

STNL INVESTMENT OFFERING
CIRCLE K / MOBIL
ORANGE COUNTY, CA



YORBA CANYON CENTER
21440 YORBA LINDA BLVD.
YORBA LINDA, CA



NATIONAL SINGLE-TENANT
NET LEASE ADVISORS

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CIRCLE K

TM



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PARTNER
XTEAM
RETAIL ADVISORS



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STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Faris Lee Investments ("FLI") has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the property known as Circle K, City of Yorba Linda, County of Orange, State of California. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or FLI. The material is based in part upon information supplied by the Seller and in part upon financial information obtained

by FLI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

No representation or warranty, expressed or implied, is made by the Seller, FLI, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site or used in the construction or maintenance of the building at the Property site.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein

or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or FLI or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from FLI or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

Faris Lee Investments is pleased to offer the unique opportunity to acquire the fee simple interest in the dual branded Circle K / Mobil Gas property which is strategically located at the Main Entrance to a Grocery Anchored Shopping Center on Yorba Linda Blvd. at the signalized, hard corner of Yorba Linda Blvd. & New River Rd., in Yorba Linda, CA. The subject property is located as an out-parcel pad to a highly successful Smart & Final Extra Grocery Anchored Shopping Center and within one of the highest income communities in Southern California, Yorba Linda (Orange County). Tenants within the center include a high volume Smart & Final Extra (NAP), Jack in the Box (NAP), Anytime Fitness (NAP), Citibank (NAP), an office building occupied by Coldwell Banker among others. The lease is Corporate executed with Circle K Stores Inc., Absolute NNN with a 10% rent increase in 4 years (2024). In addition, Mobil Gas has occupied at this proven location since 1989 (31 years).

Circle K Stores Inc.: Private Company with 7,500 locations in the U.S. & Internationally. North America's most popular & successful operator of convenience stores. Alimentation Couche-Tard Inc. is the strong Investment Grade Parent Company to Circle K Stores: Public Company (TSK:ATD-A,B). S&P Credit BBB- with 2019 Revenue of \$59.1 Billion. In 2011, Exxon Mobil sold to Circle K Stores Inc. for this Yorba Linda location.

Yorba Canyon Center is ideally positioned at two (2) signalized, hard corner intersections, Yorba Linda Boulevard and New River Road. The property is located within a strong Orange County demographic trade area with a 2019 average household income in excess of \$165,000 within a 3-mile radius of the subject property. Additionally, there are approximately 82,000 consumers and nearly 23,000 daytime employees within a 3-mile radius of the subject property.

Yorba Linda has one of the highest disposable incomes in all of Orange County, and has been consistently ranked as one of the most desirable communities in Southern California. Yorba Canyon Center is ideally positioned within this high-barrier-to-entry supply constrained community, home to some of the most affluent housing developments in Orange County. Furthermore, each commercial property and intersection has been meticulously planned to ensure long term success of the commercial properties and there with the Yorba Linda community. With a population of over 3 million people, Orange County is located in the heart of Southern California between Los Angeles and San Diego, and it's the third most populous county in the US. It is a central metropolitan area with leading educational, cultural, and business institutions.

PRICING:

\$5,075,000

NET OPERATING INCOME:

\$203,000

IN PLACE CAP RATE:

4.00%

SPECIFICATIONS:

C-Store: 972 SF

Land Area: 0.43 Acres; 18,766 SF

CREDIT TENANTS



LOCATION:

