



OFFERING MEMORANDUM

PRESERVE
WEST
CAPITAL



Tractor Supply Company
Moreno Valley, CA | Riverside-San Bernardino-Ontario MSA

www.preservewestcapital.com



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Disclaimer

MGM Capital Corp dba Preserve West Capital ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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PROPERTY HIGHLIGHTS



- Brand New Long Term Net Lease
- National Tenant with a Net Worth of Approximately \$1.88 Billion and No Debt on Balance Sheet
 - \$2.61 Billion in Revenue for Q3 2020
- Pandemic-Resistant Tenant Offering Essential Goods & Services
- Excellent Access and Visibility Adjacent to Moreno Valley Freeway
 - Combined AADT of 89,400
- Robust Demographics in Surrounding Area
 - Population of 189,579 within 5 Miles of Site
 - Average Household Income of \$91,000 within 1 Mile Radius
- Strategic Cotenancy within Target-Anchored Stoneridge Town Center
 - Additional Tenants Include Best Buy, West Elm, & Kohl's
- Prominent Retail Location within Dense Retail Corridor
 - Nearby Anchor Tenants Include Walmart Supercenter, Costco, ALDI, Kroger, Stater Bros Market, CVS, Walgreens, & More
- Approximately 6 Miles from March Air Reserve Base
 - City's Largest Employer with Economic Impact of \$579 Million Annually
 - Biennial "March Field Airfest" Air Show Draws 100,000+ Visitors to Area
- Riverside-San Bernadino-Ontario MSA Location
 - Total Population of 4.65 Million
 - MSA GDP of \$187 Billion
- Approximately 65 miles from Los Angeles and 100 Miles from San Diego



PRICE

\$8,000,000

[CLICK HERE TO EXECUTE CA & VIEW FULL OM](#)

Location

The property is located at 27330 Eucalyptus Avenue in Moreno Valley, California.

Lot Size

Approximately 2.44 acres or 106,415 square feet.

Improvements

An 18,800 square foot retail building with an additional 15,347 fenced outdoor display area and 1,250 square foot forage shed for **Tractor Supply Company**.

Parking

There is ample parking available on site.

NOTE

DUE TO THE CONFIDENTIALITY AGREEMENT WITH TRACTOR SUPPLY COMPANY, WE ARE UNABLE TO DISCLOSE THE RENT, CAP RATE, OR LEASE INFORMATION. PLEASE EXECUTE THE ATTACHED **NON-CIRCUMVENT/CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT** (PAGE 12) TO RECEIVE THE FULL OFFERING MEMORANDUM.



Tractor Supply Company (NASDAQ: TSCO)

is the largest operator of rural lifestyle retail stores in America. Based in Brentwood, Tennessee, the company's products include tractor/trailer parts and accessories, hardware, livestock and pet products, tools, truck and towing products, agricultural products, and lawn and garden supplies. At present, Tractor Supply Company has more than 1,500 stores across 49 states. The company also owns Del's Feed and Farm Supply, a farm retail chain in the Pacific Northwest and Hawaii.

For the fiscal year ending December 31, 2019, the company reported revenues of \$8.35 billion with net income of \$562 million and total stockholder equity of \$1.56 billion. For the third quarter of 2020, the company reported revenue of \$2.61 billion, net income of \$190.6 million, and total stockholder's equity of \$1.88 billion.

For more information, please visit www.tractorsupply.com.

