



7171 STOCKTON BOULEVARD | SACRAMENTO, CALIFORNIA 95823

OFFERING MEMORANDUM



EXCLUSIVELY OFFERED BY:

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NET LEASE INVESTMENTS





EXECUTIVE SUMMARY

| | |
|--------------------------|--------------------------------------------------------------------------------------|
| TENANT: | 7-Eleven, Inc. |
| LOCATION: | 7171 Stockton Boulevard, Sacramento, CA 95823 |
| APN: | 043-0220-009-0000 |
| BUILDING SIZE: | ~3,072 square feet |
| LAND SIZE: | ~0.45 acre plus 20 foot wide surrounding access easement (see site plan for details) |
| YEAR BUILT: | 2020 |
| RENT COMMENCEMENT: | March 1, 2021 (estimated) |
| PRIMARY TERM EXPIRATION: | February 28, 2036 (estimated) |
| REMAINING LEASE TERM: | 15 years |
| OPTIONS: | Three (3) x five (5) year |
| RENT ADJUSTMENT: | 10% increase every 5 years |
| LEASE TYPE: | NNN Lease – landlord responsible for foundation, slab and structure |



BRAND NEW
CONSTRUCTION
15 YR
NNN LEASE



6TH LARGEST CITY
IN CALIFORNIA



HIGH TRAFFIC
LOCATION
64K+ ADT
AT INTERSECTION OF
STOCKTON BLVD &
FLORIN RD



EXCEPTIONAL
DEMOGRAPHICS

387K+

RESIDENTS 5 MILE RADIUS



FIXED RENTAL
INCREASES

10%

EVERY 5 YEARS



PRICE
\$6,819,785



CAP RATE
4.65%



NOI
\$317,120

BIRDS EYE AERIAL OF SITE



INVESTMENT HIGHLIGHTS

BRAND NEW 2020 CONSTRUCTION

15-YEAR NNN LEASE

CORPORATE GUARANTEE BY INVESTMENT GRADE TENANT

S&P Rated AA- (Stable)

10% RENT INCREASES EVERY 5 YEARS:

Provides a hedge against inflation

LOCATED AT THE INTERSECTION OF STOCKTON BOULEVARD
AND FLORIN ROAD

An intersection that 7-Eleven has targeted for many years

EXTREMELY HIGH BARRIERS OF ENTRY

There is a moratorium in place for new gas station construction
on Florin Road

ACROSS FLORIN ROAD FROM FLORIN TOWNE CENTER

A 484,500 square foot shopping center anchored by Walmart
Superstore, McDonalds, Wells Fargo, AutoZone and PetSmart

DENSE POPULATION

Approximately 387,800 residents within 5 miles

HIGH TRAFFIC AREA:

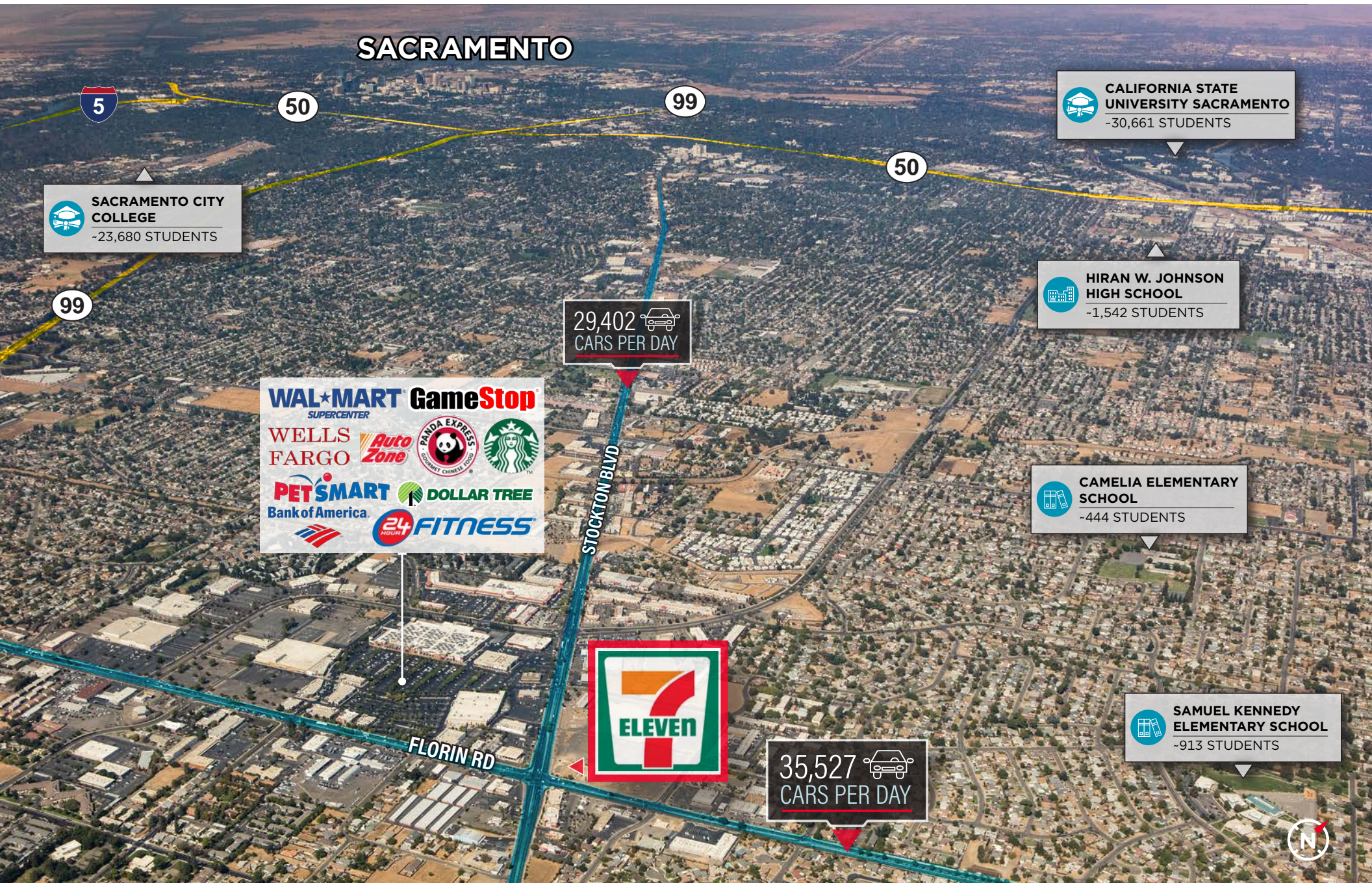
Approximately 65,000 vehicles per day at the intersection of
Stockton Boulevard and Florin Road

- 2 miles east of Luther Burbank High School (~1,700 students)
- 3.5 miles north of Valley High School (~1,600 students)



