



OFFERING MEMORANDUM

PRESERVE
WEST
CAPITAL



Food 4 Less
Stockton, CA

www.preservewestcapital.com



PROPERTY HIGHLIGHTS	1	AERIALS	4
PROPERTY OVERVIEW	2	ABOUT THE AREA	6
ABOUT THE TENANT	3	DEMOGRAPHICS	8

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

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PROPERTY HIGHLIGHTS



- Long Term Net Lease to Food 4 Less with Approximately 6 Years Primary Term Remaining
 - 17 Year Operating History at Site
 - Lease Entity Operates 21 Food 4 Less & Rancho San Miguel Market Stores throughout Central and Northern CA
- Robust Sales with Sustainable Rent to Sales Ratio of 2.69%
 - Annual Sales PSF of \$555.57
- Prominent Retail Location Along East March Lane Retail Corridor
 - 37,000 AADT
- Close Proximity to Major Arterials Linking Stockton to Sacramento, Fresno, Bakersfield, and Los Angeles
 - Approximately 3 Miles from CA-99 – 105,000 AADT
 - 2.5 Miles from Interstate 5 – 111,000 AADT
- Robust Demographics within 5 Mile Radius
 - Population of 314,816
 - Average Household Income of \$75,815
- Prominent Retail Location within Dense Retail Corridor
 - Nearby Anchor Tenants Include Costco, Walmart Supercenter, Target, Trader Joe's, CVS, Walgreens, & More
- Less than Half a Mile from San Joaquin Delta College
 - 23,500+ Students Enrolled
 - Staff of 1,007
- Approximately 3 Miles from University of the Pacific
 - Student Body of 6,200+
 - Employs 1,029



PRICE

\$12,960,000

5.00% CAP Rate

Location

The property is located at 225 East March Lane in Stockton, California.

Lot Size

Approximately 4.73 acres or 206,038 square feet.

Improvements

A 43,420 square foot retail building for **Food 4 Less**.

Parking

There is ample parking available on site.

Lease

Leased to **PAQ, Inc.** for 23 years from October 9, 2004 through October 31, 2027 at a current annual rent of \$648,000. There are two (2) remaining five-year options to renew the lease. Rent is to increase by \$1.39 per square foot at the start of each option period. The lease is net with tenant responsible for taxes, insurance, maintenance, and proportionate share of common area maintenance, excluding roof and structure and management fees in excess of 10% of CAM costs.

Annual Rent

Years	Annual Rent	Return
Years 16-23 (Current)	\$648,000	5.00%
Years 24-28 (Option 1)	\$708,000	5.46%
Years 29-33 (Option 2)	\$768,000	5.93%

Financing

This property will be delivered free and clear of permanent financing.



Food 4 Less

PAQ, Inc. dba Food 4 Less operates 21 Food 4 Less and Rancho San Miguel Market grocery stores throughout central and northern California, with locations in Stockton, Sacramento, Arroyo Grande, Livingston, Greenfield, Ceres, Pasa Robles, Atascadero, San Luis Obispo, Salinas, Manteca, and Lodi. The stores seek to provide the best value groceries with everyday low prices on fresh produce, quality meats, and national and specialty grocery brands.

At this location, Food 4 Less boasts a sustainable rent-to-sales ratio of 2.69%, with annual sales per square foot of \$555.57.

AERIAL

WEST VIEW



SAFeway
BIG LOTS!

INTERSTATE 5
(111,000 AADT)

Stockton Golf & Country Club

Brookside Golf & Country Club

Chick-fil-A
McDonald's
Wendy's

Marshall's
Hilton
Dominos Pizzeria

Stagg High School

IN-SHAPE
HEALTH CLUBS
99¢ ONLY
BURGER KING

COLLEGE SQUARE

planet fitness
HOBBY LOBBY
Office DEPOT
BIG 5
BOOT BARN

Walgreens
McDonald's

TARGET
Penny's
WILD WINGS

WEBERSTOWN MALL

BARNES & NOBLE
www.bn.com
Dillard's
FOREVER 21
H&M
JCPenney
OLD NAVY
TILLY'S

SHERWOOD MALL

DICK'S
SPORTING GOODS
ULTA
MACY'S
BEST BUY
PETCO
MACYS
HomeGoods

SAVE MART
SUPERMARKETS
CVS
pharmacy
IN-N-OUT
THE HOME DEPOT

Quail Lake

San Joaquin Delta College
(20,000 Enrolled)

Pacific Ave

STONECREEK VILLAGE

LOFT
FIVE GUYS
RESTAURANT
BARBBIQUE
Pets Office & Tea
ME
Massage Envy

MARINA CENTER

Marina
MARKETPLACE
ACE
Hardware
Starbucks
McDonald's

Swenson Park Golf Course

Sierra Middle School

LINCOLN

PODESTO'S
MARKETPLACE
Starbucks
MARKET TAVERN
Jamba

Lincoln High School

FOOD SOURCE
SUPERMARKET

Sutter Health
Stockton Medical Plaza

SAVE MART
SUPERMARKETS

ROSS
DRESS FOR LESS
SALLY
chili's
M

N El Dorado St (25,700 AADT)