SITE PLAN



AERIAL

STONERIDGE TOWNE CENTRE



AERIAL

WEST VIEW



Round Table PIZZA



SUPERCUTS

verizon

ME Massage Envy

menchie's

See's CANDIES



usbank

CHASE

chili's

SUPER TARGET

KOHL'S

KIRKLAND'S

Home Decor, Gifts & More

BEST BUY

OUTLET

west elm

OUTLET

H&R BLOCK



HYUNDAI



GENESIS

TSC TRACTOR SUPPLY CO

Walmart



AERIAL

SOUTHEAST VIEW

MORENO VALLEY AUTO MALL



MORENO BEACH PLAZA



Distribution Center

Moreno Beach Drive (15,400 AADT)



Rancho Belago

Beazer Homes
275 New Homes

Eucalyptus Ave

STONERIDGE TOWNE CENTRE

MORENO BEACH PLAZA II

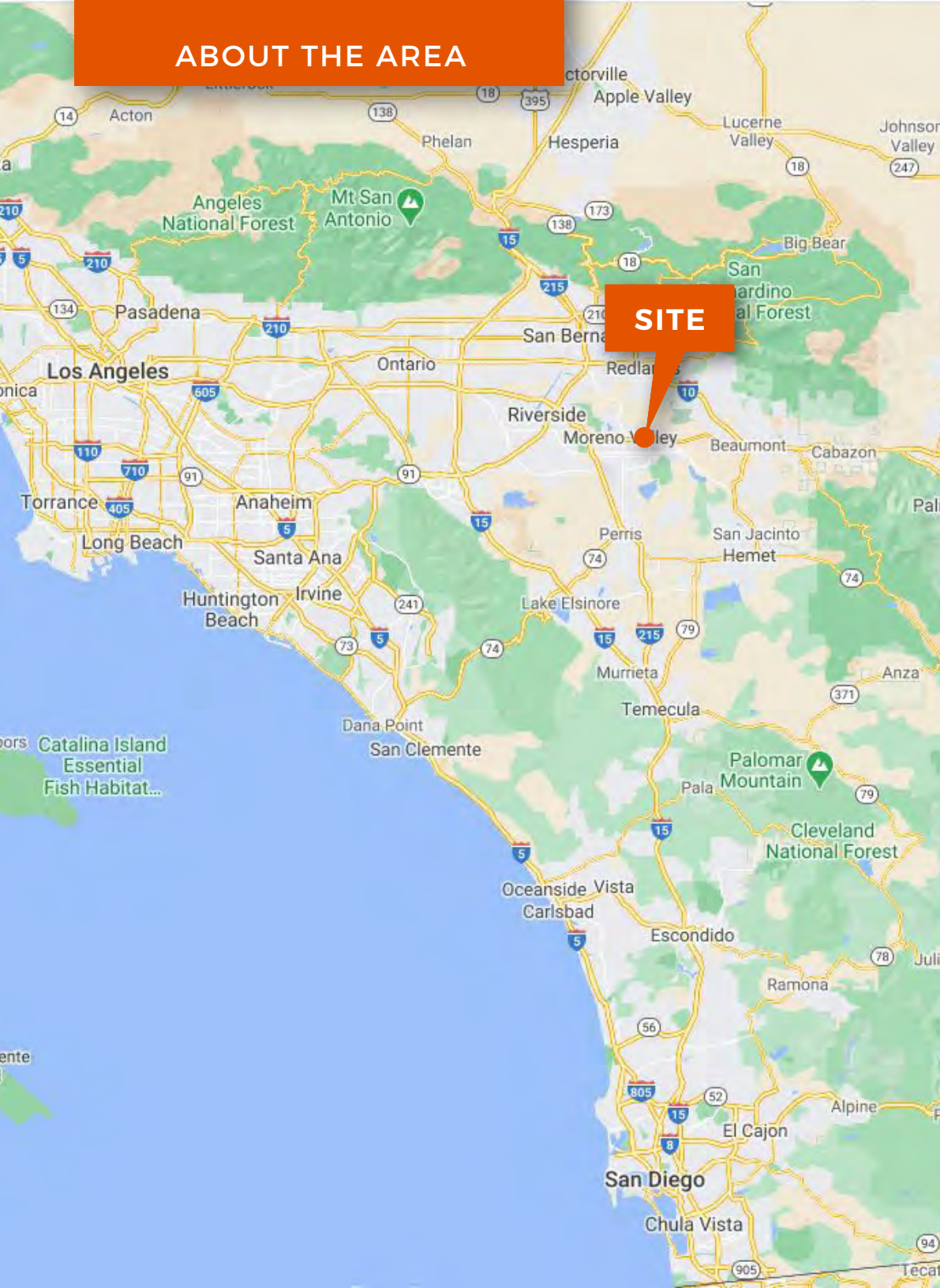


H&R BLOCK



Moreno Valley Fwy (74,000 AADT)