21440 Yorba Linda Blvd
Yorba Linda, CA 92887

PROPERTY SPECIFICATIONS

21440 Yorba Linda Blvd, Yorba Linda, CA 92887



Land Area

0.43 Acres (18,766 SF)



C-Store Area

972 SF



Ownership

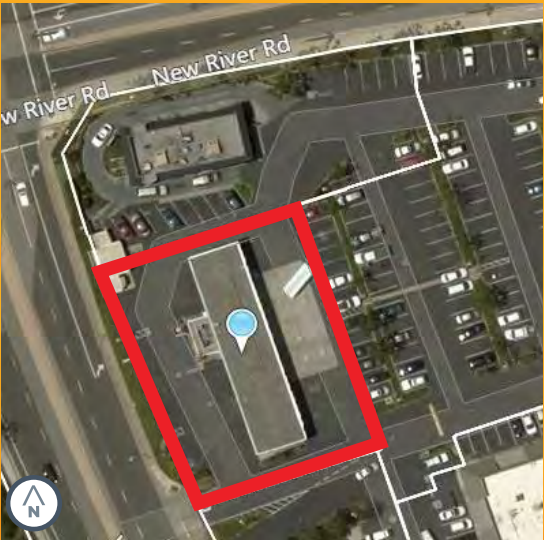
Fee Simple (Land & Building)



Access

There are (3) access points, (1) along Yorba Linda Blvd, and (2) along New River Road.

Parcel Map



PARCEL	ACRES	SQ FT
351-502-05	0.43	18,766



Traffic Counts (Regis 2019)

Yorba Linda Blvd: 18,900 VPD (Approx)

Esperanza Rd: 6,800 VPD (Approx)

Total: 25,700 VPD (Approx)



Year Built

1990



Pumps

12

PROPERTY HIGHLIGHTS



Corporate Executed Lease / Circle K Stores Inc.

- Private Company
- 7,500 store locations in the USA & Internationally
- North America's most popular and successful operator of convenience stores



Strong Investment Grade Parent Company: Alimentation Couche-Tard Inc. / S&P Rating: BBB-

- Public Company (TSK: ATD-A,B)
- S&P Rating: BBB-
- 2019 Revenue: \$59.1 Billion

Low Rent for a SoCal / Gas + C-Store Outparcel in a Grocery Anchored Center

- Circle K is currently only paying \$203,000/yr
- Average of recently executed leases in SoCal is \$300,000



Essential Goods Tenant with Dual-Branding Concept

- The Circle K C-Store & Mobil Gas Station branding provide for strong name brand recognition and consumer demand
- Long-term security & stability for ownership as the tenant is Covid 19, recession proof, internet resistant, and considered an essential business for consumers



10% Rent Increases in 4-Years (2024)

- Rent increases from \$203,000 annually to \$223,300 in October, 2024
- Rent will again increase to \$256,800 in the 1st option on 11/1/2029



Long-Term Historical Occupancy at this Proven Location

- Mobil Gas has occupied since 1989 (31 years)
- Long-term stability and security for the investor



Absolute NNN Lease

- Zero landlord responsibilities
- Tenant responsible for roof & structure



Main Entrance on Yorba Linda Blvd to a Grocery Anchored Shopping Center

- Convenience to the consumer & unobstructed visibility
- High demand location fronting supermarket



Extremely Rare Orange County, CA Real Estate

- Signalized hard corner location with over 25,000 VPD drive-by
- Freestanding pad building fronting Smart & Final Extra Supermarket anchored neighborhood shopping center
- Intrinsic Real Estate value



Located in Top Orange County Retail Trade Area / Affluent Marketplace & Strong Demographics

- \$165,000 AHHI within 3-miles
- Over 82,000 people within 3-miles
- Over 23,000 daytime employees within 3-miles



Long-Term Appreciation – Yorba Linda, CA

- High barrier of entry trade area will continue to insulate the subject property and limit the competition
- One of the highest disposable incomes in Orange County
- Supply constrained market

Shopping Center Remodel in Near Future

- The entire Yorba Canyon Shopping Center is scheduled to be going through a cosmetic upgrade providing a new, fresh modern look
- Pride of ownership asset



CO-TENANTS



DEMOGRAPHICS
(REGIS 2019)



