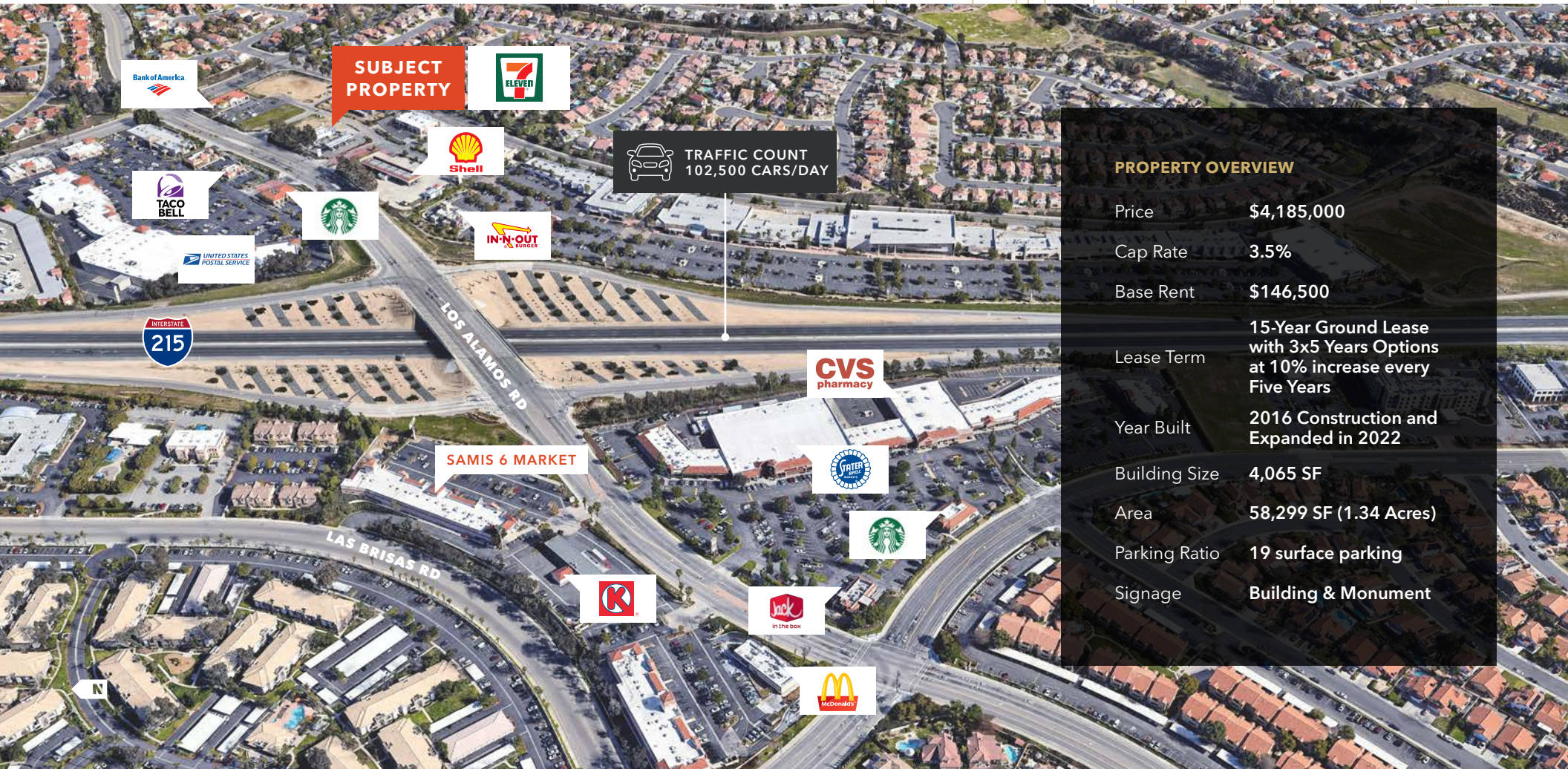




7-Eleven Single Tenant 15-Year Ground Lease

39566 LOS ALAMOS RD, MURRIETA, CA 92563

FOR SALE



PROPERTY OVERVIEW

Price	\$4,185,000
Cap Rate	3.5%
Base Rent	\$146,500
Lease Term	15-Year Ground Lease with 3x5 Years Options at 10% increase every Five Years
Year Built	2016 Construction and Expanded in 2022
Building Size	4,065 SF
Area	58,299 SF (1.34 Acres)
Parking Ratio	19 surface parking
Signage	Building & Monument

