



7301 W Stockton Blvd | Sacramento, CA 95823



EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

- **Investment Grade Tenant** – JP Morgan Chase is an investment grade tenant with an S&P: A rating which provides an extremely secure corporate backing to the lease. Chase is currently the largest bank in the United States with \$3.66 Trillion in assets
- **Absolute NNN Lease** – This asset has 4 Years left in the base term on an absolute NNN lease giving an owner an ability to obtain a completely passive investment. The tenant is responsible for all expenses: taxes, insurance and roof and structure
- **Strong Rental Increase** – The option period has a unique rental increase of 14% which gives an investor immediate upside and an extra \$20,000 yearly in cash flow
- **Strong Deposits** – In 2022 this branch had over \$84,000,000 in deposits per the FDIC, which was a 10% increase from deposits in 2021
- **Excellent Retail Synergy** – Outparceled to a grocery-anchored shopping center, this Chase Bank neighbors other national tenants like Target, Starbucks, Davita, Popeyes, Taco Bell, Dunkin Donuts, and Goodwill
- **Strong Demographics** – With over 390,000 people in a 5 mile radius and a 1% population growth the last year in the area show a healthy growth market that is pertinent to any real estate investment
- **College Town** – Across the street from this investment is Cosumnes River College which has over 13,000 students



GROCERYOUTLET
Bargain Market



Dignity Health.
Methodist Hospital of Sacramento
162 Patient Beds



FLORIN HIGH SCHOOL
1,643 STUDENTS

ISABELLE JACKSON ELEMENTARY SCHOOL
839 STUDENTS

ANNA KIRCHGATER ELEMENTARY SCHOOL
740 STUDENTS

99 ± 160,000 VPD

COSUMNES RIVER BLVD ± 22,000 VPD

CRC LIGHT RAIL

COSUMNES RIVER COLLEGE
EST. 1970
15,180 STUDENTS

CHASE
SUBJECT PROPERTY



BRUCEVILLE RD ± 32,000 VPD

STOCKTON BLVD ± 7,830 VPD



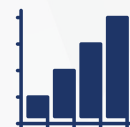
\$2,700,000

LIST PRICE



\$143,640

NOI



5.30%

CAP RATE



±0.83 AC

LOT SIZE

PROPERTY SUMMARY

Property Address	7301 W Stockton Blvd, Sacramento, CA 95823
Tenant Trade Name	Chase Bank
Lease Guarantor	Corporate
Type of Ownership	Fee Simple
Original Lease Term	15 Years
GLA	±4,270 SF
Lease Type	NNN
Lease Term Remaining	±4 Years
Rental Increase	14% In the Option Period
Options	One, 5-Year Option

ANNUALIZED OPERATING DATA

Term	Annual Rent	Monthly Rent
Current- May 30,2027	\$143,640	\$11,970
Option Period: May 31, 2027 - May 30,2032	\$163,800	\$13,650

FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
+1 (214) 550-0277
patrick.flanagan@matthews.com

TENANT PROFILE



HEADQUARTERS

New York, NY

YEAR FOUNDED

1799

WEBSITE

chase.com

LOCATIONS

4,700+

Chase Bank is a full-service bank with more than 4,700 branches and 16,000 ATMs. Its roots date back to 1799 in New York City when it was founded to supply drinking water to the city's population. A small provision in its charter allowed for banking operations with surplus capital, and within five months, it opened a bank as the Bank of Manhattan Company. In its long history, more than 1,200 institutions have come together to form the largest financial institution in the U.S. with \$2.6 trillion in assets worldwide. With a massive branch network and breadth of product offerings, Chase is often viewed as the country's signature banking institution. Customers can choose from a full range of banking services, including checking and savings accounts as well as CDs.



AREA OVERVIEW

SACRAMENTO, CA

As the capital of the world’s 5th largest economy, Sacramento is undergoing a transition, with technological and cultural developments breathing new life into the city. With a city population of approximately 530,000 residents, Sacramento is seeing a growth in population, especially young professionals who are drawn to the reasonable cost of living, abundant sunshine, and ethnic diversity. Sacramento beckons many visitors as well, due to its strategic location at the heart of the Central Valley, the metro area is at the forefront of the farm-to-fork movement. Residents have access to an abundance of fresh, locally sourced foods from nearby farms, wineries, and breweries.

ECONOMY

The growth of Sacramento’s economy has resulted in job growth that is evident in industries like technology, construction, and healthcare. Healthcare is a major industry in the city. Kaiser Permanente, Sutter Health, Dignity Health, and UC Davis Medical Center employ many Sacramento residents.

Sacramento’s economy has been fueled by recent job growth in leisure and hospitality. This tourism growth is largely due to Sacramento’s ability to host large events and conventions. Recently these large events have been professional sporting events, like the yearly cycling competition, the Amgen Tour of California, and the California International Marathon.



DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	193,180	408,316	798,947
2023 Estimate	185,120	390,438	765,780
2010 Census	166,994	347,208	687,601
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	58,429	125,345	287,710
2023 Estimate	55,983	119,628	275,519
2010 Census	50,501	105,117	246,334
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$85,048	\$89,477	\$95,624

TOURISM AND ATTRACTIONS

OLD SACRAMENTO WATERFRONT

The Old Sacramento Waterfront is a National Historic Landmark District and a State Historic Park that pays homage to the Gold Rush of 1849 in California. The 28-acre site not only features historical landmarks but also unique shopping and dining experiences and world-renowned museums. Wooden sidewalks and horse-drawn carriages add to the overall 19th century atmosphere of the area.

CROCKER ART MUSEUM

The Crocker Art Museum is a major cultural hub in the city of Sacramento. The museum has two wings: the Victorian house built in 1873, and the new Teal Pavilion, which opened in 2010. Popular artworks in the museum include a collection of California Impressionist art, German drawings, and many other contemporary and antique pieces.

ARDEN FAIR MALL

Located close to the Cal Expo fairgrounds and several hotels, Arden Fair Mall offers over 165 retail and dining amenities. The bright and spacious mall includes stores such as Macy's, JCPenney, and Sears and restaurants such as BJ's Restaurant and Brewhouse, Gen Korean BBQ, and Seasons 52.

DOCO

Located at the heart of downtown Sacramento, Sacramento's Downtown Commons (DOCO) is the newest shopping experience in the area. DOCO features the Golden 1 Center, home of the Sacramento Kings, and several shopping and dining experiences, including Macy's, Urban Outfitters, Echo & Rig, Yard House, and many more. It also features movie theatres, a 24-Hour Fitness, and several hotels for visitor lodging.



AREA MAP



DOWNTOWN SACRAMENTO

±11 MILES

SUBJECT PROPERTY

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7301 W Stockton Blvd, Sacramento, CA 95823** ("Property"). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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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 Owner 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 of this Offering Memorandum.



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