Population



Average HHI



Employees

1 MILE	8,422	\$157,889	8,841
3 MILES	83,276	\$164,572	23,754
5 MILES	145,025	\$165,278	49,933

TRAVIS RANCH SCHOOL

YORBA CANYON CENTER

Smart & Final

CIRCLE K

Mobil

HONDA

ACURA

PETSMART

STAPLES

COSTCO WHOLESALE

Ashley FURNITURE

SPROUTS

FAIR PERMANENTE

Chick-fil-A

McDonald's

KOHL'S

Michael's

BED BATH & BEYOND

DICK'S SPORTING GOODS

BEST BUY

YORBA REGIONAL PARK

91

91 TOLLWAY

E. SANTA ANA CANYON ROAD

S. WEIR CANYON ROAD

ANAHEIM HILLS FESTIVAL CENTER

TJ-maxx

HOBBY LOBBY

petco

REGAL

Starr Mart

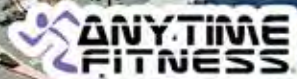
PAVILIONS

TARGET

RESTAURANT BREWHOUSE



ESPERANZA ROAD (6,800 VPD)



NEW RIVER ROAD

YORBA LINDA BLVD (18,900 VPD)





CIRCLE K
Mobil

YORBA LINDA BLVD

Jack
in the Box

NEW RIVER ROAD

Smart & Final
extra!

citibank

SHOPS

ANYTIME
FITNESS

COLDWELL
BANKER

ESPERANZA ROAD

DISTANCE FROM CITY



13 Miles

ANAHEIM (DISNEYLAND)



