



1233 EAST CHARTER WAY, STOCKTON, CA
OFFERING MEMORANDUM

DOWNTOWN STOCKTON

4

97,900
CARS PER DAY



4



25,500
CARS PER DAY



21,500
CARS PER DAY



EAST CHARTER WAY

S AIRPORT WAY

EXCLUSIVELY OFFERED BY:

KEVIN HELD

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NET LEASE INVESTMENTS



**CUSHMAN &
WAKEFIELD**

SURROUNDING RETAIL



EXECUTIVE SUMMARY



7-ELEVEN®

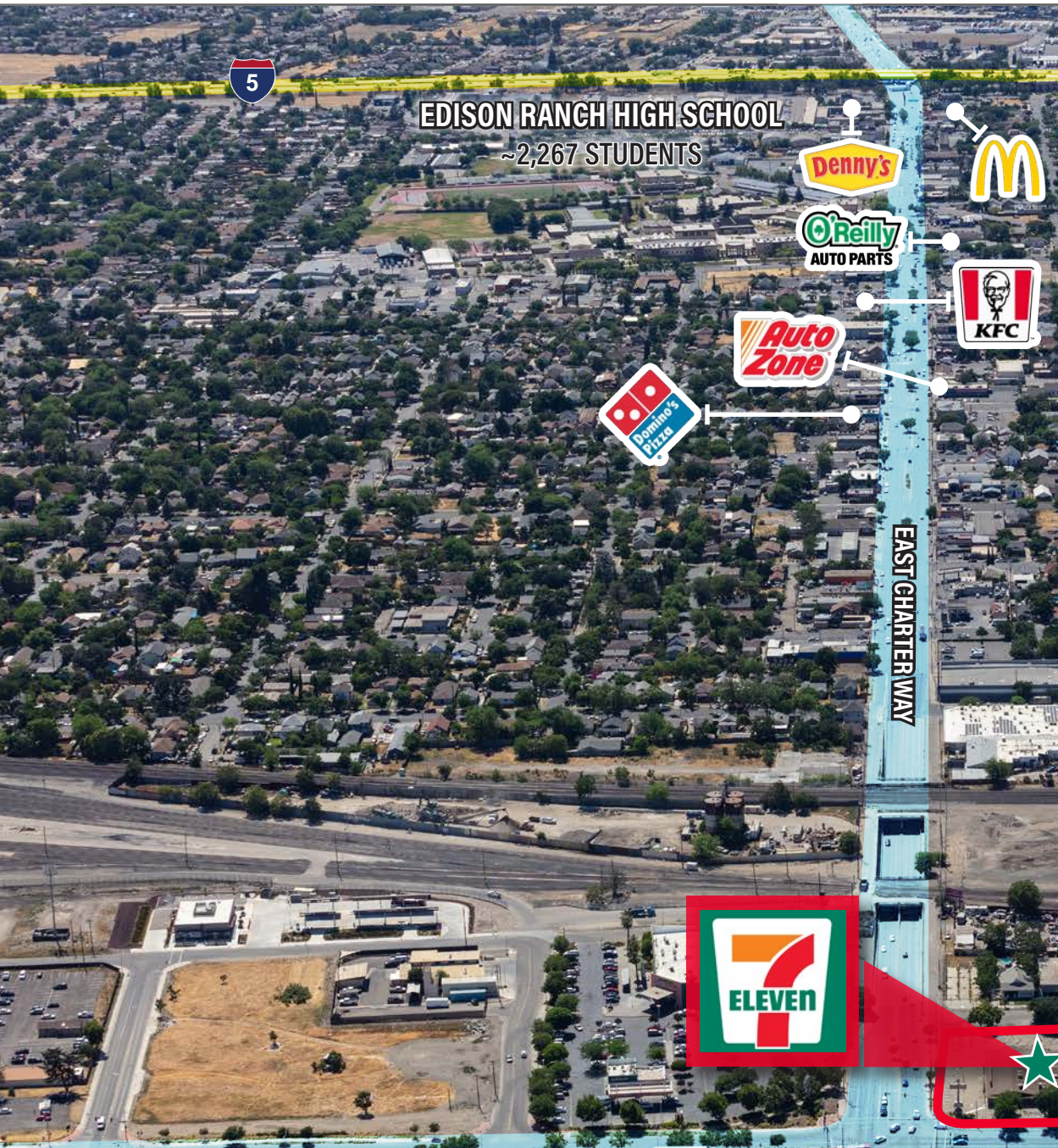
TENANT:	7-Eleven, Inc.
LOCATION:	1233 East Charter Way Stockton, CA 95205
APN:	151-370-180-000
BUILDING SIZE:	~3,400 square feet
LAND SIZE:	~0.84 acres
YEAR BUILT:	2021
RENT COMMENCEMENT:	TBD (Estimated December 15, 2021)
PRIMARY TERM EXPIRATION:	TBD 2036
LEASE TERM:	15 years
OPTIONS:	Three (3) x five (5) year
RENT ADJUSTMENT:	10% increase every 5 years
LEASE TYPE:	NN Lease – landlord responsible for foundation, slab and structure (sec 8)

