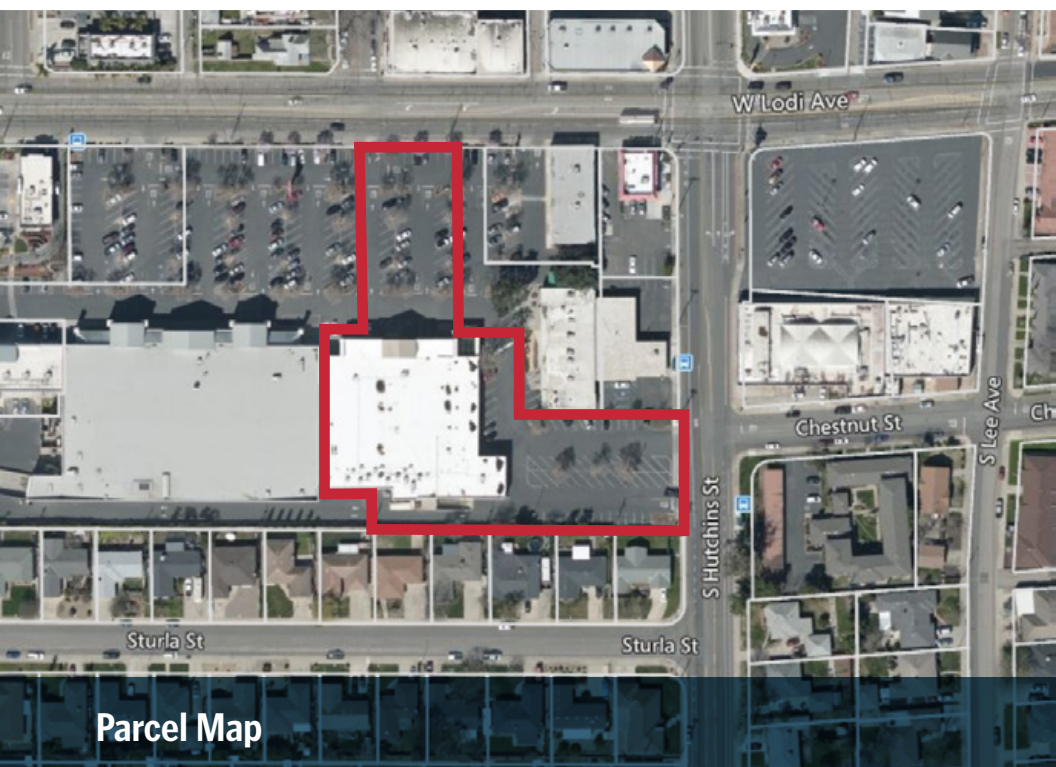


PROPERTY PHOTOS





OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$5,253,000
NET OPERATING INCOME	\$341,472
CAP RATE	6.50%
GUARANTY	Corporate
TENANT	Thrifty Payless, Inc.
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Structure; Off-Premises Plumbing, Off-Premises Electrical and other Off-Premises Facilities serving the Leased Premises

Property Specifications

RENTABLE AREA	28,456 SF
LAND AREA	1.98 Acres
PROPERTY ADDRESS	520 W. Lodi Avenue, Lodi CA 95240
YEAR BUILT / RENOVATED	1969 / 2015
PARCEL NUMBER	033-190-340-000
OWNERSHIP	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



Corporate Guaranteed Lease | Recent Lease Extension | Extensive Renovations

- Thrifty Payless, Inc. (Corporate guaranty) recently signed a 10-year lease extension in 2015, providing 6 remaining years of firm term
- 5 (5-year) options to extend at fair market rental rates
- Tenant invested significant capital toward extensive renovations in 2015, demonstrating a strong commitment to this site

NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Landlord responsibilities limited to roof, structure, plumbing, electrical - see rent roll for further details
- Low-management investment ideal for a passive investor

Co-Anchor with SaveMart | Signalized, Hard Corner Intersection | State Highway 99 (76,000 VPD)

- Large, 28,456 SF in-line junior box space within a center also anchored by SaveMart Supermarket
- Located at the signalized, hard corner intersection of W. Lodi Avenue and County Road J3 (26,400 combined VPD)
- Less than one mile west of State Highway 99, a major north/south thoroughfare traveling from Stockton through Lodi and into Sacramento