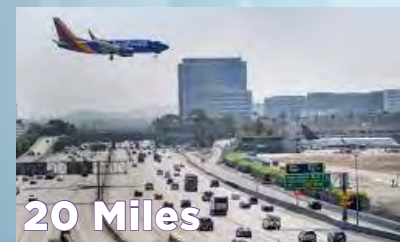
44 Miles

LAX



98 Miles

SAN DIEGO



20 Miles

JOHN WAYNE AIRPORT



#6

Rank in "Wealthiest Cities in Orange County" by OC Register



\$816,500

Median home price in Yorba Linda



69,121

Estimated population in Yorba Linda



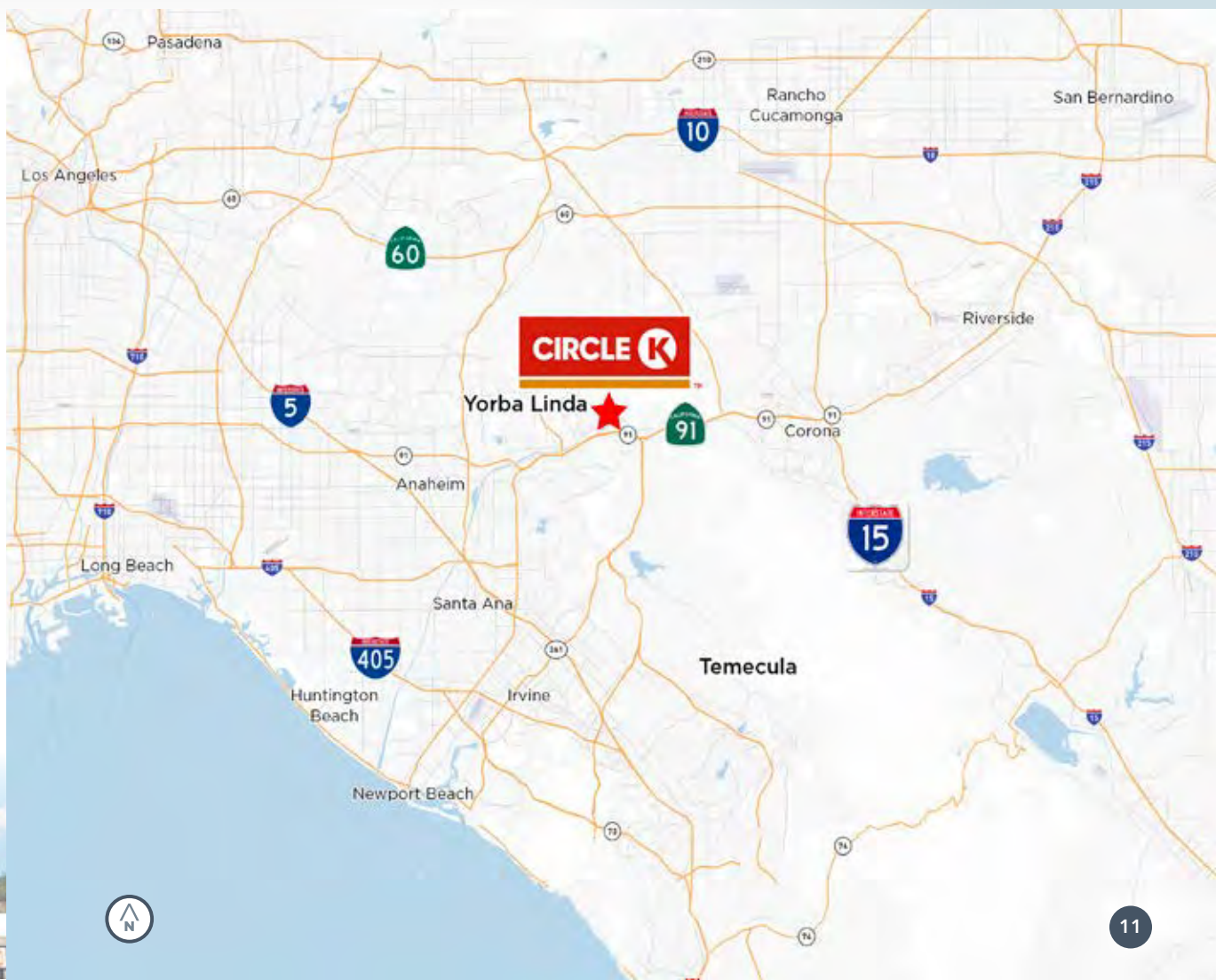
\$167,402

Average household income in 2 mile radius



1 Mile

Distance from subject to 91 Freeway



THE CITY OF YORBA LINDA

Yorba Linda, once a small agricultural community of two-and-a-half square miles with approximately 1,198 residents, began its transformation into a modern community with its incorporation in 1967. During that decade, the population increased by 890%, reaching 11,856 in 1970, with the city adopting a General Plan for municipal development in 1972. Yorba Linda's population of 28,254 in 1980 experienced a surge in 1990 with over 52,422 residents.

Today, Yorba Linda comprised of 20 square miles, remains a suburban community characterized by mostly residential family neighborhoods, key commercial centers, parklands and open space, multi-use trails, and important historic resources. Recognized as one of the "100 Best Places to Live" in the United States, Yorba Linda continues to uphold its shared values of responsible growth, preservation of existing neighborhood character, and conservation of natural resources.

Safe neighborhoods, high property values, award winning schools, investment in public infrastructure, strong leadership, visionary planning, public and private partnerships, an engaged community, and an exceptional quality of life all continue to lay the foundations for Yorba Linda's success, which has and will continue to characterize the community for decades.

Yorba Linda is a business-friendly city devoted to helping businesses grow and succeed, increasing the job base for residents, and improving the economic well-being and quality of life for all. Yorba Linda is home to some of the most successful companies in the region and has earned a reputation as one of the best places to work, live, and play.

The City is located 10 miles from Disneyland and Angel Stadium, home of the Los Angeles Angels of Anaheim. Yorba Linda is home to the Arthur Hills championship designed Black Gold Golf Club as well as the Richard M. Nixon Presidential Library and Museum, which draws an average of 95,000 visitors a year. Yorba Linda's commercial areas are in proximity to all major freeways making them easily accessible to Orange, Riverside, and San Bernardino County residents.



MAJOR EMPLOYERS

Nobel Biocare
Costco
Vyaire Medical
Emeritus at Yorba Linda
Office Solutions
White House Catering
Coldwell Banker
Robert Moreno Insurance
Services
Vons
Kohl's
City of Yorba Linda



YORBA LINDA, CALIFORNIA

DEMOGRAPHICS



Population

Yorba Linda, CA (REGis 2019)	1 Mile	3 Mile	5 Mile
2019 Estimated Population	8,422	83,276	145,025
2024 Projected Population	8,445	83,711	145,865
2010 Census Population	8,143	80,317	139,768
2000 Census Population	8,514	79,478	130,831
Projected Annual Growth 2019 to 2024	-	0.1%	0.1%
Historical Annual Growth 2000 to 2019	-	0.3%	0.6%
2019 Median Age	43.6	42.2	42.5



