

*PLEASE DO NOT DISTURB STAFF ON SITE

VALERO GAS

BUSINESS OPERATIONS & REAL ESTATE

1088 MARINA BLVD | SAN LEANDRO, CA 94577



LISTED BY:



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\$5,200,000

LIST PRICE

INVESTMENT HIGHLIGHTS

NATIONAL BRAND GAS STATION BUSINESS OPERATIONS AND REAL ESTATE

- Irreplaceable Silicon Valley Real Estate
- Rare Gas Station Near the Oakland International Airport

OVER 20 YEARS OF ABSENTEE OWNERSHIP - OPPORTUNITY FOR SIGNIFICANT GAIN IN OPERATION PERFORMANCE

- Petroleum and Store Sales have shown consistent growth
- Store Sales and Financial Information available for qualified purchasers with executed Confidentiality Agreement (see broker for details)

DENSE RETAIL CORRIDOR INCLUDING MULTIPLE CAR DEALERSHIPS ON THE STREET (FORD, HONDA, NISSAN, AND MAZDA)

- Corporate Community Tenants such as Nike, Kaiser Permanente, Costco, and Amazon
- Only one of 2 gas stations in 5 mile radius
- Over 225,000 VPD on adjacent highway

TURNKEY BUSINESS OPERATIONS WITH ESTABLISHED CUSTOMER BASE

- Possibly eligible for 100% Bonus Depreciation (Confirm with CPA)
- Desirable for Established Owner/Operator or Sale/Leaseback Capitalist



amazon

ups I OAK
Park Close. Fly on time.
FedEx
Benjamin Moore
GRAINGER
FOR THE OVER 100,000 BUSINESSES

Costco
WHOLESALE

DRAKES
BREWING
THE HOME DEPOT
Walmart

BURLINGTON
DOLLAR TREE
ENSIGNA BIOSYSTEMS
H&R BLOCK
PINK
TOGO'S
VERIZON
ETC.

CHEVROLET

KIA

HONDA

NISSAN

Valero

mazda

VOLVO

CAT

Ford

GHIRARDELLI
CHOCOLATE

SAN LEANDRO PLAZA
SHOPPING CENTER

SAFeway
 CVS pharmacy
ANYTIME FITNESS

85C BAKERY
ROUND TABLE PIZZA
SONS OF LIBERTY ALEHOUSE
T4
TEN SECONDS
YOGOFINA
ETC.

PELTON
SHOPPING CENTER

CHIPOTLE
 Peet's Coffee
 PELTON CAFE

AMAZING HAIR & NAIL
CUNHA'S COCKTAILS
THE FLOWER SHOP
HEALTH UNLIMITED
HUGO'S HAIR SALON
I-TEA SAN LEANDRO
JOAQUIN DELI
KENDEJAH
MAEJO
MAKIYAKI
ETC.

SAN LEANDRO HOSPITAL

OAKLAND INTERNATIONAL AIRPORT
5 MILES

MARINA BEACH

ATTRACTIONS
EL TORITO
FARO POINT
HORATIO'S
LUSTER KNIGHT MEMORIAL BEACH
MARINA GOLF COURSE
THE MARINA INN
MARINA PARK
MONARCH BAY GOLF CLUB
SAN LEANDRO MARINA
SAN LEANDRO OYSTER BEDS
STRYKER ISLAND

CONSOLIDATED
 Cummins
 FERGUSON
 DR PEPPER
 SNAPPLE
 FLOOR & DECOR
 21st AMENDMENT BREWERY

JOHN MUIR
HISTORICAL SITE

KAISER PERMANENTE

MARINA SQUARE CENTER
SHOPPING MALL

GUESS
FACTORY STORE
BANANA REPUBLIC
Marshall's
NORDSTROM
rack

ANN TAYLOR
BANK OF AMERICA
BATH & BODY WORKS
CONVERSE
EILEEN FISHER
GAP
MEN'S WAREHOUSE
PANDA EXPRESS
STARBUCKS
T-MOBILE
ETC.