BevMo!
LESIE'S
BAKING SUPPLIES

GROCERY OUTLET
Bargain Market
CVS
pharmacy

Hong-Kingston Elementary

SUPER KING
MARKETS

Saint Mary's High School

BW
Best Western PLUS

FOOD 4 LESS

AERIAL

NORTHEAST VIEW

LODI

NORMANDY VILLAGE CENTER



CALIFORNIA 99 (105,000 AADT)
Cesar Chavez High School

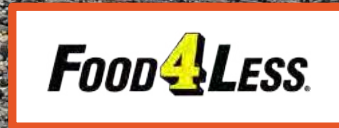
Ronald E. McNair High School



Peyton Elementary



Rio Calaveras Elementary



Saint Mary's High School

Hong-Kingston Elementary

NEI Dorado St (25,700 AADT)
E March Ln (37,000 AADT)

Sherwood Executive Center



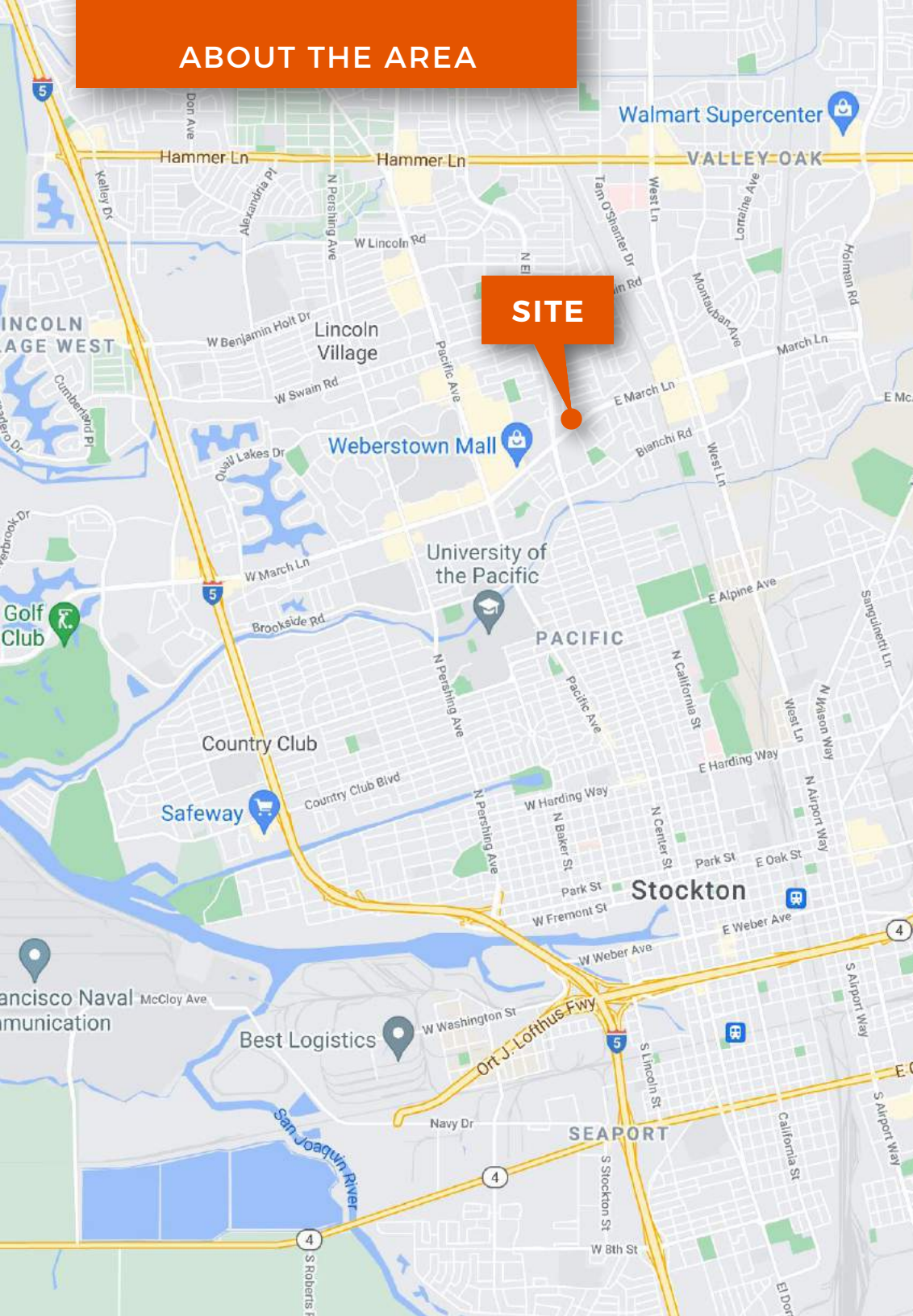
ABOUT THE AREA

The map displays the Sacramento-San Joaquin River Delta region in California. Major cities shown include Sacramento, San Francisco, San Jose, and Stockton. The Delta area is highlighted with a red dot and a callout labeled **SITE**. The map also shows major highways (Interstates 5, 80, 580, 58, 880, 205, 99, 16, 113, 128, 121, 29, 116, 37, 580, 880, 101, 17, 101, 130, 33, 5, 193, 49, 50, 88, 99, 120, 219, 132, 101) and geographical features like the Sacramento River, San Joaquin River, and various lakes and bays. The Delta area is characterized by a complex network of waterways and levees.