Actual Property Architectural Rendering

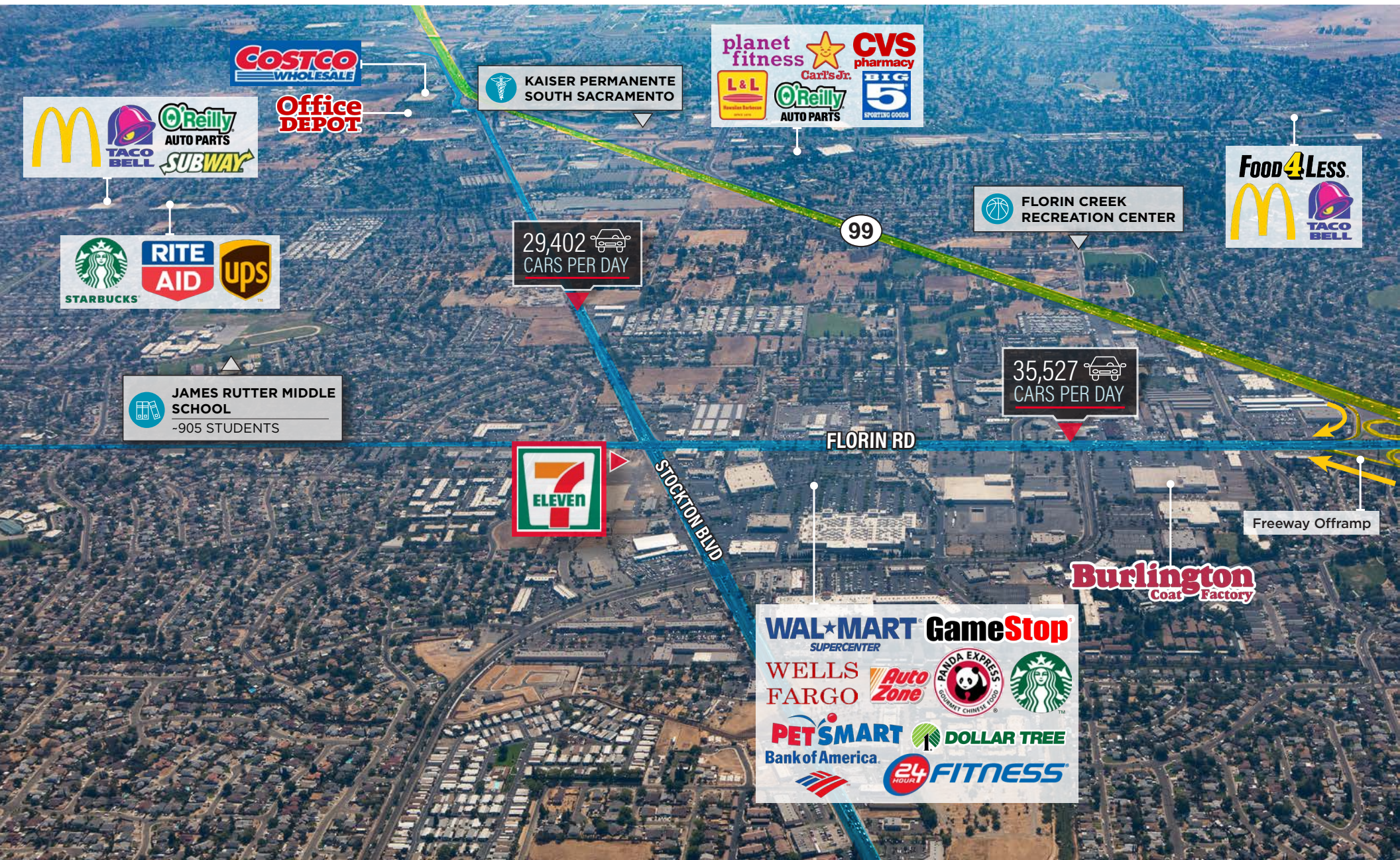
NORTHWEST OBLIQUE



WEST OBLIQUE



SOUTH OBLIQUE

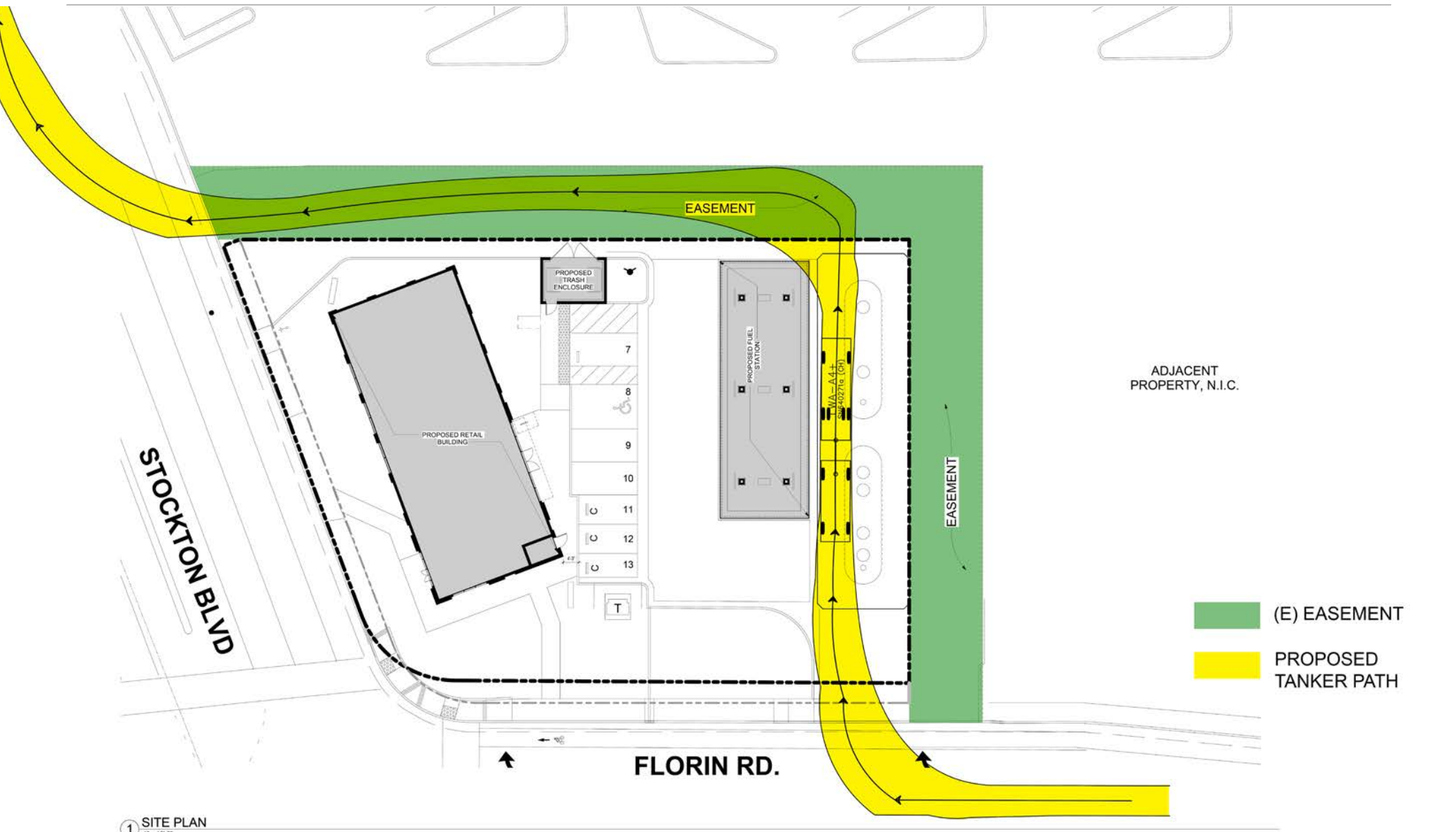


PROPERTY RENDERINGS



**Property currently under construction with delivery projected in February (contact broker for construction schedule)*

SITE PLAN



SITE PLAN W. TANKER PATH
7171 STOCKTON BLVD.



JOB NO. 1497.003
DATE 12/09/19
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

PA0.0

TENANT PROFILE



Website: <http://www.7-eleven.com/>

OF LOCATIONS: 67,000+ (Worldwide)

MOODY'S CREDIT RATING: Baal

S&P CREDIT RATING AA-

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than 67,000 stores in 17 countries, of which approximately 10,000 are in the U.S. and Canada. These stores see approximately 64 million customers per day. Additionally, Seven & I Holdings employs approximately 149,414 workers.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests.



7 Eleven is the world's largest convenience store chain with more than 67,000 stores in 17 countries, of which approximately 10,000 are in the U.S. and Canada.



7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, with a selection of about 2,500 different products and services.

24H

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business.