PAK'nSAVE
OUR POLICY: WE'S LOWEST FOOD PRICES
 LIVING SPACES
 24 HOUR FITNESS

TONY LEMA GOLF COURSE

INTERSTATE 580
± 165,000 VPD

INTERSTATE 880
± 225,000 VPD

DAVIS ST
± 38,000 VPD

DOOLITTLE DR
± 17,000 VPD

WILLIAMS ST
± 10,300 VPD

MARINA BLVD
± 20,000 VPD

ALADDIN AVE

ALVARADO ST
± 12,700 VPD

WASHINGTON AVE
± 21,000 VPD

TENANT OVERVIEWS



±7,000
LOCATIONS

SAN ANTONIO, TX
HEADQUARTERS

\$53.9B
2019 TOTAL ASSETS



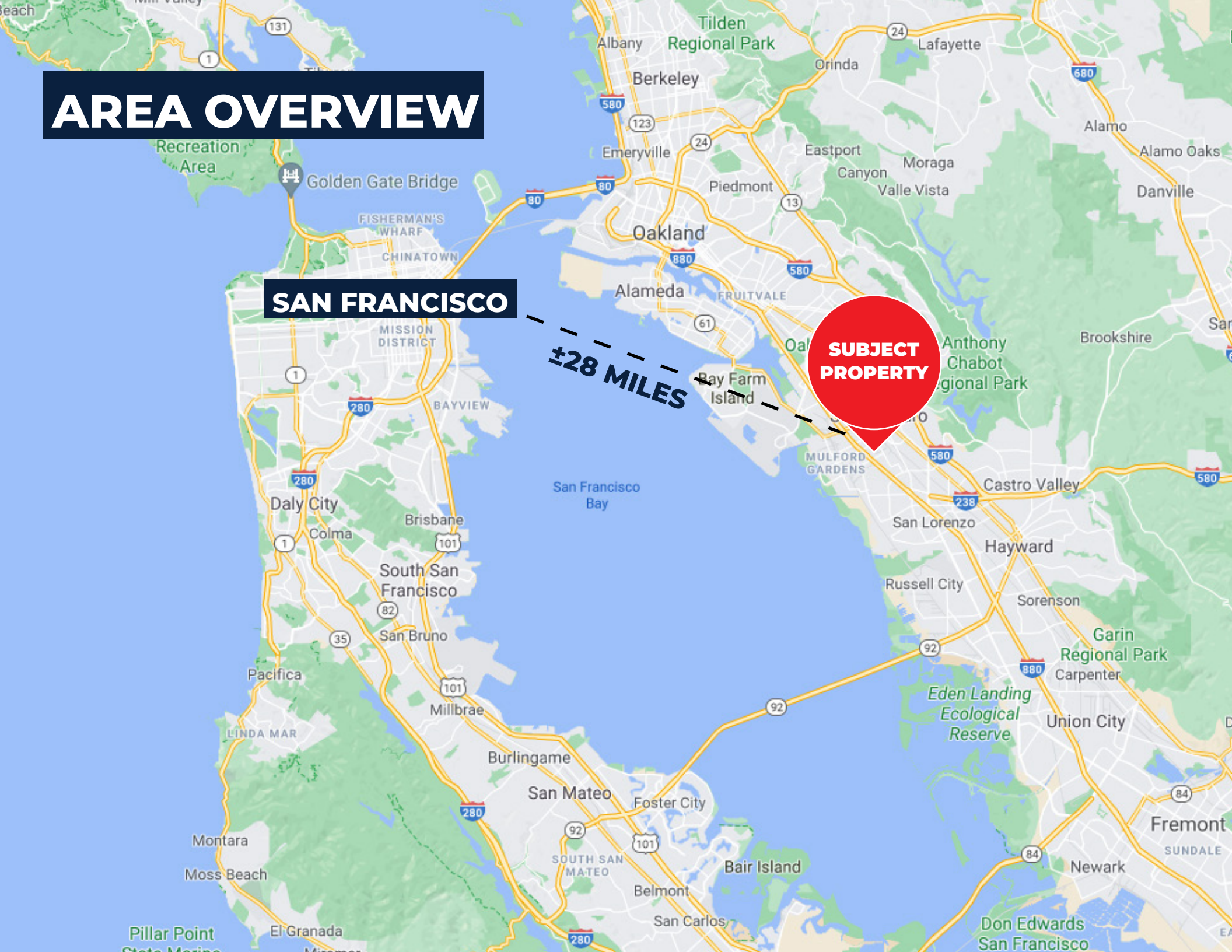
Valero Energy Corporation, through its subsidiaries, is an international manufacturer and marketer of transportation fuels and other petrochemical products. Valero, a Fortune 50 company based in San Antonio, Texas, with approximately 10,000 employees, is an independent petroleum refiner and ethanol producer, and its assets include 15 petroleum refineries with a combined throughput capacity of approximately 3.2 million barrels per day and 14 ethanol plants with a combined production capacity of approximately 1.73 billion gallons per year. The petroleum refineries are located in the United States, Canada, and the United Kingdom, and the ethanol plants are in the Mid-Continent region of the U.S. In addition, Valero owns the 2 percent general partner interest and a majority limited partner interest in Valero Energy Partners LP, a midstream master limited partnership. Valero sells its products in both the wholesale rack and bulk markets, and approximately 7,000 outlets carry Valero's brand names in the U.S., Canada, the U.K., and Ireland.

