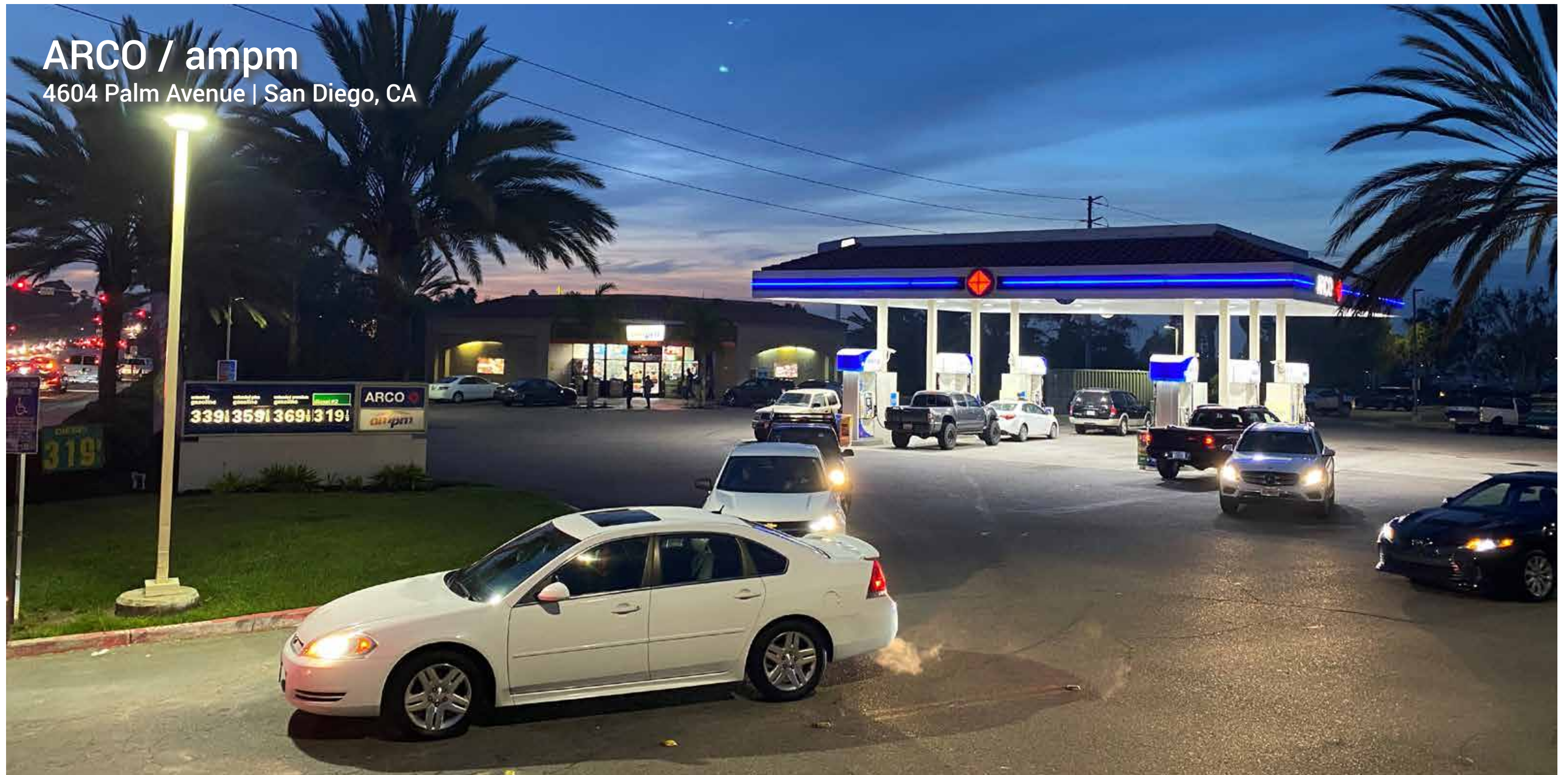


ARCO / ampm

4604 Palm Avenue | San Diego, CA



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INVESTMENT OVERVIEW

Investment Summary

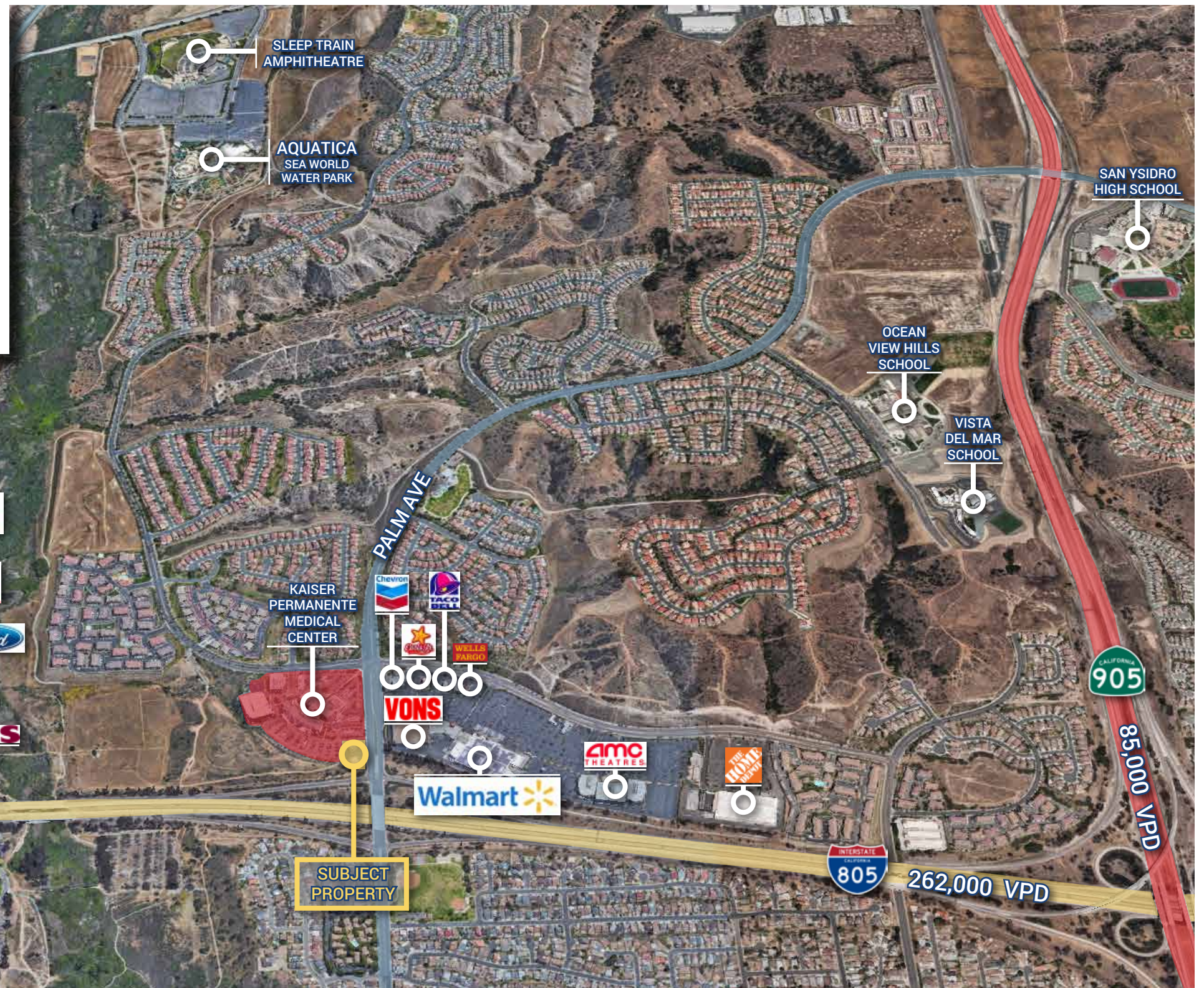
Graystone Capital Advisors is pleased to present this Arco AMPM located at 4604 Palm Avenue in San Diego, California. Arco recently extended their absolute net (NNN) lease and there are 17 years remaining on the term. Arco pays an annual rent of \$378,000 increasing in accordance with San Diego Metropolitan CPI. The tenant has occupied the site for 13 years and operates 30+ sites in Southern California. The parcel sits just off the 805 freeway which boasts 260 thousand vehicles-per-day and has ample frontage on Palm Avenue which sees over 28k vehicles per day. Additionally, Arco is the only unaffiliated structure on the Otay Mesa, Kaiser Permanente campus and the western entrance to the campus passes through an easement on the Arco's 1.11 acres.