**Kidder
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Financial Analysis

LEASE SUMMARY

Tenant	7-Eleven
Commencement	March 4, 2022
Expiration	March 3, 2037
Lease Type	Ground Lease with Zero Landlord Responsibilities
Lease Terms	15 years with 3x5 years options
Base Rent	\$146,500
Rent Increases	10% every 5 years including Options
Property Taxes	Tenant pays directly
Insurance	Tenant pays directly
CAM	Tenant pays directly
Repair & Maintenance	Tenant pays directly
Roof & Structure	Tenant pays directly

RENT SCHEDULE

Years	Date	Monthly	Annual
1-5	3/4/2022-3/3/2027	\$12,208.34	\$146,500
6-10	3/4/2027-3/3/2032	\$13,429.17	\$161,150
11-15	3/4/2032-3/3/2037	\$14,772.09	\$177,265
16-20 (Option 1)	3/4/2037-3/3/2042	\$16,249.29	\$194,991
11-15 (Option 2)	3/4/2042-3/3/2047	\$17,874.22	\$214,490
16-20 (Option 3)	3/4/2047-3/3/2052	\$19,661.64	\$235,940

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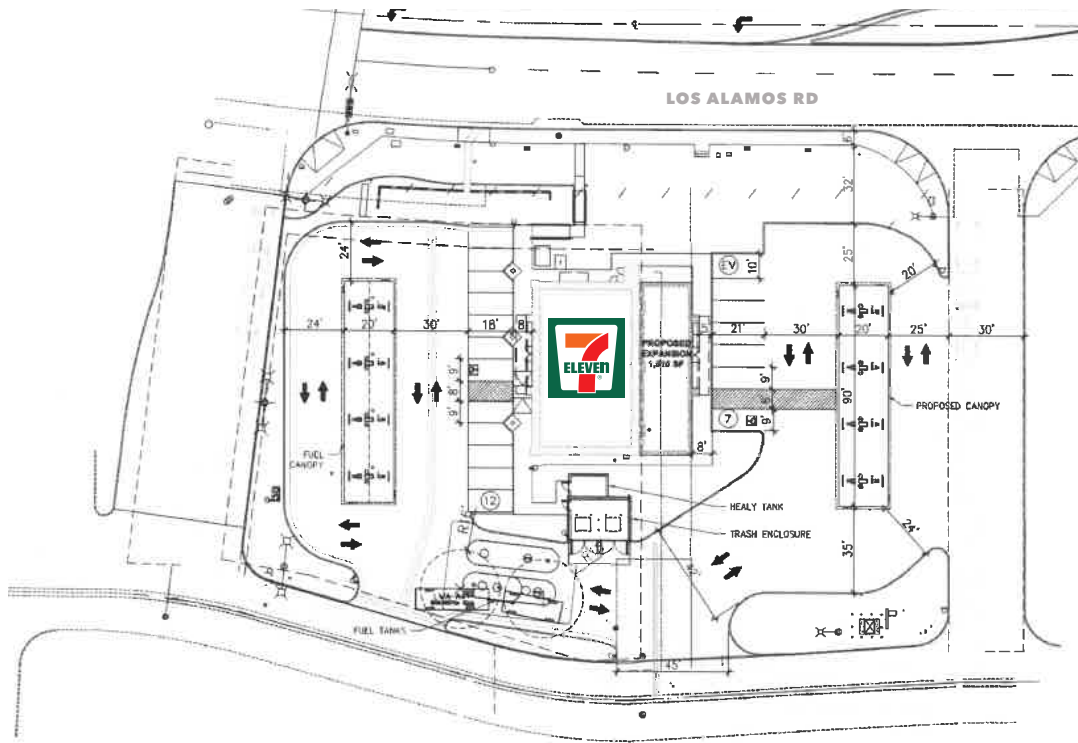


FOR SALE

7-Eleven

39566 LOS ALAMOS RD, MURRIETA, CA 92563

Site Plan



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Demographics

POPULATION

	1 Mile	3 Miles	5 Miles
2021 ESTIMATE	17,102	102,917	202,867
2026 PROJECTION	17,927	108,254	215,732
2010 CENSUS	16,163	93,726	171,592
GROWTH 2021 - 2026	0.95%	1.02%	1.24%
DAYTIME POPULATION	17,284	101,335	206,069
2021 MEDIAN AGE	33.5	34.6	34.2

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2021 ESTIMATE	5,236	32,475	61,968
2026 PROJECTION	5,451	33,919	65,335
2010 CENSUS	4,956	29,755	53,322
GROWTH 2021 - 2026	0.81%	0.87%	1.06%

2021 EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$97,149	\$110,623	\$117,608
MEDIAN HH INCOME	\$82,940	\$89,489	\$96,129
PER CAPITA INCOME	\$30,398	\$35,465	\$36,039
TOTAL BUSINESSES	539	3,925	8,385
TOTAL EMPLOYEES	5,774	31,975	71,222