AREA OVERVIEW

SAN FRANCISCO

±28 MILES

**SUBJECT
PROPERTY**



SAN LEANDRO

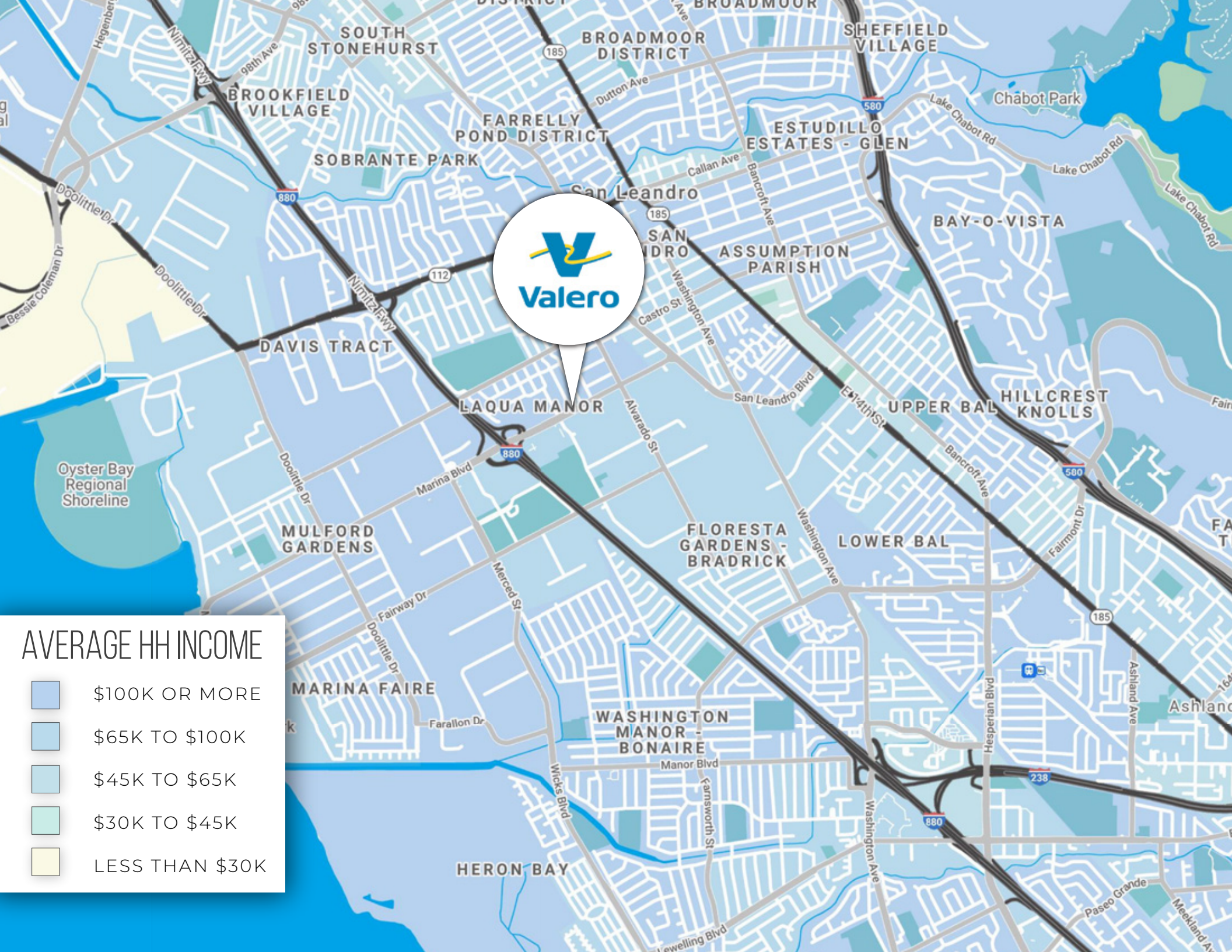
Positioned on the eastern shore of the San Francisco Bay, San Leandro occupies 15 square miles between the cities of Oakland and Hayward. With a population of over 90,000 residents, San Leandro is a large suburban town in Alameda County. The city has a dynamic and diverse local economy with health care, retail, manufacturing, and food processing being its major industries. Businesses in the city enjoy easy access to the Oakland International Airport, Port of Oakland, three interstates, two BART stations, and a talented labor force. San Leandro is a safe and quaint town that offers unlimited attractions, including shopping centers, scrumptious eateries, miles of shoreline, and convenient access to parks and natural areas. The city's small-town charm is what attracts businesses and residents to the San Leandro community.