INVESTMENT OVERVIEW

Property Highlights

- Adjacent to Signalized Intersection Directly Across for a Walmart Anchored Shopping Center
- Recent Lease Renewal | 17 years remaining Absolute NNN
- Long Term Occupancy by Credible Tenant | 30+ locations
- High Volume Traffic | Directly Off the 805 Freeway
- Gas & C-Store | 6 Fueling Stations, 12 Pumps
- Situated on Kaiser Permanente Campus | Olay Mesa



INVESTMENT OVERVIEW

Property Photos



INVESTMENT OVERVIEW

Local Map



INVESTMENT OVERVIEW

Market Overview

San Diego is a city approximately 120 miles south of Los Angeles and immediately adjacent to the border with Mexico. With an estimated population of 1,423,851 as of July 1, 2019, San Diego is the eighth-largest city in the United States and second-largest in California. The San Diego–Tijuana metropolitan area has a population of 4,922,723 people. The city is known for its mild year-round climate, natural deep-water harbor, extensive beaches, long association with the United States Navy, and recent emergence as a healthcare and biotechnology development center.

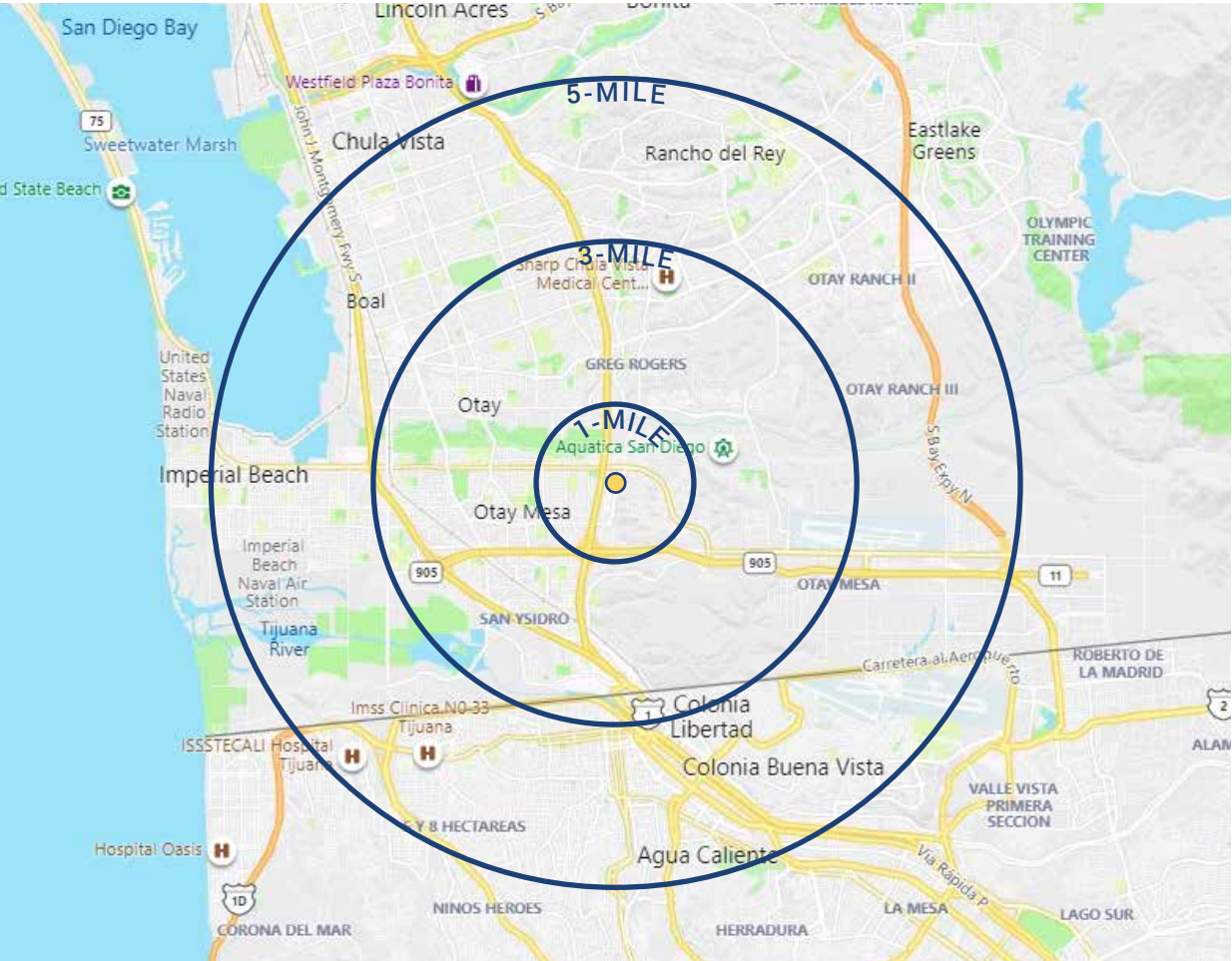
The city is the seat of San Diego County and is the economic center of the region as well as the San Diego–Tijuana metropolitan area. San Diego's main economic engines are military- and defense-related activities, tourism, international trade, and manufacturing; the city's airport, San Diego International Airport, is the busiest single-runway airport in the United States. The presence of the University of California, San Diego (UCSD), with the affiliated UCSD Medical Center, has helped make the area a center of research in biotechnology.