DEMOGRAPHICS - 2019



DAYTIME POPULATION

180K+

3 MILE RADIUS



AVERAGE HH
INCOME

\$60K+

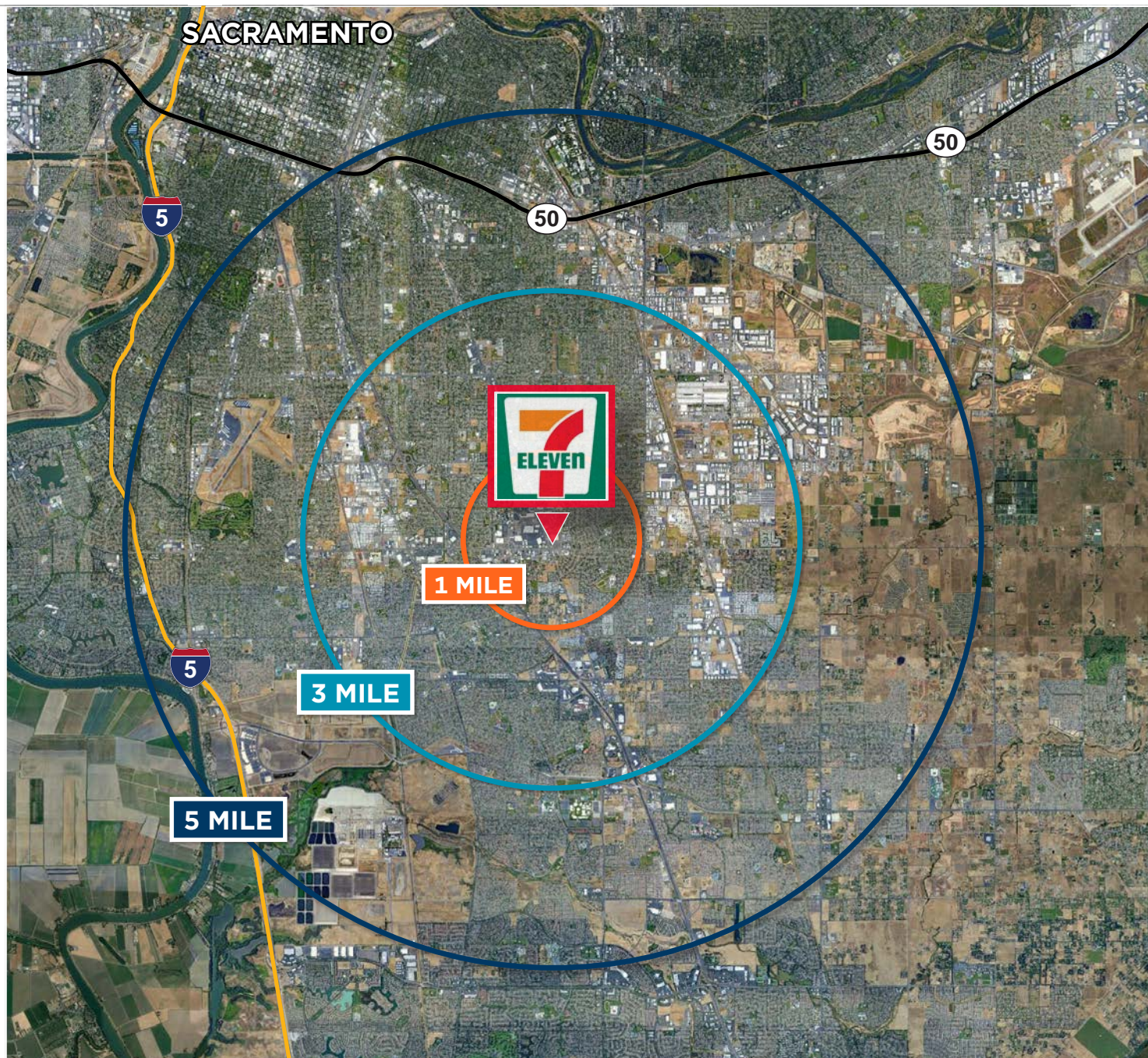
3 MILE RADIUS

DAYTIME POPULATION

| 1 MILE | 3 MILE | 5 MILE |
|--------|---------|---------|
| 23,493 | 180,481 | 387,797 |

AVERAGE HH INCOME

| 1 MILE | 3 MILE | 5 MILE |
|----------|----------|----------|
| \$56,176 | \$60,188 | \$77,653 |



SACRAMENTO, CALIFORNIA

Sacramento is the capital city of California and the seat and largest city of Sacramento County. Located at the confluence of the Sacramento River and the American River in Northern California's Sacramento Valley, Sacramento's estimated 2019 population of 513,625 makes it the sixth-largest city in California and the ninth-largest capital in the United States. Sacramento is the seat of the California Legislature and the Governor of California, making it the state's political center and a hub for lobbying and think tanks. Sacramento is also the cultural and economic core of the Sacramento metropolitan area, which at the 2010 census had a population of 2,414,783, making it the fifth largest in California.

Sacramento is the fastest-growing major city in California, owing to its status as a notable financial center on the West Coast and as a major educational hub, home of California State University, Sacramento and University of California, Davis. Similarly, Sacramento is a major center for the California healthcare industry, as the seat of Sutter Health, the world-renowned UC Davis Medical Center, and the UC Davis School of Medicine, and notable tourist destination in California, as the site of the California Museum, the Crocker Art Museum, the California State Railroad Museum, the California Hall of Fame, the California State Capitol Museum, and the Old Sacramento State Historic Park. Sacramento International Airport, located northwest of the city, is the city's major airport. Sacramento is known for its evolving contemporary culture, dubbed the most "hipster city" in California. In 2002, the Harvard University

Civil Rights Project conducted for Time magazine named Sacramento "America's Most Diverse City".

Sacramento is a prime location and compelling choice for businesses. Its geography, qualified workforce, lower cost of living, access to government and education, quality of life, amenities and culture are all key ingredients that make Sacramento the place to be. Sacramento is not only California's state capital; it is a growing metropolitan region with the seventh largest world economy. It is the largest city in a six-county region, serving a population greater than 500,000 in the city and nearly 2.5 million people in the region. Continued public and private investment is evident in many of the City's commercial corridors and opportunity sites.