PRICE	CAP	NOI
\$7,300,000	4.5%	\$328,500

SURROUNDING RETAIL



INVESTMENT HIGHLIGHTS



7-ELEVEN®

BRAND NEW 2021 CONSTRUCTION

NEW 15-YEAR LEASE

CORPORATE GUARANTEE

- By investment grade tenant – S&P rated AA- (Stable)

7-ELEVEN

- 71,000 locations globally (11,800 USA)
- \$120 billion in annual sales
- More retail units than any other retailer or food service provider in the world
- Consistently ranks as one of the top U.S. franchises
- 7-Eleven announced it expects to hire 20,000 new store employees nationwide to meet increased demand due to COVID-19

10% RENT INCREASES EVERY 5 YEARS

- Provides a hedge against inflation

SURROUNDING RETAIL



7-Eleven®

LOCATED ON CHARTER WAY

- A major east/west thoroughfare
- Approximately 1 mile south of downtown Stockton

STRONG DEMOGRAPHICS

- Dense population at this location with more than 226,000 residents within 5 miles

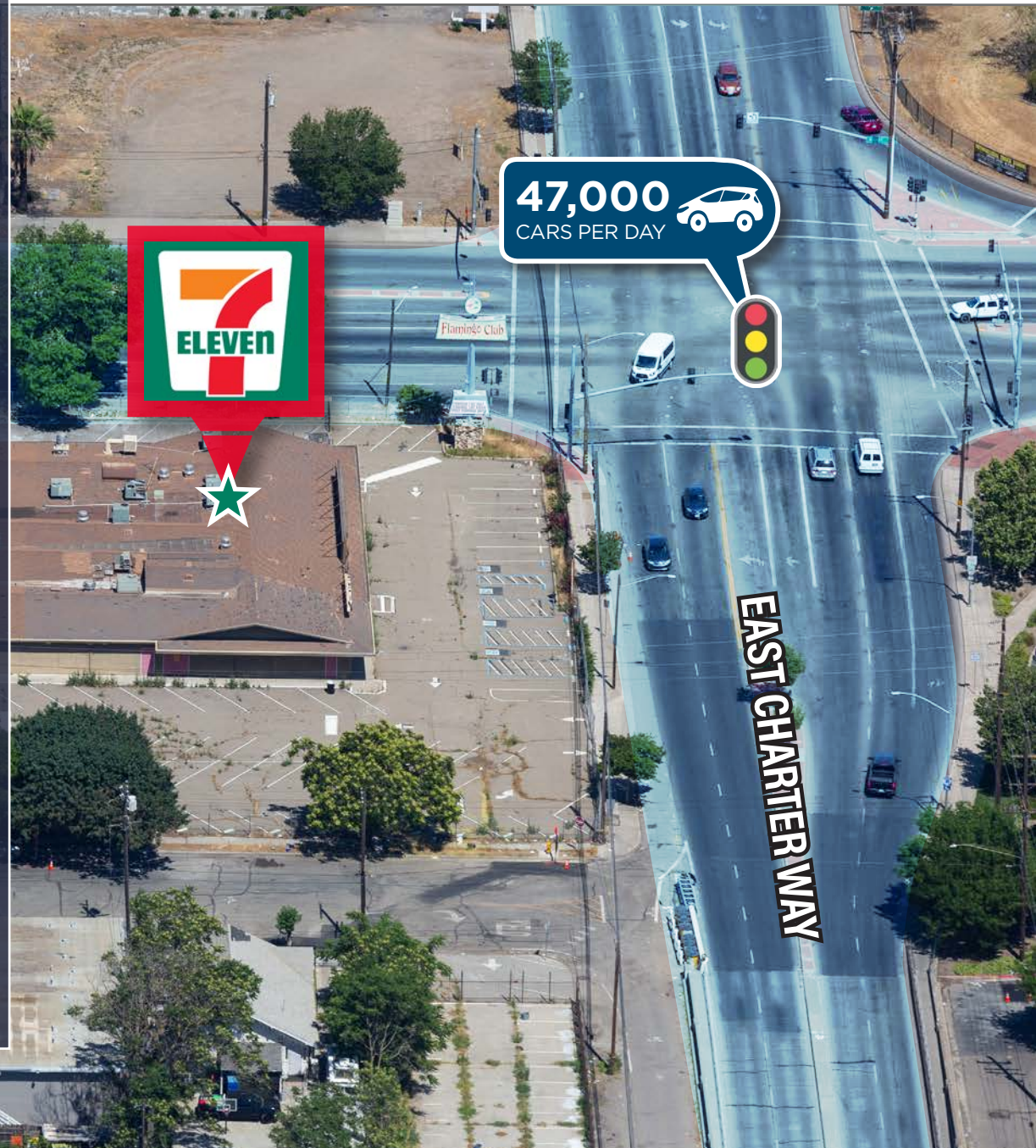
HIGH TRAFFIC AREA

- 47,000 vehicles per day at the intersection of East Charter Way and South Airport Way