INVESTMENT OVERVIEW

Demographics

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:			
2010 Census	21,443	156,845	304,666
2020 Estimate	24,224	164,710	330,858
2025 Projection	24,956	167,701	338,705
2019 Population by Race:			
2020 White Alone	17,169	130,366	250,336
2020 Black Alone	1,233	6,478	15,86
2020 American Indian/Alaska Native Alone	274	2,085	4,284
2020 Asian Alone	4,333	18,801	45,009
2020 Pacific Islander Alone	178	1,021	2,212
2020 Other Race	1,035	5,959	13,531
Households:			
2010 Census	5,533	43,172	89,327
2020 Estimate	6,253	45,372	97,667
2025 Projection	6,445	46,212	100,128
Growth 2010 - 2020	0.9%	0.4%	0.8%
Growth 2020 - 2025	0.6%	0.4%	0.5%
2020 Avg Household Income	\$94,129	\$76,810	\$83,195



INVESTMENT OVERVIEW

Tenant Profile

ARCO is an American oil company with more than 1,300 gas stations in the the United States and operations in the United States, Indonesia, the North Sea, the South China Sea, and Mexico. ARCO is known for its low-priced gasoline compared to other national brands, mainly because of an early 1980s business decision to emphasize cost cutting and alternative sources of income including the AMPM C-Store concept. ARCO is headquartered in La Palma, California. The operator, under its corporation, owns approximately 30 gas stations across Southern California.



OFFERING PRICING

Financial Analysis

PROPERTY SUMMARY

Address	4604 Palm Avenue, San Diego, CA 92154
APN	624-071-04-00
Year Built/Renov.	1997
Gross Leaseable Area	3,254
Lot Area (SF)	48,351
Zoning	CC-1-3
Type of Ownership	Fee Simple

PRICING

Price	\$8,000,000
Cap Rate (March 2020)	4.73%
Price/SF	\$2,458.51

LEASE OVERVIEW

Property Sub-Type	Net-Leased Gas Station
Tenant	ARCO
Guarantor	Multi-Unit Operator (30-Units)
Lease Type	Absolute-Net
Lease Commencement	06/19/07
Lease Expiration	06/01/38
Base Term Remaining (Years)	17.6
Rental Increases	100% of SD Metro CPI-U Above 2.5%; Annually

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
CURRENT - JUN 01, 2021	\$378,000	\$31,500.00	\$116.16	4.73%

Annual Increases not scheduled due to variable rate.





Graystone Capital Advisors is a full-service brokerage company that focuses on aligning ourselves with our clients to build long-term investment strategies. In addition to advisory services, Graystone Capital Advisors also assists their clients in the acquisition, disposition, and leasing of Commercial Real Estate. Our specialty ranges from retail, office and industrial properties to multifamily and mixed use.

With nearly 45 years of experience in the industry, Graystone Capital Advisors has a unique advantage in providing our clients with extensive experience combined with a culture of utilizing the latest technologies that are available in Commercial Real Estate. The combination of experience and the utilization of technologies gives us the ability to provide efficiency, transparency, and accountability for our clients in a real-time environment.

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

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