



*Investment Grade Credit
Rated "Aa1" by Moody's*

Chase Bank (Fee Simple) – Investment Grade Credit

5 Year Option Recently Exercised | Over \$76.6M in Deposits

1845 N Texas St | Fairfield, CA | 94533



Colliers
INTERNATIONAL



Chase Bank

PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase a single tenant net leased investment (fee simple) that is fully occupied by Chase Bank who just elected to renew for an additional 5 years showing the strength of this retail location. With over 5.5 lease years remaining on the term the subject property is located in Fairfield, CA (Bay Area), and is well positioned as an outparcel to a grocery anchored (Food Maxx) neighborhood shopping center which serves the dense surrounding consumer base (Over 126,000 residents within a 5 mile radius).

Additionally, the property's location at a signalized intersection on one of the main north/south corridors of Fairfield, CA provides exposure to over 25,000 VPD with good visibility and easy access. This is an excellent opportunity to purchase an investment grade credit tenant (rated "Aa1" by Moody's) with minimal landlord responsibilities.

Chase Bank

FINANCIAL SUMMARY

List Price	\$3,200,000
CAP Rate	5.27%
Annual Rent	\$168,480
Lease Type	NN Lease (Fee Simple)
Taxes, Insurance, CAM	NNN
Roof & Structure	Landlord Responsible
Tenant Trade Name	Chase Bank
Lease Start	August 31, 2011
Lease Expiration	August 31, 2026
Lease Term	15 Years
Term Remaining	5 Years
Base Rent	\$168,480
Rental Adjustments	None
Option Periods	2 - 5 Year Options 9/1/2026: CPI (8% Min - 16% Max Increases) 9/1/2031: CPI (8% Min - 16% Max Increases)

*Current Base Rent is \$13,000/Month through 8/31/2021 | Rent as of 9/1/2021 is Subject to a CPI Increase of a Minimum of 8% and a Maximum of 16%

*Pricing Reflects the Minimum 8% Increase from Current Base Rent beginning 9/1/2021 | Potential for an Investor to Receive Additional Income from higher CPI Increase



PARCEL DETAILS	
APN	0033-111-210
Building Size	6,500 SF
Land Size	0.66 Acres

INVESTMENT HIGHLIGHTS

- **STNL Chase Bank (Fee Simple)** – Investment Grade Credit
Rated “Aa1” by Moody’s
- **5 Year Option Recently Exercised** – Showing Commitment to the Location and Market
- **Bay Area (Fairfield, CA) Investment** – Over \$76.6M in Deposits – 0.66 Acre Lot
- **Pricing Reflects a Minimum 8% Increase** from Current Base Rent beginning 9/1/2021
- **Potential for an Investor to Receive Additional Income** from Higher than Anticipated CPI Increase
- **Over 5.5 Lease Years Remaining** – 2 – 5 Year Options Remaining
CPI Increases
- **Outparcel Positioning** – Grocery Anchored Neighborhood Center (Food Maxx Anchored)
- **Strong Retail Corridor** – Located on the Main North/South Corridor through Fairfield, CA (Texas St)
- **Nearby Retailers** – Food Maxx, Starbucks, Jack in the Box, Family Dollar, O’Reilly, Auto Parts AutoZone, Grocery Outlet, CVS
- **Signalized Intersection** – Over 25,000 VPD – Excellent Visibility & Easy Access
- **Strong Demographics** – Population of 126,000+ within a 5 Mile Radius
- **Average Household Income** of \$101,600+ within a 5 Mile Radius





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Chase Bank
TENANT OVERVIEW

JPMorgan Chase & Co. (NYSE: JPM) is a leading global financial services firm with assets of \$2.6 trillion and an investment grade rating of “A-” by Standard and Poors. There are more than 4,900 US branches with headquarters in New York, NY; it has operated for over 200 years and is one of the strongest banking institutions in the world. It serves nearly half of America’s households with a range of financial services and products.



\$2.6T+

client assets under management



100+

global markets



250K+

employees

Awards & Recognition

- Fortune ranks JPMorgan Chase No. 1 on “Change the World list”
- 2017’s most valuable corporate funder ~ Inside Philanthropy
- Top 50 employers of the year for people with disabilities ~ Careers & the disABLED magazine
- 2017 Best for Vets employer ~ Inside Philanthropy

**JPMORGAN CHASE REPORTS
THIRD-QUARTER 2020 NET
INCOME OF \$9.4 BILLION, OR
\$2.92 PER SHARE**



**#1 RANKING FOR GLOBAL
INVESTMENT BANKING FEES WITH
9.4% WALLET SHARE YEAR-TO-DATE**



**AVERAGE DEPOSITS UP 28%; CLIENT
INVESTMENT ASSETS UP 11%**



Solano County

CITY OF FAIRFIELD

Formally incorporated in 1903, Fairfield is a thriving community where healthy families and strong businesses can flourish. The county seat since 1858, Fairfield represents a diverse, bustling economy in the heart of Solano County.