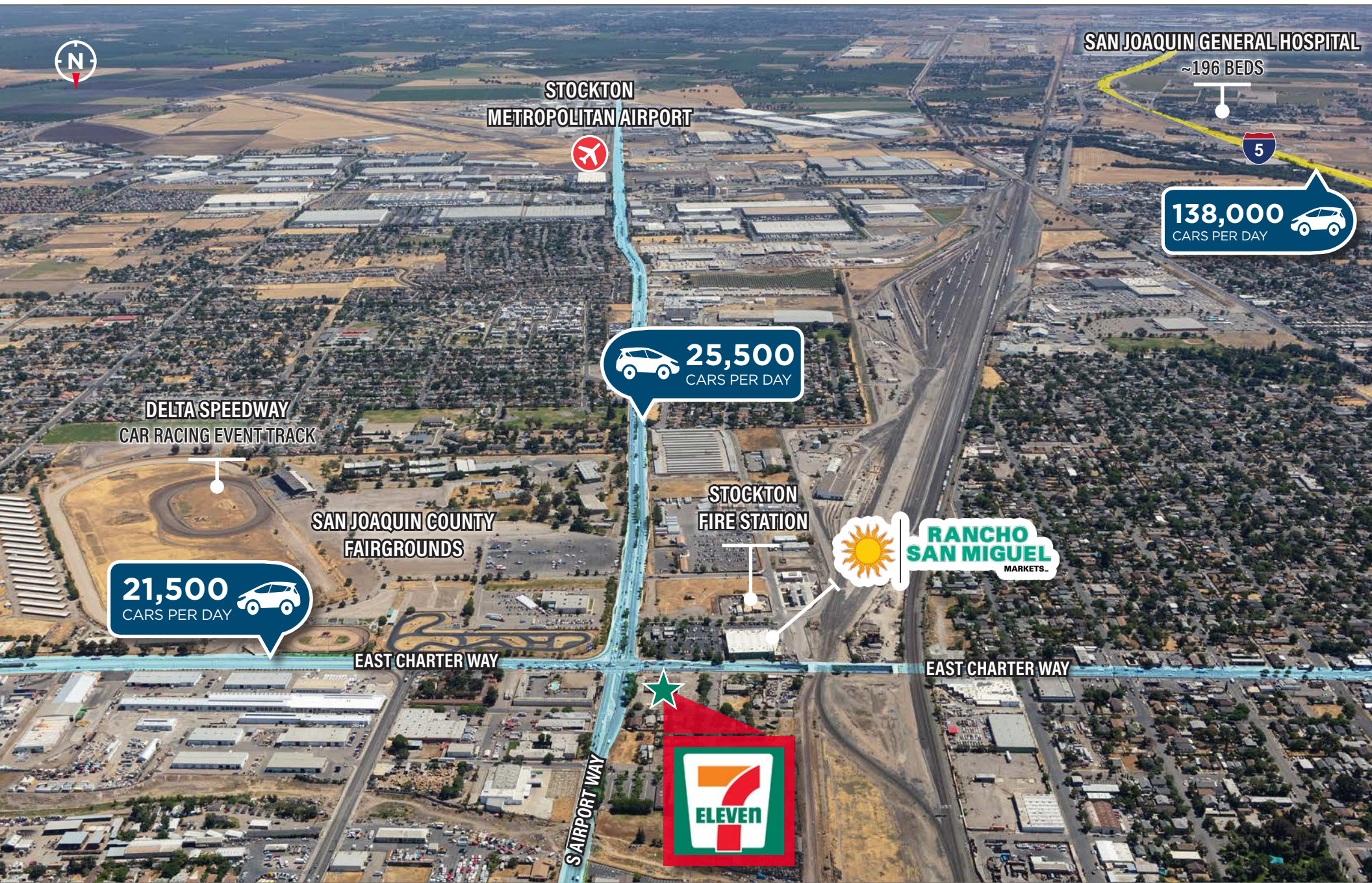
PRIME LOCATION

- Across the street from the San Joaquin County Fairgrounds, a major local traffic generator with events year round
- 1 mile east of Edison High School (~2,267 students)
- 2.5 miles south of St. Joseph's Medical Center, a fully accredited, regional hospital with 355 patient beds, a physician staff of nearly 900, and more than 2,300 employees