Prominent Signage | Dense Retail Corridor

- Center has prominent signage providing excellent visibility along both cross-streets with a Rite Aid signage panel
- Nearby national/credit tenants including Walmart Supercenter, Target, Hobby Lobby, and more increase consumer draw to the immediate trade area

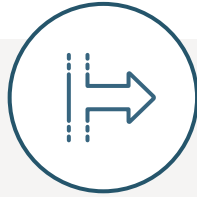
Strong Demographics In 5-mile Trade Area

- More than 79,000 residents and nearly 39,000 employees support the trade area
- Healthy \$87,000 average household income



Location

Located in
Lodi, CA
San Joaquin County
Stockton-Lodi MSA



Access

W. Lodi Avenue
3 Access Points

S. Hutchins Street
2 Access Points



Traffic Counts

W. Lodi Avenue
16,200 Cars Per Day

Golden State Highway/
State Highway 99
76,000 Cars Per Day



Improvements

There is approximately
28,456 SF of
existing building area



Parking

There are approximately
137 parking spaces
on the owned parcel.
The parking ratio is
approximately 4.81 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
033-190-340-000
Acres: 1.98
Square Feet: 86,110 SF



Year Built

1969

Year Renovated

2016



Zoning

MCO: Mixed Use



F&M BANK
Where Banking is Easy!

WELLS
FARGO

CVS pharmacy

McDonald's

Fiori's
Butcher Shoppe and
DELI

O'Reilly AUTO PARTS

Dominos

PREMIER
COMMUNITY CREDIT UNION

Jack
in the box



CLYDE W. NEEDHAM
ELEMENTARY

KELLY-MOORE
PAINTS

HOLZ
Rubber Company, Inc.