Downtown Sacramento

SACRAMENTO, CALIFORNIA

Just as it was in the gold rush days, Sacramento is a transportation hub, served by an air cargo airport, an international airport, a deep-water shipping port, two major Interstate freeways, freight and passenger rail lines, and an extensive regional commuter bus and light-rail system. Sacramento is closer to Lake Tahoe than any other California metropolitan area and has exceptional proximity to the legendary Napa Valley wine country, and in close distance to national parks and seashores.

Sacramento itself is a cultural and recreational destination, with an orchestra, professional opera and ballet companies, numerous performing arts venues, a lively museum community including the oldest art museum west of the Mississippi River, professional sports, and endless opportunities for sporting and recreation activities. Sacramento's high contentment quotient will sit very well with your employees - and with you.

Sacramento is widely regarded as the center of decision-making because of the Capitol and the many agencies that reside downtown. In addition, regional higher education institutions - Sacramento State University and the world-renowned UC Davis - offer opportunities for internships, technology transfer, and contribute substantially to the quality of the



region's labor pool. Additionally, The Sacramento region also has five community colleges, several private institutions of higher education, and more than 160 vocational and training programs.

<https://www.cityofsacramento.org/>

<https://www.visitsacramento.com/>

<https://www.sacounty.net/Pages/default.aspx>

<https://metrochamber.org/>

https://en.wikipedia.org/wiki/Sacramento,_California

<https://www.sacbee.com/news/local/article148080179.html>

DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of 7-Eleven, Inc. parcel (the “Property”), approximately 3,072 ± square feet on 0.45± acres located at 7171 Stockton Boulevard, Sacramento, CA 95823.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and

implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter

of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.

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San Diego, CA 92121
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www.cushmanwakefield.com



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