In Fairfield, small town values remain, but we’re not just an attractive, tree-lined, bedroom community serving the San Francisco and Sacramento metropolitan areas. Our strategic location, extensive transportation networks, readily available and value-priced properties, and proximity to Northern California’s attractions, make Fairfield a prime location for commerce.

An excellent quality of life, low housing costs, and an array of retail options makes Fairfield an enjoyable place for families to live and work.



CITY OF FAIRFIELD

Economic Development

Located at the midpoint between San Francisco and Sacramento, Fairfield is just a brief 45 miles from each city. Companies are drawn to Fairfield’s high quality, abundant water, state of the art sewer treatment facilities, our affordable land costs, our strategic Bay Area location on major transportations routes and our pro-business local government. Fairfield combines a prime commercial real estate location, room for growing businesses, and a large and talented work force. Affordable housing, good schools and close proximity to many of the San Francisco Bay Area’s world-famous destinations make Fairfield attractive for employers and workers.

Distance To:

- San Francisco 47 Miles
- Sacramento 44 Miles
- Oakland 41 Miles
- Berkeley 37 Miles
- Napa 19 Miles

4 International Airports:

- San Jose - SJC
- San Francisco - SFO
- Oakland - OAK
- Sacramento - SMF

6 Transportation Corridors:

- I-80, I-680, I-780
- I-505, SR-12, SR 37