Several interstates serve the city of San Leandro: Interstate 880, Interstate 580, and Interstate 238. Interstate 880 connects the city to Oakland and Interstate 80, which leads to San Francisco, in the north and Union City and Fremont in the south. Interstate 580 connects the city to Oakland in the north and Pleasanton and Livermore in the east. Interstate 238 connects Interstate 880 to Interstate 580. The city is also near the Oakland International Airport, which is the Bay Area's 2nd largest airport and California's 4th largest airport. OAK is served by 10 major airlines that fly over 13 million passengers to domestic and international destinations each year.



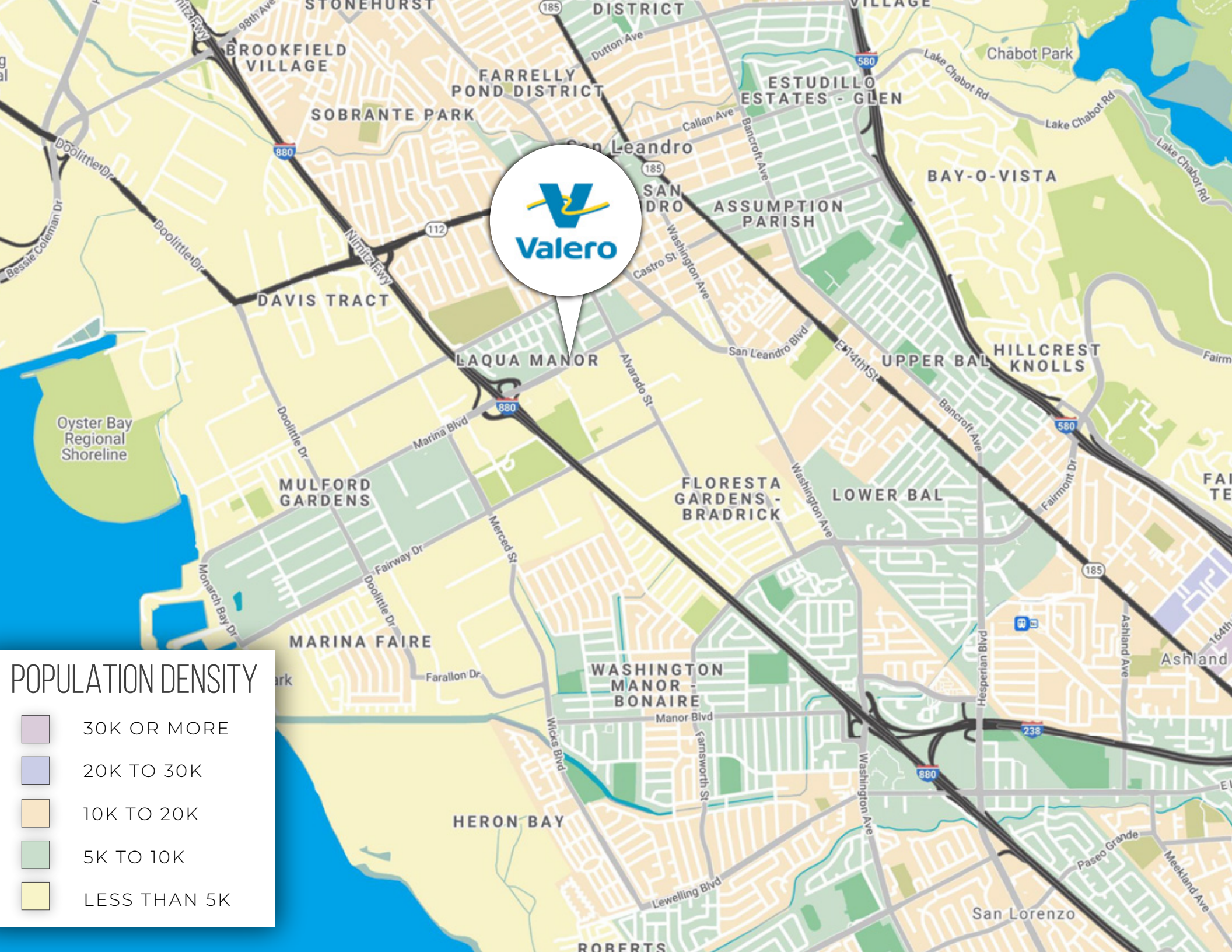
ECONOMY

The San Leandro local economy was once led by the agriculture industry. Today, the city attracts residential, industrial, manufacturing, and retail development due to its proximity to both the San Francisco and San Jose markets. Its diverse business community is comprised of local coffee houses, fine dining restaurants, large food processing centers, regional shopping experiences, and cutting-edge technology. The city continues to welcome multi-family housing developments and high-rise offices to its community while working on revitalizing its downtown area. Several businesses are headquartered in San Leandro including the Ghirardelli Chocolate Company, OSISOFT, and 21st Amendment Brewery. The city offers many shopping centers that offer retail, dining, and entertainment opportunities, such as Bayfair Center and Marina Square Center. Through a partnership with OSISOFT, San Leandro is equipped with over 18 miles of fiber-optic cables, offering industrial and commercial businesses virtually unlimited internet connectivity.



AVERAGE HH INCOME

- \$100K OR MORE
- \$65K TO \$100K
- \$45K TO \$65K
- \$30K TO \$45K
- LESS THAN \$30K



SILICON VALLEY

Located in the southern part of the San Francisco Bay Area, Silicon Valley serves as the global center for high technology and innovation. The largest city in Silicon Valley is San Jose, which is also the third-largest city in California and the tenth-largest city in the nation. Other cities in Silicon Valley include Sunnyvale, Santa Clara, Redwood City, Mountain View, Palo Alto, Menlo Park, and Cupertino. Its location is attractive due to its proximity to suppliers, customers, and a talented labor force.

Several companies were founded in Silicon Valley including Atari, Apple, Microsoft, Oracle, Cisco, Sun Microsystems, Adobe, Netscape, Google, Yahoo, Amazon, PayPal, Facebook, Twitter, Netflix, and Uber. Currently, Silicon Valley is home to many of the world's biggest technology corporations, which includes the headquarters of over 35 companies in the Fortune 1000 and thousands of startup companies. Companies headquartered in Silicon Valley include Apple, Alphabet Inc.'s Google, Facebook, Netflix, Cisco Systems, Intel, Nvidia, and many others.

