



SAFeway SUPERMARKET

2550 Bell Road - Auburn, CA 95603

SAFEWAY - AUBURN, CA

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to present exclusively for sale the Safeway supermarket located at 2550 Bell Road in Auburn, CA. This deal includes an extremely high level performing Safeway, that is one of the largest food and drug retailers in the United States, providing for an excellent investment.

Sale Price

\$21,733,857

OFFERING SUMMARY

Cap Rate: 4.95%

NOI: *\$1,075,825

Price / SF: \$371.57

Guarantor: Corporate

*NOI is based on a 1.5% increase on 7/1/2023

BUILDING INFORMATION

Street Address: 2550 Bell Road

City, State, Zip: Auburn, CA 95603

County: Placer

Building Size: 58,586 SF

Land Size: 252,390 SQ. FT/5.7941 Acres

Parking Spaces: 188 Spots



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- This Safeway is the largest grocery store and national chain in the area
- This Safeway is performing at an extremely high level; the tenant rent-to-sales ratio at this location for 2022 was 1.95% and did \$939.92 PSF in sales
- Total spending on food and alcohol within a 5-mile radius of this property exceeds \$158M per year and is expected to increase to over \$186M by 2027
- Population growth is projected to exceed 8% through 2027 within a 5-mile radius of this property
- Safeway Inc., a subsidiary of Albertsons Companies, Inc. (NYSE: ACI). is headquartered in Boise, ID - Albertsons Companies is one of the largest food and drug retailers in the United States
- Albertsons Companies, Inc. operates under 20 well-known grocery store banners including: Albertsons, Safeway, Vons, Jewel-Osco, Shaw's, Acme, Tom Thumb, Randalls, United Supermarkets and Pavilions
- Albertsons Companies reported \$69.69 billion in the fiscal year of 2020, which is an 11.6% increase over the previous year (\$62.45 billion); In June of 2021, Moody's upgraded Albertsons Companies, Inc.'s and Safeway Inc.'s existing senior unsecured notes to Ba3 - Albertsons' probability and default rating was upgraded to Ba2
- Albertsons Companies is one of the largest retail employers in the United States today, providing approximately 270,000 jobs; Albertsons home delivery services are available in 11 of the top 15 U.S. markets today (Auburn, CA included)



SAFEGWAY

SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

Tenant:	Safeway
Building SF:	58,586 SF
NOI:	*\$1,075,825
Rent Per SF:	\$18.39
Lease Expiration:	6/30/2039
Lease Term:	16+ Years Remaining
Renewal Options:	8 x 5 Years
Rent Increases:	7.5% Every 5 Years Starting in 2029
Lease Type:	Absolute Net
Use:	Grocery / Drug Store
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Corporate