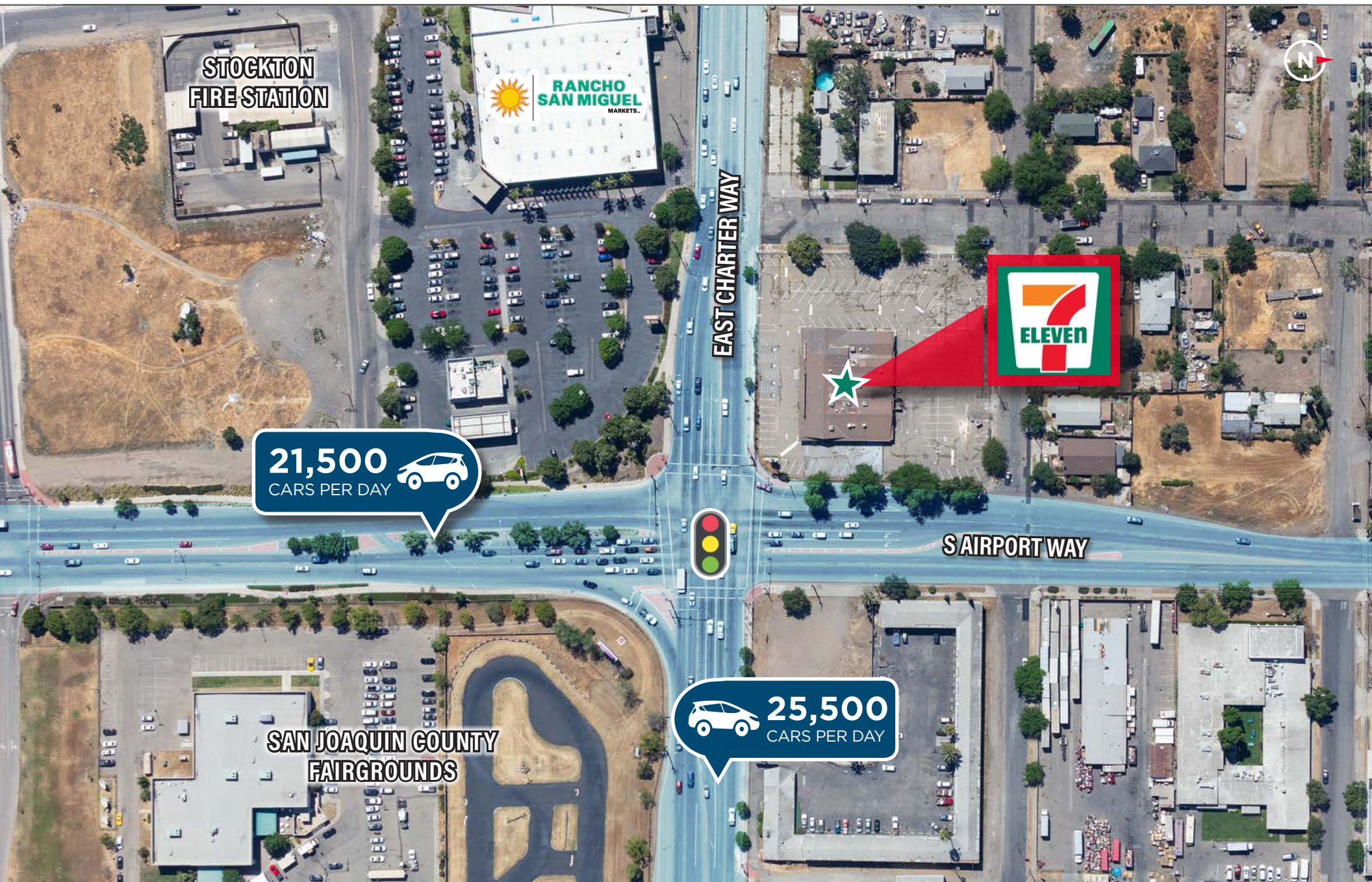
LOCATION HIGHLIGHTS



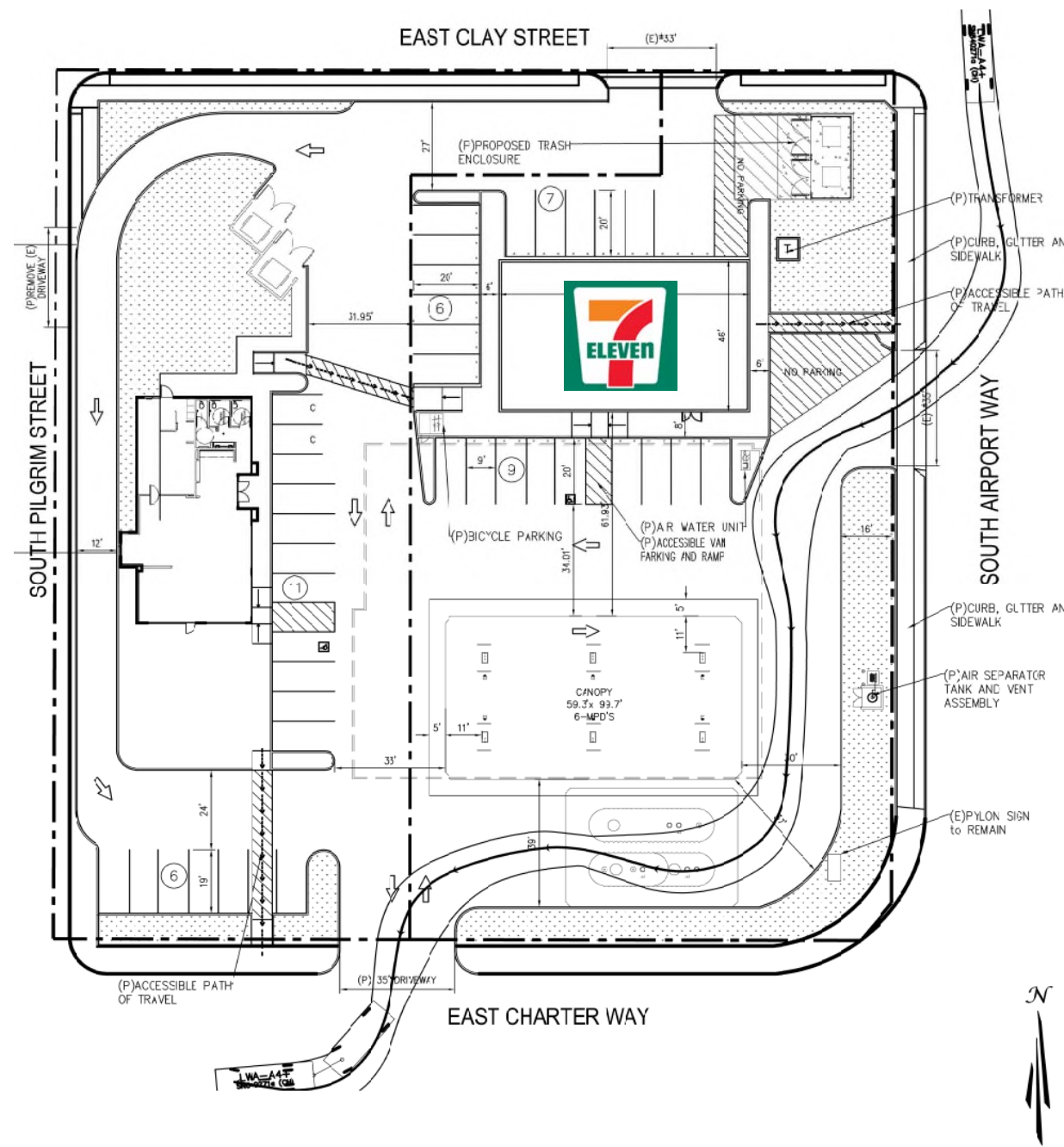
TRADE AREA SOUTHERN VIEW



BIRD'S EYE VIEW



SITE PLAN



TENANT PROFILE



Website: <http://www.7-eleven.com/>

OF LOCATIONS: 67,000+ (Worldwide)

MOODY'S CREDIT RATING: Baal