\$495,680
MEDIAN HOME PRICE



FAIRFIELD DEMOGRAPHICS



117,080
POPULATION



34.4
MEDIAN AGE



59,678
LABOR FORCE



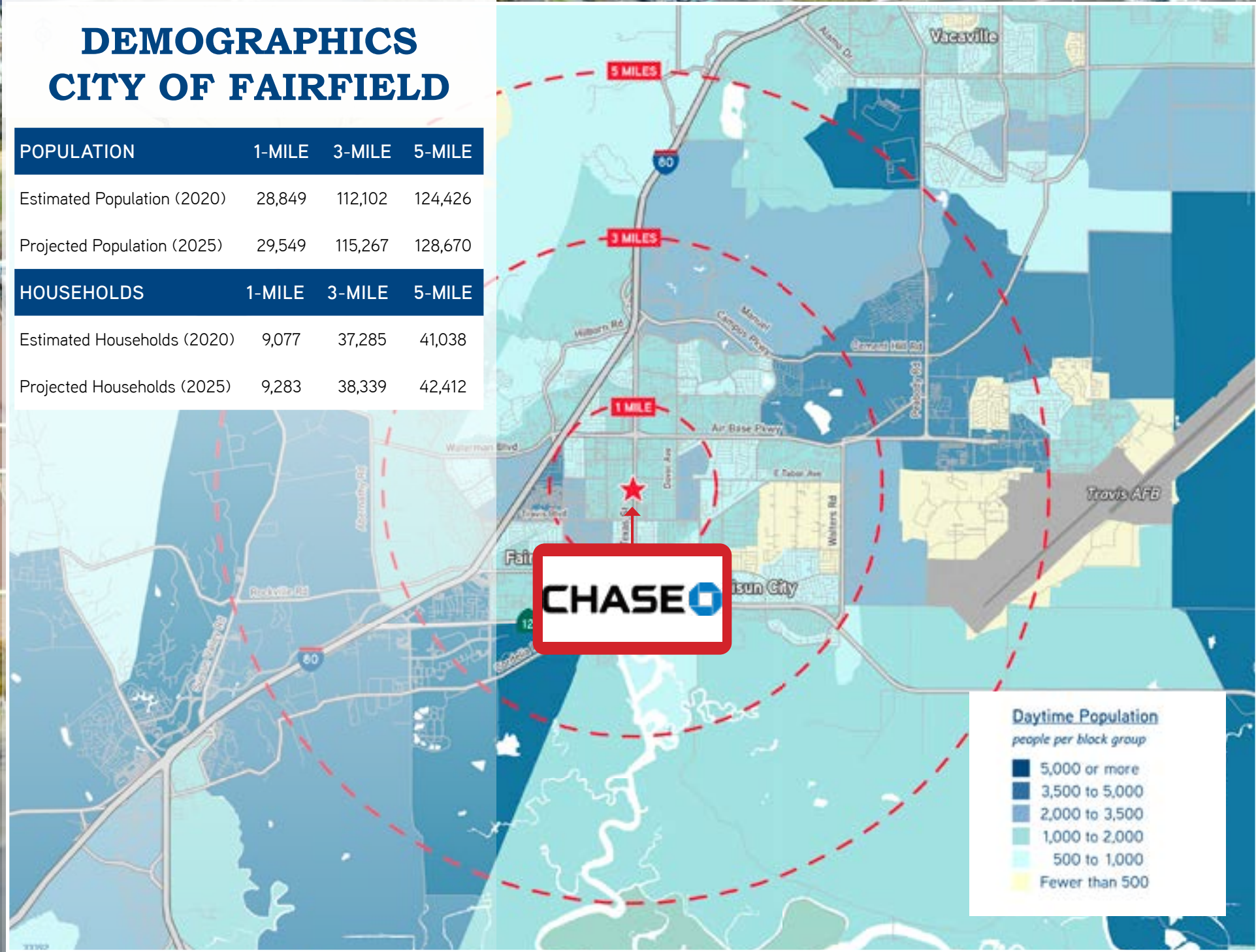
\$75,292
MEDIAN HOUSEHOLD INCOME

54,330
PROJECTED JOBS 2020

DEMOGRAPHICS

CITY OF FAIRFIELD

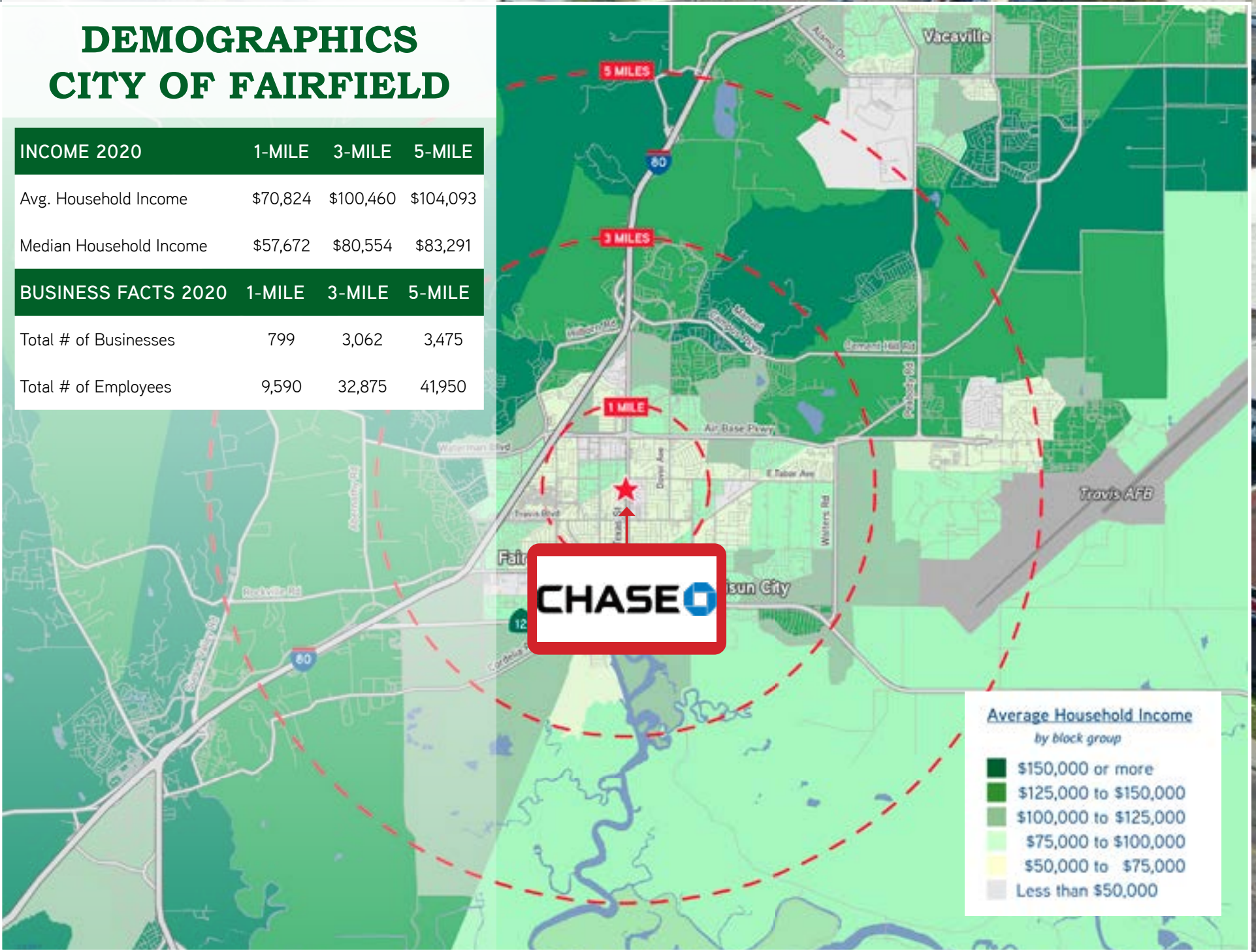
POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	28,849	112,102	124,426
Projected Population (2025)	29,549	115,267	128,670
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	9,077	37,285	41,038
Projected Households (2025)	9,283	38,339	42,412



DEMOGRAPHICS

CITY OF FAIRFIELD

INCOME 2020	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$70,824	\$100,460	\$104,093
Median Household Income	\$57,672	\$80,554	\$83,291
BUSINESS FACTS 2020	1-MILE	3-MILE	5-MILE
Total # of Businesses	799	3,062	3,475
Total # of Employees	9,590	32,875	41,950



This Offering Memorandum contains select information pertaining to the business and affairs of Chase Bank - Fairfield, CA. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. 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. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. 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.

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Chase Bank - Fairfield, CA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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 Colliers International 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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