Income

2019 Estimated Households	2,969	29,775	51,286
2024 Projected Households	3,082	30,991	53,398
2010 Census Households	2,791	27,865	48,057
2000 Census Households	2,730	26,999	44,449
Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%
Historical Annual Growth 2000 to 2019	0.5%	0.5%	0.8%

Households



2019 Estimated Average Household Income	\$157,889	\$164,572	\$165,278
2019 Estimated White	75.8%	69.2%	67.9%
2019 Estimated Black or African American	2.0%	2.2%	2.1%
2019 Estimated Asian or Pacific Islander	14.1%	19.3%	20.4%
2019 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2019 Estimated Other Races	7.8%	8.9%	9.2%

Ethnicity



Business

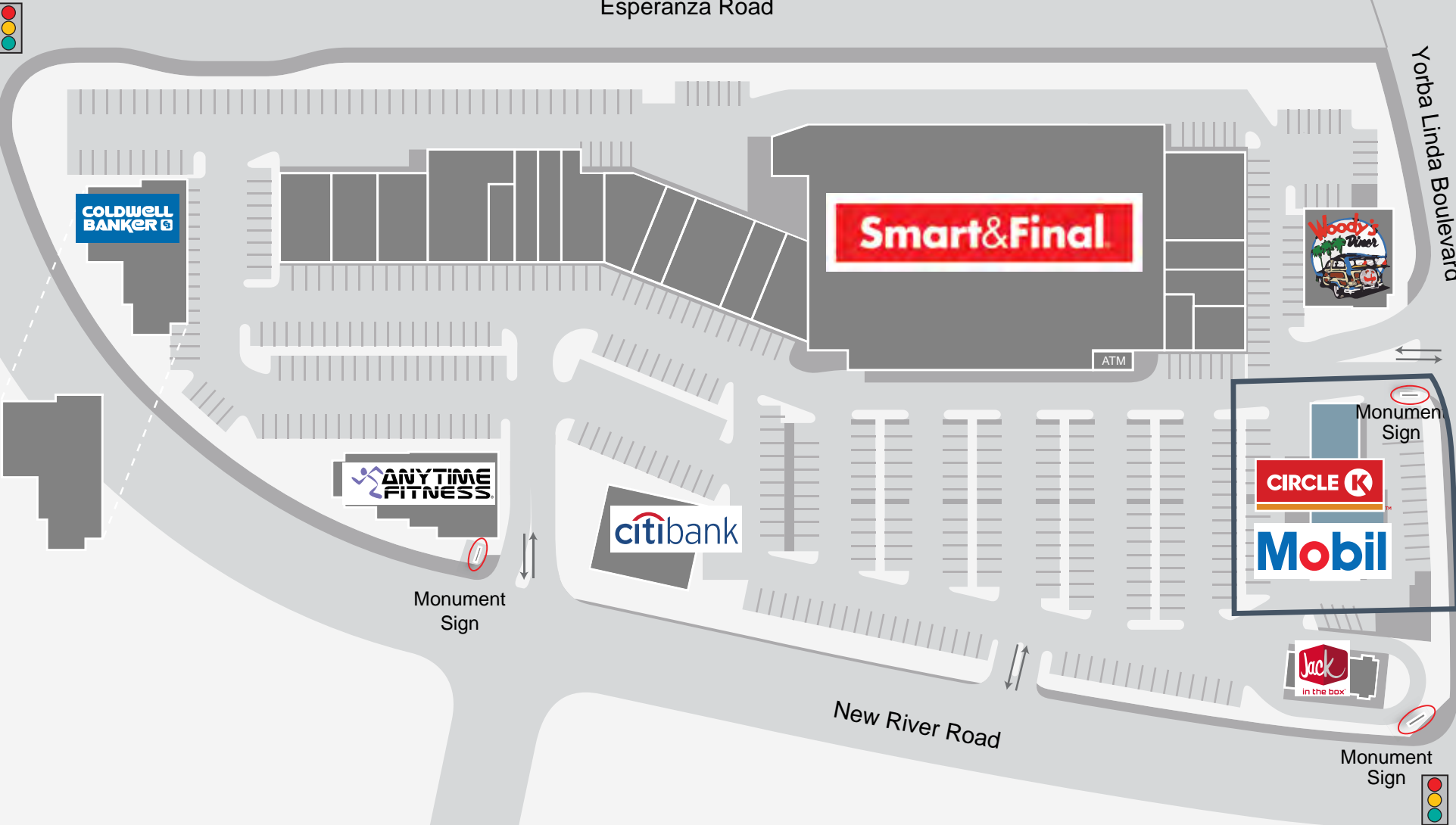
2019 Estimated Hispanic	16.0%	16.9%	17.5%
2019 Estimated Total Businesses	956	3,137	6,474
2019 Estimated Total Employees	8,841	23,754	49,933