ABOUT THE AREA



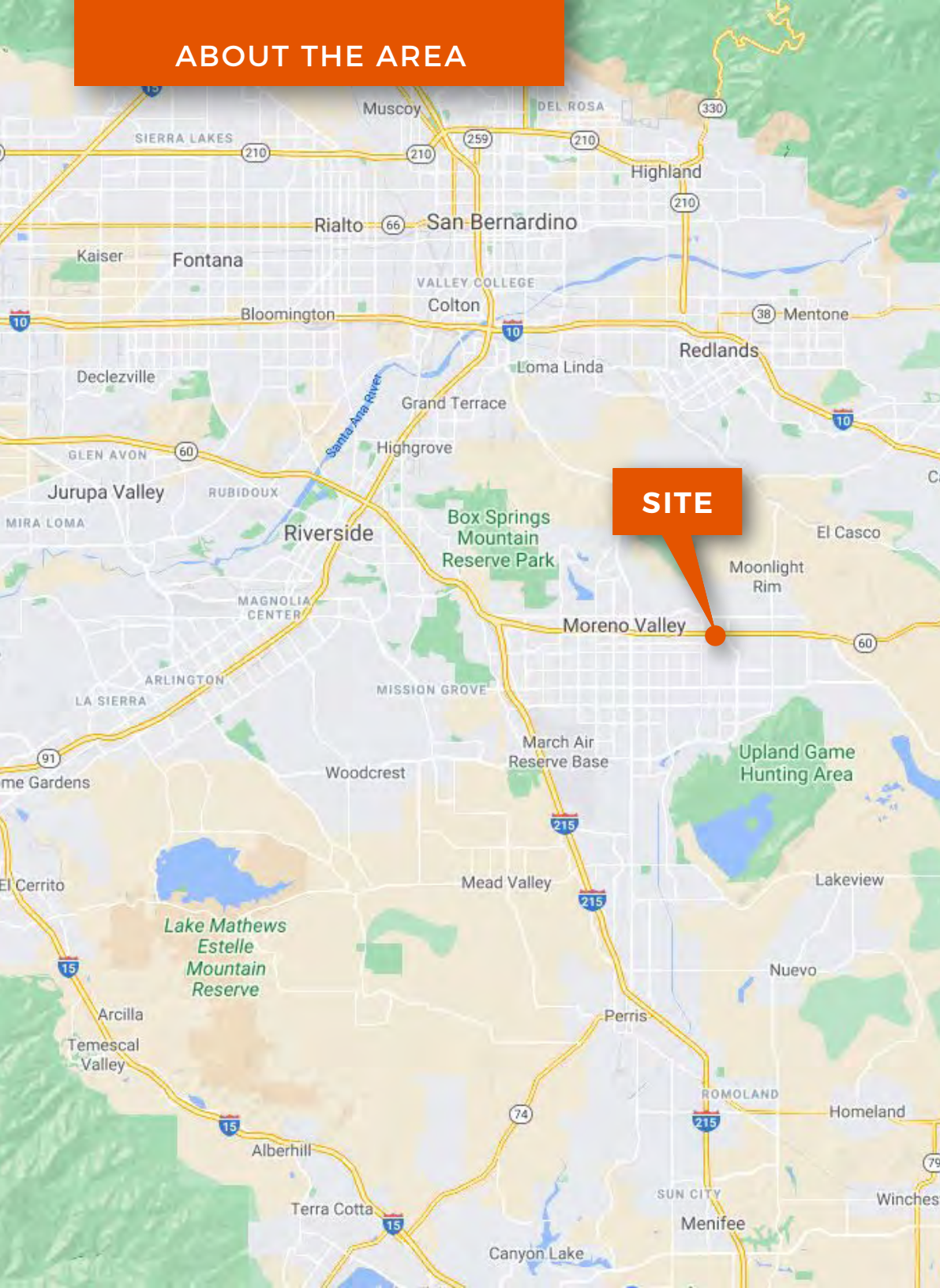
General Overview

Moreno Valley (population 209,050) is the second-largest city in Riverside County and a major population center of the Inland Empire region of Southern California. The city is part of the Riverside-San Bernardino-Ontario metropolitan statistical area, with a total population of 4,650,351 and MSA GDP of \$187 billion. Compared to other metropolitan areas within the greater Los Angeles region, Riverside County boasts relatively low housing costs and costs of living, and is popular as a bedroom community for commuters to Los Angeles and Orange Counties.

The area benefits from a robust economy with a broad economic base in retail, logistics & distribution, healthcare, advanced manufacturing, aerospace, and more. Major companies operating in the region include Whirlpool, Amazon, Harbor Freight Tools, Skechers USA, Procter and Gamble, Floor & Décor, Philips Electronics, Federal-Mogul, Resmed, Fisher & Paykel, Medline, Amro Fabrication, Serta Mattress, Masonite Door Fabrication, Karma Automotive, and more.

The city is located adjacent to the March Air Reserve Base, the city's largest employer with approximately 9,600 military and civilian personnel. The base has an economic impact of more than \$579 million in the surrounding area. March Air Reserve Base also plays host to the biennial "March Field Airfest" air show, drawing more than 100,000 visitors to the area.

ABOUT THE AREA



Site Information