S&P CREDIT RATING AA-

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than 67,000 stores in 17 countries, of which approximately 10,000 are in the U.S. and Canada. These stores see approximately 64 million customers per day. Additionally, Seven & I Holdings employs approximately 149,414 workers.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests.

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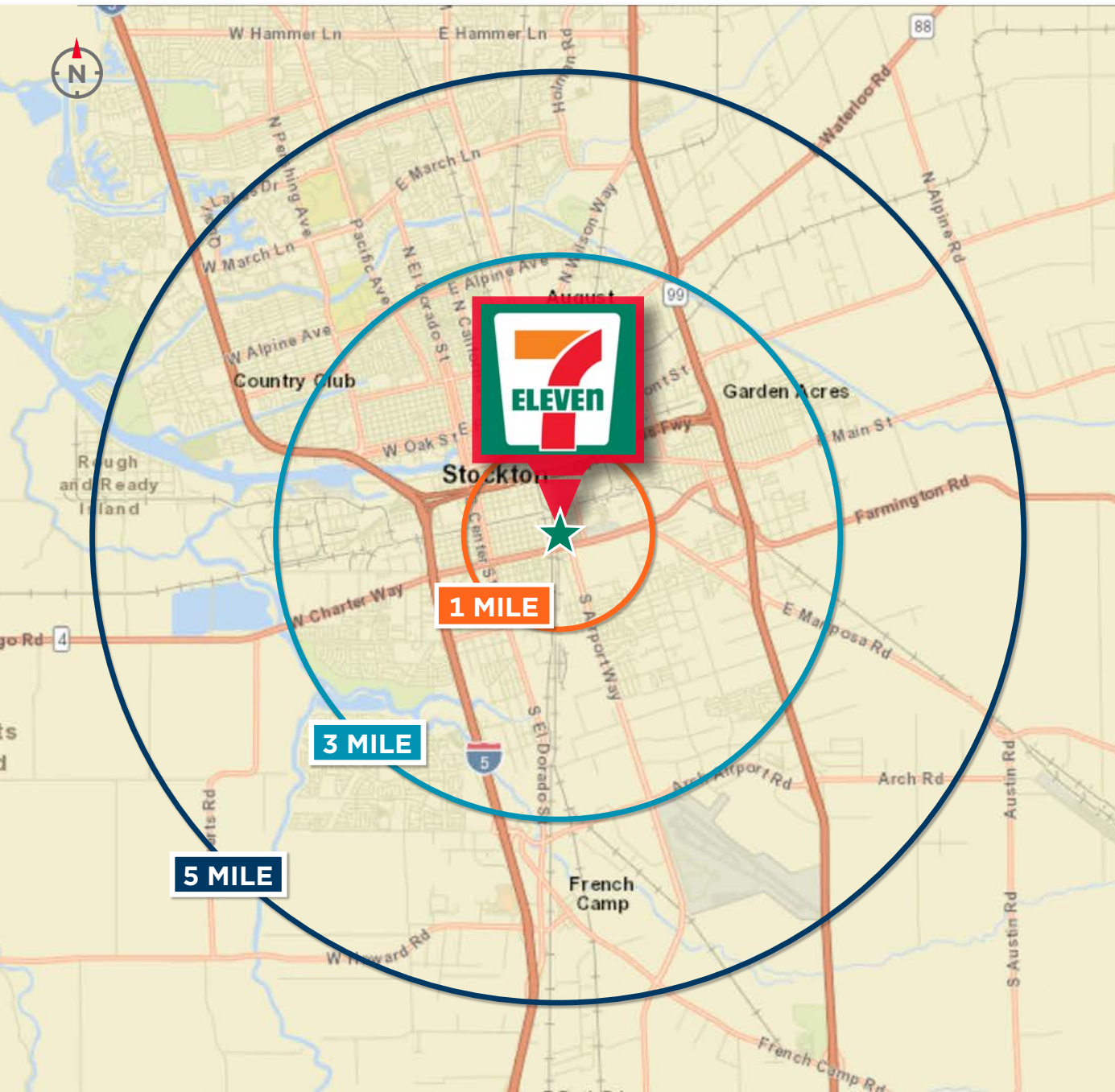
7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, with a selection of about 2,500 different products and services.