SITE PLAN

Esperanza Road

Yorba Linda Boulevard



SITE PLAN NOT TO SCALE

RENT ROLL & TENANT SYNOPSIS

Tenant	Size (SF)	Date	Increase	Rental Rates		Annual Rent	Annual \$/SF	Recovery Type	Lease Start	Lease Expiration	Lease Options
				Monthly Rent	Monthly \$/SF						
Circle K Stores, Inc.	972	Current	10%	\$16,917	\$17.40	\$203,000	\$208.85	NNN	11/1/1989	10/31/2029	1 (5-Year) Opt 1: \$21,399/mo
		Nov-2024		\$18,608	\$19.14	\$223,300	\$229.73				
Total Occupied	972	Total Occupied		\$16,917	\$17.40	\$203,000	\$208.85				
Total Vacant	0	Total Vacant		\$0		\$0					
Total / Wtd. Avg	972	Total / Wtd. Avg:		\$16,917	\$17.40	\$203,000	\$208.85				



Circle K Stores, Inc.

www.circlek.com

Circle K Stores Inc. is an international chain of convenience stores, owned by the Canadian multinational Alimentation Couche-Tard which they acquired in 2003. Circle K originally grew its retail network through a series of acquisitions, which were incorporated into the Circle K brand. By 1975, there were 1,000 Circle K stores across the U.S. In 1979, Circle K entered the international market when a licensing agreement established the first Circle K stores in Japan. The company's growth continued and, by 1984, sales had reached \$1 billion. Circle K has become one of the most widely recognized convenience store brands, known worldwide for quality products and great customer service.

Company Type: Private: Wholly Owned Subsidiary of Alimentation Couche-Tard Inc.

Branch Locations: 7,500+/-



Alimentation Couche-Tard Inc.

www.couche-tard.com

Alimentation Couche-Tard Inc., or simply Couche-Tard, is a Canadian multinational operator of convenience stores. The company has 15,000 stores across Canada, the United States, Europe, Mexico, Japan, China, and Indonesia. The company operates its corporate stores mainly under the Couche-Tard, Circle K and On the Run brands, but also under the affiliated brands 7-jours, Dairy Mart, Daisy Mart and Winks.

Company Type: Public - TSX: ATD-A, B

Branch Locations: 15,000+/-

Employees: 133,000






2019 Net Income: \$1.83 Billion

2019 Net Revenue: \$59.1 Billion

2019 Assets: \$4.32 Billion

S&P Rating: BBB-

SOLD COMPARABLES

	Site	Property Location	COE	Sale Price	Lease Type	Cap Rate	Yrs Remaining
1		Circle K / Mobil Valencia, CA	May-20	\$4,000,000	NNN	4.10%	13
2		Circle K / Mobil 17011 Lassen Street Northridge, CA 91325	Mar-20	\$1,800,000	NNN	4.00%	10
3		Circle K / Mobil 600 Avenida Pico San Clemente, CA 92673	Jan-20	\$4,374,000	NNN	4.00%	2
4		Shell w/C-Store 3150 Adams Avenue San Diego, CA 92116	Feb-20	\$2,100,000	NNN	2.70%	
5		76 Gas Station / BBQ Chicken 5262 Beach Boulevard Buena Park, CA 90621	May-19	\$3,635,000	NNN	4.00%	15
Averages:				\$3,181,800		3.76%	10
Subject Property:				\$5,075,000		4.00%	9

TRANSACTION SUMMARY

Financial Information

Price: \$5,075,000

Lease Type: Absolute NNN

Tenant is responsible for taxes, insurance, CAM, roof and structure. Landlord has zero responsibilities.