COSTCO
WHOLESALE

THE
HOME
DEPOT

10,200
CARS PER DAY

Save Mart

RITE
AID

SUBWAY

FedEx

TACO
BELL

16,200
CARS PER DAY

W. LODI AVENUE





BOND
MANUFACTURING

WOODBRIDGE
ELEMENTARY
SCHOOL

LAKEWOOD PLAZA

ACE
Hardware

DOLLAR
TREE

Walgreens

UMPQUA
BANK

LAKEWOOD ELEMENTARY
SCHOOL

GEORGE WASHINGTON
ELEMENTARY SCHOOL

LODI HIGH
SCHOOL

LIBERTY HIGH
SCHOOL

FLAWLOUS

16,200
CARS PER DAY

COMPUTER
IMPRESSIONS

MINT SALON

HearingLife

TACO
BELL

FedEx

Save Mart

W. LODI AVENUE

PREMIER
COMMUNITY CREDIT UNION

Domino's

Jack
in the box

Traffic Light

O'Reilly
AUTO PARTS

Avenue
GRILL

S. HUTCHINS ST.

RITE
AID

10,200
CARS PER DAY







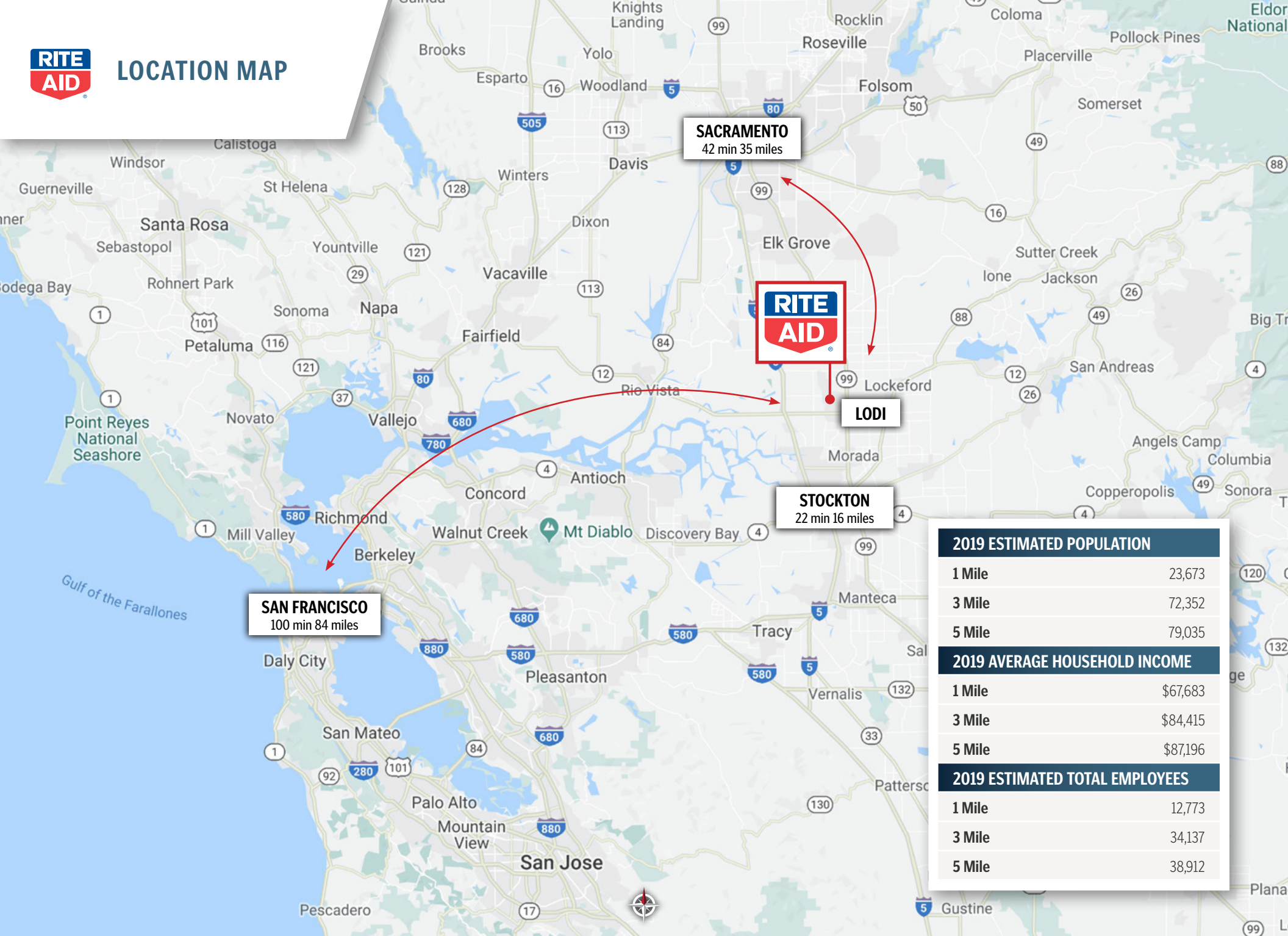


PROPERTY PHOTO





LOCATION MAP





Lodi, California

Lodi is a city located in San Joaquin County, California, in the northern portion of California's Central Valley. The City of Lodi had a population of 66,170 as of July 1, 2019.

Lodi is best known for being a center of winegrape production (the "Zinfandel Capital of the World"), although its vintages have traditionally been less prestigious than those of Sonoma and Napa counties. However, in recent years, the Lodi Appellation has become increasingly respected for its Zinfandel wine and other eclectic varietals, along with its focus on sustainability under the Lodi Rules program. National recognition came from the Creedence Clearwater Revival song "Lodi" and continues with the "2015 Wine Region of the Year" award given to Lodi by Wine Enthusiast Magazine. Nearby Woodbridge is the home of the well-known winery, Woodbridge by Robert Mondavi. Mondavi grew up in Lodi, and Mondavi Winery is considered one of the most influential in the American wine industry.