Stockton (population 307,072) is the seat of San Joaquin County in California's Central Valley approximately 50 miles south of Sacramento, 75 miles east of Oakland, and 82 miles from San Francisco. The city is home to one of only two inland sea ports in California, moving more than \$1 billion of cargo annually, as well as University of the Pacific, the state's oldest college. Though the city struggled substantially during the 2008 financial crisis, it has recovered substantially, boasting the state's largest employment growth rate in 2016. In 2015, the city established an economic development plan emphasizing downtown growth, business incentives, and the region's strong agricultural and industrial economic base. The region benefits a central location with excellent access to major California market, incentives for new and expanding businesses, and its location in one of the most seismically stable locations in California.

Over the last 30 years, as growth in the Bay Area has skyrocketed, Stockton has experienced significant growth as a “bedroom community” located approximately 80 miles from the Bay Area proper. Located approximately an hour’s drive from Oakland and an hour and a half from San Francisco, Stockton has become an appealing location for many commuters to the Bay Area as cost of living and housing costs in the region have skyrocketed, spurring increased development and employment activity in the city, especially as the phenomenon of “supercommuters” commuting three or more hours to the Bay Area has become increasingly common. The pace of development in Stockton has driven increased activity for financial and insurance institutions, contractors, schools, hospitals, and local businesses and helped spur economic growth in recent years.

ABOUT THE AREA



Site Information

The subject property is centrally located with excellent visibility within a heavily-trafficked retail corridor near the signalized intersection of East March Lane (37,000 AADT) and North El Dorado Street (25,700 AADT). The site benefits from a central location with excellent access between two major arterials, approximately 3 miles from CA-99/Golden State Highway (105,000 AADT) and 2.5 miles from Interstate 5 (111,000 AADT), which link the city to Sacramento, Fresno, Bakersfield, and Los Angeles. The property benefits from robust demographics with a population of 314,816 and average household income of \$75,815 within a 5 mile radius.

The site neighbors numerous major shopping centers and retail tenants. Nearby retail centers include Calaveras Square Shopping Center, featuring Walmart Neighborhood Market, Dollar Tree, & Crunch Fitness; The Village at Weber Ranch, anchored by CVS; Robinhood Plaza, anchored by Ross and Men's Wearhouse; Lincoln Shopping Center, anchored by Safeway and Rite Aid; Hammer Ranch Center, anchored by Save Mart and Dollar Tree; and Pacific Town Center, anchored by TJ Maxx. In addition, the site is located less than one mile from Weberstown Mall & Sherwood Mall, adjacent indoor shopping malls comprising 1,384,287 square feet, with tenants including Dick's Sporting Goods, Best Buy, Homegoods, Petco, Ulta, Panera Bread, Bath & Body Works, Forever 21, H&M, Blaze Pizza, and more. Other major retail tenants neighboring the site include Super Target, Trader Joes, Costco, Walmart Supercenter, CVS, Walgreens, Safeway, WinCo Foods, Rite Aid, Men's Wearhouse, Office Depot, Big 5, Hobby Lobby, Planet Fitness, Office Max, Ross Dress for Less, Big Lots, BevMo!, The Home Depot, O'Reilly Auto Parts, DaVita Kidney Care, Satellite Healthcare, and more.

The property is located 2 miles from Kaiser Permanente's Stockton medical offices, one of the city's largest employers. In addition, the site is located approximately 2.7 miles from University of the Pacific, with total student enrollment of approximately 6,200 and less than half of a mile from San Joaquin Delta College, a community college offering a wide variety of degree and certificate programs with more than 23,500 students enrolled.



255 E March Ln | Stockton, CA 95207



TOTAL POPULATION
314,816



AVG. HOME VALUE
\$348,134



AVG. HOUSEHOLD INCOME
\$75,815

Population Summary	1 Mile	3 Miles	5 Miles
2010 Total Population	20,128	165,257	291,154
2020 Total Population	22,079	177,750	314,816
2025 Total Population	23,236	185,261	328,600
2020-2025 Annual Rate	1.03%	0.83%	0.86%
Average Household Income			
2020	\$57,455	\$69,496	\$75,815
2025	\$62,244	\$75,944	\$83,717
Average Home Value			
2020	\$242,126	\$316,590	\$348,134
2025	\$291,144	394,399	\$422,866

Major Employers in Stockton	# of Employees
St. Joseph's Medical Center	4,600
Stockton Unified School District	3,897
Amazon	2,000
City of Stockton	2,099
Kaiser Permanente	1,065
University of the Pacific	1,029
San Joaquin Delta College	1,007
Lincoln Unified School District	857
Dameron Hospital	800
O'Reilly Auto Parts	600



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