24^H

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DEMOGRAPHICS - 2020



POPULATION

226K+

5 MILE RADIUS



AVERAGE HH
INCOME

\$62K+

5 MILE RADIUS

POPULATION

1 MILE	3 MILE	5 MILE
19,754	126,626	226,352

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$43,391	\$54,537	\$62,190

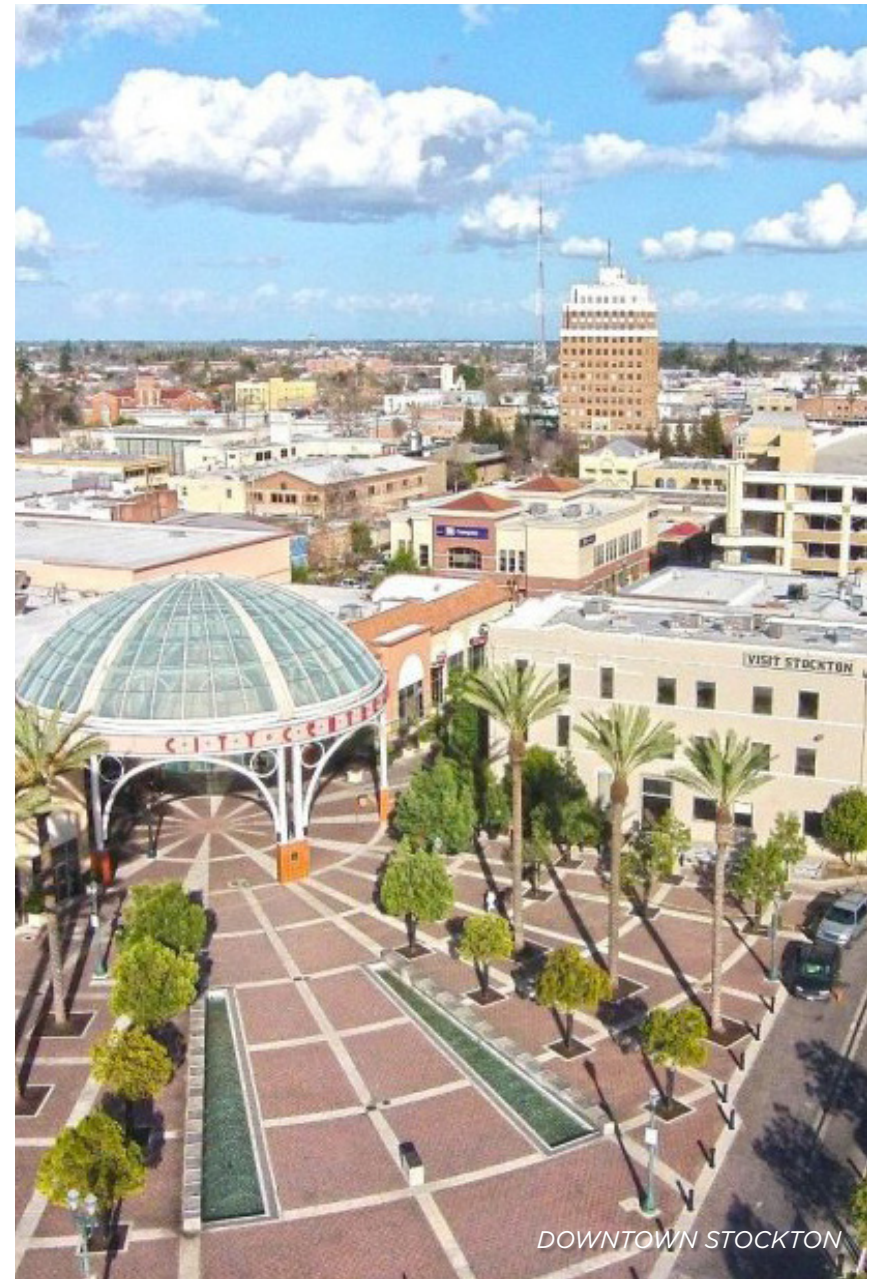
STOCKTON, CALIFORNIA

Stockton is the County seat of San Joaquin County and is one of California's fastest growing communities. Stockton is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population of approximately 315,000. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, and 45 miles south of Sacramento, the capital of California.

Historically an agricultural community, Stockton's economy has since diversified into other industries, including telecommunications and manufacturing. Stockton's central location, relative to both San Francisco and Sacramento, as well as its proximity to the state and interstate freeway system, together with its comparatively inexpensive land costs, have prompted several companies to base their regional operations in the city.

In the mid-2000's, Stockton underwent a tremendous economic expansion and continues to revitalize its downtown area. Projects in the downtown area along the waterfront include an indoor arena, baseball stadium and waterfront hotel. A 16-screen downtown City Centre Cinemas was completed in December 2003. The Bob Hope (Fox) California Theatre, listed on the National List of Historic Landmarks recently completed a total renovation and hosts live performances regularly. The arena hosts the Stockton Thunder (ECHL) Hockey team as well as year-round family and cultural events and concerts. Adjacent to the Stockton Arena is the Stockton Ballpark, home of the Stockton Ports Minor Baseball Team (Oakland A's affiliate).

Stockton offers an excellent quality of life for its residents. The City has a number of beautiful residential communities along waterways, with single-family homes costing about one-third the price of homes in the Bay Area. With over 100,000 trees, Stockton was recently recognized by Sunset Magazine as the "Best Tree City" in the western United States. In 1999 and 2004, Stockton was designated an All-America City by the National Civic League.



STOCKTON, CALIFORNIA