Lodi area is home to several large manufacturing, general services, and agricultural companies, including Archer Daniels Midland, Blue Shield of California, Dart Container, General Mills, Holz Rubber Company, Kubota Tractors, Lodi Iron Works, Miller Packing Company, Pacific Coast Producers, Tiger Lines, Valley Industries, and Woodbridge-Robert Mondavi. Lodi is the birthplace of A&W Root Beer and A&W Restaurants established in 1919, which subsequently became one of the first franchised fast food restaurants

There are plenty of cultural and community events to enjoy and plenty of sites to visit in Lodi. Hutchins Street Square, the city's performing arts and conference center, is home to a varied array of community programs and events. Its large 800-seat theater and adjacent outdoor amphitheater accommodate live entertainment and conferences. Events in Lodi include the Lodi Street Faire, held twice annually in May and in October, which takes up a 10-square block area and features about 700 vendors selling antiques, arts & crafts, commercial wares, and food items. Around Valentines Day Lodi wineries combine to produce the annual Wine & Chocolate extravaganza. Springtime brings the Spring Wine Show at the Grape Festival Grounds where several thousands visitors sample the offerings of dozens of area wineries. ZinFest, another signature Lodi event, offers yet another opportunity to visit tasting rooms around Lodi to sample new releases and gourmet food from local restaurants, as does October's "A Taste of Lodi" event. The Sandhill Crane Festival, held in November, celebrates the thousands of five-foot tall creatures who winter in Lodi. Places of interest to visit in Lodi include the San Joaquin County Historical Museum, the Micke Grove Zoo, the Hill House Museum, and the Great Valley Serpenterium.

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	23,673	72,352	79,035
2024 Projected Population	24,306	75,482	82,656
2010 Census Population	22,824	67,969	74,113
Projected Annual Growth 2019 to 2024	0.53%	0.85%	0.90%
Historical Annual Growth 2010 to 2019	0.38%	0.69%	0.69%
2019 Estimated Households	8,189	25,423	27,810
2024 Projected Households	8,363	26,367	28,917
2010 Census Households	7,975	24,150	26,379
Projected Annual Growth 2019 to 2024	0.42%	0.73%	0.78%
Historical Annual Growth 2010 to 2019	0.27%	0.57%	0.56%
2019 Estimated White	81.35%	80.89%	80.62%
2019 Estimated Black or African American	0.72%	0.87%	0.94%
2019 Estimated Asian or Pacific Islander	6.62%	7.72%	7.81%
2019 Estimated American Indian or Native Alaskan	0.90%	0.92%	0.90%
2019 Estimated Other Races	25.11%	19.93%	19.79%
2019 Estimated Hispanic	48.73%	40.44%	40.17%
2019 Estimated Average Household Income	\$67,683	\$84,415	\$87,196
2019 Estimated Median Household Income	\$47,560	\$58,634	\$60,205
2019 Estimated Per Capita Income	\$23,531	\$29,707	\$30,551
2019 Estimated Total Businesses	1,221	2,880	3,119
2019 Estimated Total Employees	12,773	34,137	38,912





RENT ROLL

TENANT NAME	SQUARE FEET	Lease Term				Rental Rates					OPTIONS
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	
Thrifty Payless, Inc. dba Rite Aid	28,456	June 1989	Feb. 2025	Current	-	\$28,456	\$1.00	\$341,472	\$12.00	NNN	5 (5-Year)
CPI-Based Increases Between 10% - 25%											

Note 1: Tenant pays a 10% admin fee on CAM in lieu of management (excludes, utilities, taxes, insurance, and capital expenditures above \$5,000).

Note 2: Tenant may request that Landlord paint the exterior of the building at Landlord's sole cost and expense, no more than once every 5 years.

Note 3: Tenant shall not pay increases in real estate taxes as a result of a change of ownership, after the first 2 changes of ownership.

This offering will be the first change of ownership since the lease was signed.

Note 4: Tenant must notify landlord of intent to vacate at least 9 months prior to expiration of the then current term.

