

# SINGLE TENANT PROPERTY FOR SALE



## ENTERPRISE RENT-A-CAR

1191 Echo Ave. | Seaside, CA 93955

### Exclusively Listed By:

**PATRICK STAFFORD**  
Partner | DRE #01857243  
pstafford@mahoneycommercial.com  
831.646.1919

**RYAN EDWARDS**  
Partner | DRE #01403313  
redwards@mahoneycommercial.com  
831.646.1919



# ENTERPRISE RENT-A-CAR

## OFFERING MEMORANDUM

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**MAHONEY & ASSOCIATES**

501 Abrego St | Monterey, CA  
www.mahoneycommercial.com  
831.646.1919

# EXECUTIVE SUMMARY

CLICK ON THE FOLLOWING LINKS:

[Google Map](#)

[Street View](#)

## OFFERING SUMMARY

Price	\$950,000
NOI	\$39,600
Cap Rate	4.17%
Building Size	± 1,386 SF
Lot Size	± 12,196
APN	012-061-034
Year Built	1969

## LEASE SUMMARY

Tenant	Enterprise Rent-A-Car Company
Lease Type	Triple-Net (NNN)
Taxes/Insurance/CAM	Tenant
Lease Commencement Date	August 20, 1990
Current Term	February 1, 2020 - January 31, 2025
Option Period	February 1, 2025 - January 31, 2030
Increases	Annual CPI Increases (SFO-OAK-SJC)
Guarantor	Enterprise Rent-A-Car Company of San Francisco, LLC

## PROPERTY HIGHLIGHTS

- Triple Net (NNN) Lease - Zero Landlord Responsibilities
- Annual Rental Increases in the Current Lease Term and in the Remaining Option Period
- Possible Rent Negotiation For Unimproved Portion of Lot Not Currently Rented By Enterprise
- Tenant Recently Extended Their Lease for a Brand New 5 Year Term Exhibiting a Strong Commitment to the Location
- Close Proximity to Seaside Auto Center
- Enterprise Rent-A-Car was Established in 1957 and has almost 10,000 Locations Across the United States





TENANT PROFILES



OVERVIEW

Company	Enterprise Rent-A-Car
Founded	1957
Total Revenue	\$20.9 Billion
Founder	Jack Taylor
Industry	Car Rental
Headquarters	St. Louis, Missouri
Website	<a href="http://www.enterprise.com">www.enterprise.com</a>

TENANT HIGHLIGHTS

- Enterprise is an American car rental company
- Enterprise also oversees commercial fleet management, used car sales, and commercial truck rental operations

TENANT OVERVIEW

Enterprise Rent-A-Car is an American car rental company headquartered in Clayton, Missouri, United States in Greater St. Louis. In addition to car rental, Enterprise also oversees commercial fleet management, used car sales, and commercial truck rental operations

Enterprise Rent-A-Car was established in St. Louis, Missouri in 1957 by Jack C. Taylor. Originally known as “Executive Leasing Company,” in 1969, Taylor renamed the company “Enterprise” after the aircraft carrier USS Enterprise, on which he served during World War II. In 2009, Enterprise became a subsidiary of Enterprise Holdings, Inc., following the company’s 2007 acquisition of Vanguard Automotive Group, the parent company of National Car Rental and Alamo Rent a Car.

The resulting company was 21st on the 2008 Forbes list of “Largest Private Companies in America.”



# RETAIL

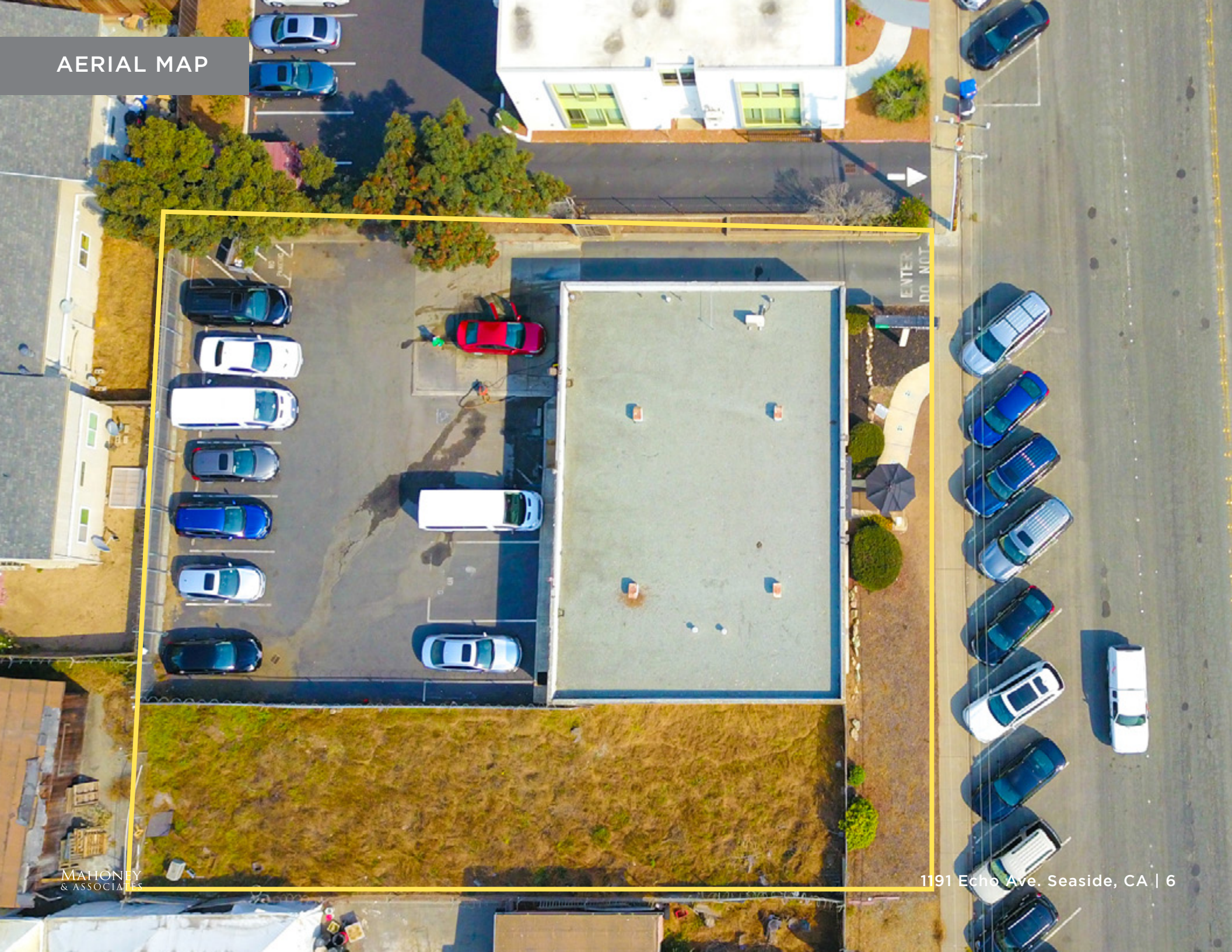


FREMONT BLVD.

ECHO AVENUE



# AERIAL MAP





## MAHONEY & ASSOCIATES

**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...  
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE  
VALUES.**

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to enrich their lives and the community in which their property sits.

## SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

**\$3 BILLION**

IN TRANSACTION VOLUME

**1,000+**

ASSETS SOLD

**6,000,000**

SQUARE FEET LEASED

**1,750+**

LEASE TRANSACTIONS

## DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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