***NOI IS BASED ON A 1.5% INCREASE ON 7/1/2023**



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



RETAILER MAP



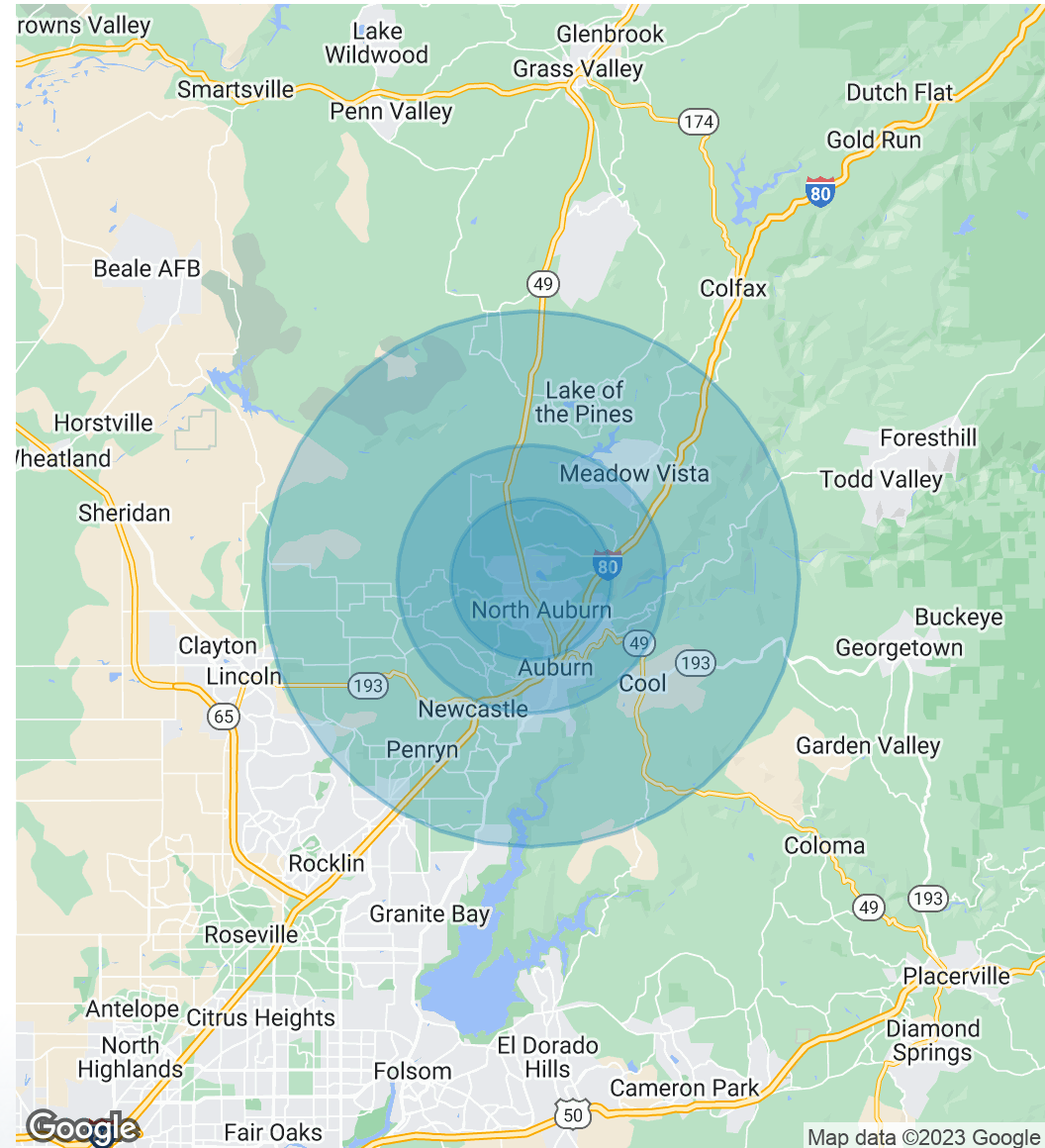
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,413	41,723	84,287
Average Age	47.3	48.5	49.2
Average Age (Male)	44.7	46.5	48.1
Average Age (Female)	48.6	50.0	50.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,509	16,708	32,939
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$94,698	\$100,333	\$115,103
Average House Value	\$468,461	\$502,604	\$569,388

TRAFFIC COUNTS

Quartz Dr	8,403 VPD
Bell Rd	35,113 VPD
Grass Valley Hwy	32,547 VPD





SAFEGWAY

SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Auburn, CA



Auburn State Recreation Area

AUBURN, CA

Auburn is a city in and the county seat of Placer County, California. The City of Auburn covers approximately 7.5 square miles on the western slope of the Sierra Nevada Range. At the crossroads of Interstate 80 and Highway 49, Auburn is the county seat of Placer County and an important retail trade center. It is located between Sacramento and Reno, Nevada, along Interstate 80. Auburn, California, in Placer county, is 15 miles NE of Roseville, California and 31 miles NE of Sacramento, California. Auburn is part of the Sacramento metropolitan area. The City of Auburn had a population of 13,856 as of July 1, 2022. Beautiful scenery mixes with rustic modernity that is unrivaled, making Auburn a great place to live and work.

The economy of Auburn, CA employs 6.37k people. The largest industries in Auburn, CA are Health Care & Social Assistance, Accommodation & Food Services, and Retail Trade. Principal employers include: Placer County Office of Education, Pride Industries, Help At Home Senior Care, Auburn Union School District and Placer County (Domes Offices) among the top. Proximity to Sacramento is beneficial for Auburn. Sacramento is not only California's state capital; it is a growing metropolitan region with the seventh largest world economy. Sacramento is widely regarded as the center of decision-making because of the Capitol and the many agencies that reside downtown. In addition, regional higher education institutions - Sacramento State University and the world-renowned UC Davis - offer opportunities for internships, technology transfer, and contribute substantially to the quality of the region's labor pool. Government and real estate-related industries are what Sacramento is known for, but there are thriving companies that comprise the health care, agriculture, clean technology, and education industries.

Auburn is also known as the 'Endurance Capital of the World' because it is home to the Auburn State Recreation Area which hosts several endurance events. Auburn is a lively and energetic city. It offers many opportunities for shopping and dining. Those who are interested in knowing the glorious history of the city can visit the museums or participate in historical walking tours that are available in Old Town. Auburn is home to some of the most challenging and historic endurance events on the planet, including the Auburn International Triathlon, the Tevis Cup Ride, and the Western States 100-mile Endurance Run and many other major events and activities in "the Endurance Capital of the World." Auburn also offers boutique-style shopping and excellent food, from craft pizza joints to alehouses. Farm-to-table and locally sourced products are emphasized, and the menus take advantage of the region's dozens of wineries and breweries. In fact, one of the best Auburn tourist attractions is the Wine and Ale Trail, which weaves through the area.

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



SAFEWAY



STARBUCKS COFFEE

Pharmacy

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