Stockton also has outstanding recreational opportunities. Stockton is within close proximity to world famous scenic attractions including the California Coast, San Francisco, Lake Tahoe and Yosemite National Park. The community offers many local recreational opportunities such as professional sports teams, an Olympic size ice rink, and the Delta, which provides thousands of miles of waterways for water skiing, sailing and other water activities. There are also many opportunities to enjoy music, theater, dance, literary events, and other cultural and entertainment activities throughout the year. The City has its own symphony and opera company.

The City is home to several well known higher educational institutions including the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College, Humphreys College and School of Law, as well as a variety of private and vocational schools.



SAN JOAQUIN COUNTY

San Joaquin County comprises the Stockton-Lodi, CA Metropolitan Statistical Area, which is also included in the more inclusive San Jose-San Francisco-Oakland, CA Combined Statistical Area, the fifth most populous combined statistical area and primary statistical area in the US. California's Central Valley is the state's single most productive agricultural region and one of the most productive in the world, providing more than half of the fruits, vegetables and nuts grown in the US. About 6.5 million people live in the Central Valley today, and it is the fastest growing region in California. The California real estate boom that began in the late 1990s has significantly changed the Central Valley. Once distinctly and fiercely independent of Los Angeles and San Francisco, the area has seen increasing exurban development as the cost of living forces young families and small businesses further and further away from the coastal urban cores. Northern California cities like Stockton, Modesto, Tracy, Manteca, and Los Banos are increasingly dominated by commuters to San Francisco and Silicon Valley. Further integration with the rest of the state is likely to continue for the foreseeable future.

<http://www.stocktongov.com/default.html>

http://www.stocktongov.com/files/2011_Stockton_Community_Profile.pdf

<http://www.visitstockton.org/>

http://en.wikipedia.org/wiki/Stockton,_California

DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of the Capital One parcel (the “Property”), approximately ~3,400 square feet on ~1.44 acres located at 1233 East Charter Way, Stockton, CA 95205.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and

implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter

of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.

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www.cushmanwakefield.com



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