The subject property is centrally situated with excellent access and visibility with frontage along Moreno Valley Freeway (74,000 AADT) adjacent to its junction with Moreno Beach Drive (15,400 AADT). The site benefits from robust demographics with a population of 189,579 within a 5 mile radius. Average household income within one mile of the property exceeds \$91,000, with an annual population growth rate within that radius of 1.50%.

The site benefits from a prominent retail location within the Super Target-anchored Stoneridge Towne Center shopping center adjacent to numerous major retail tenants, including Best Buy, West Elm, and Kohl's. Nearby retail centers include Moreno Beach Plaza, with tenants including Walmart Supercenter, Pottery Barn Outlet, and LA Fitness; Lakeside Plaza, anchored by Stater Bros Market; Lakeside Terrace, anchored by CVS and Dollar Tree; Woodboro Avenue Shopping Center, anchored by Cardenas Market; T&S Marketplace, anchored by Kroger and Food 4 Less; Butterfield Valley Village, anchored by Cardenas Market; Moreno Valley Plaza, featuring Superior Grocers, Harbor Freight Tools, and Family Dollar; Towngate Shopping Center, with tenants including Homegoods and Burlington; Towngate Promenade, anchored by ALDI and Costco; Canyon Crossings, anchored by Walmart Supercenter; Canyon Springs, anchored by Target; and more. Other major retailers in the surrounding area include Smart & Final Extra!, Walgreens, The Home Depot and more. The site additionally neighbors Valley View High School, Mountain View Middle School, and Moreno Elementary School, drawing additional traffic from students, parents, and teachers to the site.