FINANCIAL INFORMATION

Price \$5,253,000

Net Operating Income \$341,472

Cap Rate 6.50%

Lease Type NNN

PROPERTY SPECIFICATIONS

Year Built / Renovated 1969 / 2015

Rentable Area 28,456 SF

Land Area 1.98 Acres

Address 520 W. Lodi Avenue,
Lodi CA 95240

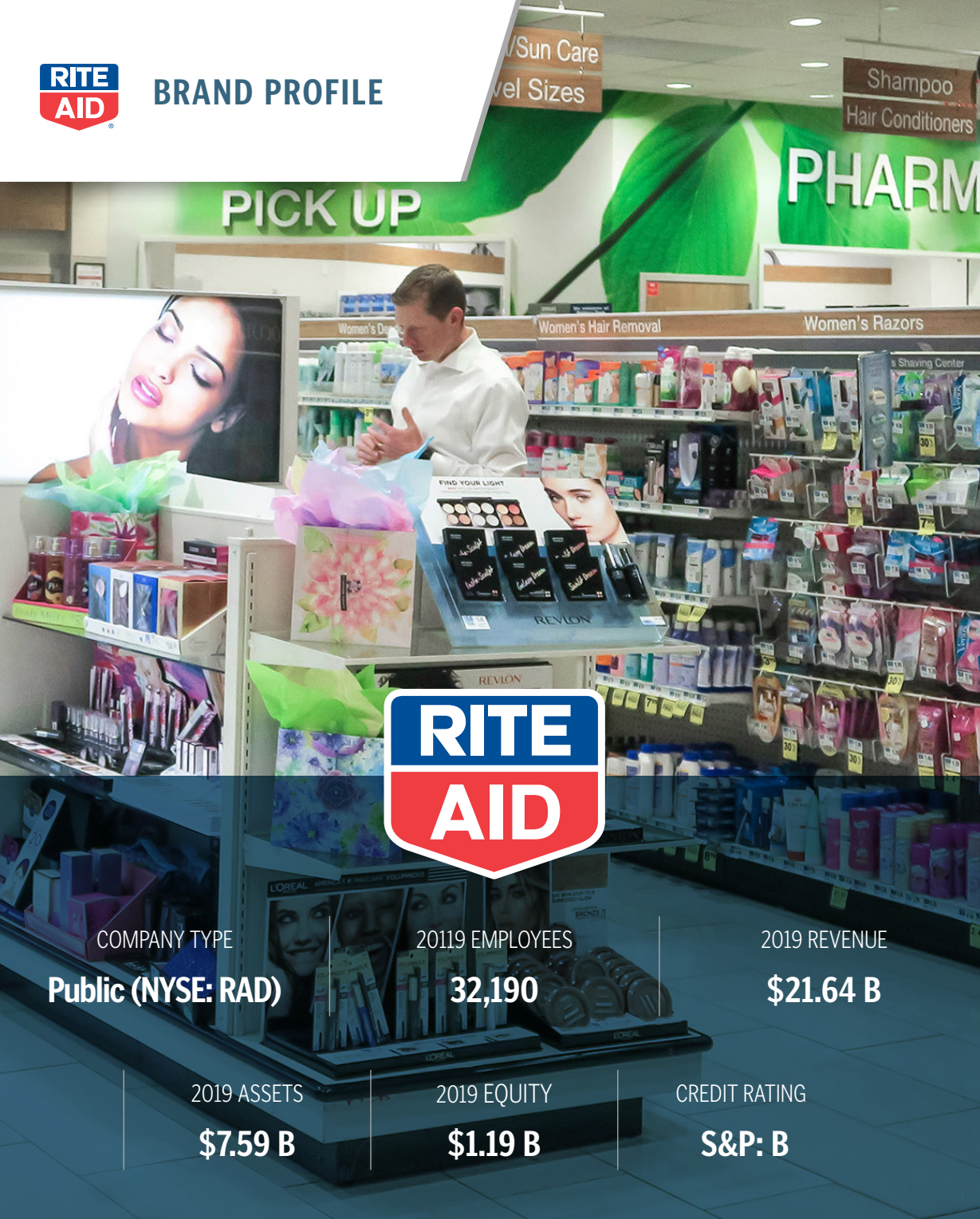


For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE



COMPANY TYPE
Public (NYSE: RAD)

2019 EMPLOYEES
32,190

2019 REVENUE
\$21.64 B

2019 ASSETS
\$7.59 B

2019 EQUITY
\$1.19 B

CREDIT RATING
S&P: B

Rite Aid Corporation riteaid.com

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company operates through Retail Pharmacy and Pharmacy Services segments. The Retail Pharmacy segment sells prescription drugs; and a range of other merchandise, such as over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other everyday and convenience products.. Rite Aid Corporation was founded in 1927 and is headquartered in Camp Hill, Pennsylvania.



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

**TRANSACTION
VALUE**
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2018