LOCAL DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	18,773	165,297	351,162
2021 Estimate	18,622	163,687	347,734
2010 Census	17,626	153,231	325,487
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	6,826	55,338	118,018
2021 Estimate	6,760	54,847	116,961
2010 Census	6,324	51,594	109,996
INCOME	1-MILE	3-MILE	5-MILE
Avg HH Income	\$91,840	\$100,042	\$103,973



COMPANIES FOUNDED IN SILICON VALEY

Google ORACLE amazon



facebook.

Adobe

PayPal



Sun
microsystems



Microsoft

NETFLIX

ECONOMY

Silicon Valley is also an attractive area for venture capitalist firms and investors. It accounts for 1/3 of all venture capital investments in the United States.

With the presence of all these innovative companies, several research universities are scattered throughout the area, including Stanford University. Institutions of higher education help support the rich research and development synergy throughout the area. Key inventions that occurred in Silicon Valley include silicon transistors, integrated circuits, ethernet computing, and the graphical user interface.

It is also one of the wealthiest regions in the world due to half of the world's billionaires living in the area. As of June 2021, Silicon Valley has the highest percentage of million-dollar (or more) homes, making it one of the hottest real estate markets in the nation. Currently, Silicon Valley has a population of over 3 million residents.

Silicon Valley continues to be a successful region due to the cooperation between companies, availability of professional networks, cultural diversity, and access to highly educated individuals from research universities.



ATTRACTIONS

MENLO PARK

- **Facebook Headquarters**
- 40,000-square-meter main campus
- Sandhill Road
- Home to venture capitalist firms such as Andreessen Horowitz, Sequoia Capital, Accel, Benchmark Capital, Kleiner Perkins, and Greylock Partners



PALO ALTO

- **Stanford University**
- Over 15,000 students enrolled
- More than 2,000 faculty members
- 7,700+ externally sponsored projects
- Where Google, Yahoo, and Cisco were founded



MOUNTAIN VIEW

- **Google Headquarters**
- Googleplex is comprised of over 60 buildings
- Features Android lawn statues and a Google Merchandise Store
- **The Computer History Museum**
- Home to the world's largest collection of historic computing artifacts, from ancient counting machines to autonomous vehicles



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **1088 Marina Blvd San Leandro, CA 94577** ("Property"). It has been prepared by Matthews Real Estate Investment Services. 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 Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 the Property 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 Matthews Real Estate Investment Services 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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