DEMOGRAPHICS



27300 Eucalyptus Ave | Moreno Valley, CA 92555



TOTAL POPULATION

189,579



AVG. HOME VALUE

\$400,093



AVG. HOUSEHOLD INCOME

\$91,032

Population Summary

	1 Mile	3 Miles	5 Miles
2010 Total Population	5,183	68,783	176,215
2019 Total Population	6,164	74,209	189,579
2024 Total Population	6,639	77,763	198,533
2019-2024 Annual Rate	1.50%	0.94%	0.93%

Average Household Income

2019	\$91,032	\$83,712	\$77,257
2024	\$105,638	\$98,551	\$90,881

Average Home Value

2019	\$383,161	\$400,093	\$371,073
2024	\$437,324	\$469,886	\$445,286

Major Employers in Moreno Valley

of Employees

March Air Force Reserve Base	9,600
Amazon	7,500
Riverside University Health Systems Medical Center	3,400
Moreno Valley Unified School District	3,100
Ross Dress for Less/DD's Discounts	2,400
Moreno Valley Mall	1,500
Kaiser Permanente Community Hospital	1,457
Skechers USA	1,200
Harbor Freight Tools	788
Deckers Outdoor	700



Tractor Supply Co – Moreno Valley, CA
NON-CIRCUMVENT/CONFIDENTIALITY and NON-DISCLOSURE AGREEMENT

Preserve West Capital ("Broker") is presenting for sale the Subject Property ("Property") known as the Tractor Supply Company property located at 27330 Eucalyptus Avenue in Moreno Valley, CA by the Property's owner (the "Owner"). The undersigned ("Recipients") hereby acknowledge and agree that certain confidential information, including but not limited to the basic Property information such as the lease and tenant financial information, that has been or may be disclosed is intended solely for Recipients' limited use in considering whether to pursue negotiations to acquire the Property.

Neither the Owner of the Property nor Broker or any of their respective officers, employees or agents, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential information and no legal liability is assumed or shall be implied with respect thereto. Information provided has been or will be gathered from sources that are deemed reliable; however, neither Owner nor Broker warrants or represents that the information is true or correct. Recipients are advised to verify information independently. Owner and/or Broker reserve(s) the right to change the Property's purchase price, or any Property or market information provided, or to withdraw the Property from the market at any time without notice.

Recipients agree that the information provided by Broker is confidential and as such, agrees to hold and treat such information in the strictest of confidence. In addition, Recipients agree not to disclose, directly or indirectly, or permit anyone else to disclose this information to any person, firm or entity without prior written authorization of Owner or Broker and not use, or permit to be used this information in any fashion or manner detrimental to the interests of Owner or Broker. Photocopying or other duplication of such confidential information is strictly prohibited. Recipients agree not to contact the Property's tenant(s), leasing brokers, or property management staff in connection with Recipients' review of the Property or confidential information. IN ADDITION, THE CONFIDENTIAL INFORMATION SHALL NOT BE DEEMED AS REPRESENTATIVE OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM.

While Owner and/or Broker may discuss the purchase and sale of the Property with Recipients, either Owner or Broker, in our sole and absolute discretion, may terminate sale discussions at any time and for any reason. Recipients acknowledge that neither Owner nor Broker has any obligation to discuss or agree to the sale of the Property. The acquisition discussions may be lengthy and complex. Notwithstanding that the parties may reach one or more oral understandings or agreements on one or more issues, neither of the parties shall be bound by any oral agreement of any kind, and no rights, claims, obligations or liabilities of any kind, either expressed or implied, shall arise or exist in favor of or be binding upon either Owner or Broker except to the extent expressly set out in a written agreement signed by both Owner and Broker.

This letter will further confirm that Recipients understand that Broker is presenting the information on the above-referenced Property and that Recipients agree not to circumvent Broker and contact the Owner of the Property.

Please execute below and return via facsimile to Putnam Daily at 415.737.6018 or email to PUTNAM@PRESERVEWC.COM at your earliest convenience.

Agreed and accepted, this ____ day of _____, 2021.

Principal

COMPANY: _____

ADDRESS: _____

BY: _____

NAME: _____

ITS: _____

PHONE: _____

FAX: _____

EMAIL: _____

Co-broker (if applicable)

COMPANY: _____

ADDRESS: _____

BY: _____

NAME: _____

ITS: _____

PHONE: _____

FAX: _____

EMAIL: _____



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