Property Specifications

Land Area: 0.43 Acres; 18,766 SF

Year Built: 1990

Address: 21440 Yorba Linda Blvd
Yorba Linda, CA 92887

APN: 351-502-05

Ownership: Fee Simple (Land & Building)

Tenant: Circle K Stores, Inc. (Corporate Lease)

of Pumps: 12

Operating Information

	In-Place	Nov-24	Mark to Market
Gross Potential Rent	\$203,000	\$223,300	\$300,000
Plus Recapture	NNN	NNN	NNN
Additional Rent	-	-	-
Effective Gross Income	\$203,000	\$223,300	\$300,000
Less Expenses	(NNN)	(NNN)	(NNN)
Net Operating Income	\$203,000	\$223,300	\$300,000
Cap Rate	4.00%	4.40%	5.91%

GAS + C-STORE RENT COMPARABLES

Property Location			
1	Chevron 29980 Temecula Parkway Temecula, CA 92592	Executed Rent:	NOI Annual \$374,000
2	7-Eleven Gas + C-Store 28015 Scott Road Murrieta, CA 92563	Executed Rent:	NOI Annual \$223,000
3	Arco AM/PM 27698 Clinton Keith Road Murieta, CA 92562	Executed Rent:	NOI Annual \$270,000
4	Shell 27624 The Old Road Valencia, CA 91355	Executed Rent:	NOI Annual \$335,000
Average of Recently Executed Lease Comps:			\$300,000
Subject Property:			\$203,000

LEASE ABSTRACT

Tenant and Landlord Information

Tenant (signing entity): Circle K Stores, Inc.

Doing Business As (Business Name): Circle K / Mobil

Address/Suite #: 21440 Yorba Linda Boulevard, Yorba Linda, CA

Lease Dates, Term and Premises

Lease Execution Date: February 27, 1989

Lease Commencement Date: November 1, 1989

Original Rent Commencement Date: November 1, 1989

Current Lease Extension Commencement Date: October 31, 2014

Term: 15 years

Expiration Date: October 31, 2029

Rent and Additional Rent

Current Rent and Escalations: Current - \$16,917/mo
Rent Escalation 11/24 - \$18,608/mo

Options and Terms: 1 (5-year) at \$21,399.58 / Mo

Security Deposit: None

Percentage Rent: Tenant shall pay landlord gallonage rent in the amount of \$.01cpg in excess of 215,000 gallons of gasoline delivered to the premises per month.

Expense Recovery/Non-Recovery and

Property Taxes:	Tenant shall pay all real estate taxes direct levied upon land and building for the premises.
Prop 13 Protection:	None
Insurance:	Tenant shall maintain in effect policies of bodily injury and property damage insurance. Landlord shall allow tenant to self insure as long as tenant's net worth exceeds \$300mm.
Utilities:	Tenant shall pay all charges for water, gas and electricity supplied to it.
CAM:	Tenant shall pay its proportionate share of common area expenses which is 4.88% of total.
Tenant Maintenance Responsibilities:	Tenant agrees to repair and maintain the premises and improvements.
Landlord Maintenance Responsibilities:	No landlord maintenance responsibilities.

Miscellaneous

Co-Tenancy:	None
Exclusive Uses:	Landlord covenants that no real property located within the center, directly or indirectly, owned, leased or controlled by landlord shall be developed or used for the retail sale of automotive fuel.
Termination Right:	None
First Right of Refusal/Right of First Offer:	None
Estoppel:	Within 30 days upon written request by either partner in the event of a sale or transfer the requested party must deliver a certificate that this lease is in full force and effect.

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