

# FOR SALE



OFFERING MEMORANDUM  
2933 65<sup>TH</sup> STREET, SACRAMENTO, CA 95817

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### Steve Park

DRE: 01472232

Tel: 916.677.8114

[steve.park@tricommercial.com](mailto:steve.park@tricommercial.com)

### Ed Benoit

DRE: 00992841

Tel: 916.677.8124

[ebenoit@tricommercial.com](mailto:ebenoit@tricommercial.com)

532 Gibson Drive, Suite 200  
Roseville, CA 95678

### Vern Park

DRE: 00920944

Tel: 916.576.3701

[vern@sprg.com](mailto:vern@sprg.com)



2255 Watt Avenue, #160  
Sacramento, CA 95825





# LOCATION AERIAL

2933 65TH STREET, SACRAMENTO, CA 95817



West Bound – 207,000 ADT



East Bound – 211,000 ADT



65th St

4th Ave

35,000 ADT



Broadway




# EXECUTIVE SUMMARY

2933 65TH STREET, SACRAMENTO, CA 95817

LOCATION:	2933 65th Street Sacramento, CA 95817
OFFERING PRICE:	\$4,900,000.00
CURRENT OCCUPANCY:	100%
TOTAL CONVENIENCE STORE AREA:	±1,790 SF
FUEL ISLAND CANOPY:	±1,664 SF
TOTAL LAND AREA:	25,835 SF (0.59 Acres)
APN:	015-0031-033-0000
PARKING SPACES:	21 Free
ACCESS:	<ul style="list-style-type: none"><li>• North/South – 65th Street</li><li>• East/West – Hwy 50</li></ul>
INGRESS/EGRESS:	Signalized Intersection at 65th Street & 4th Street <ul style="list-style-type: none"><li>• North/South – 65th Street</li><li>• East/West – 4th Street</li></ul>
TRAFFIC COUNTS:	35,000 ADT (65th Street & 4th Ave)
YEAR BUILT:	1968; renovated in 2015
ZONING:	C-2-TO, General Commercial / Transit Overlay

## INVESTMENT HIGHLIGHTS

- Nationally Recognized Tenant – ARCO ampm 
- Located along a major arterial within the mature Tahoe Park neighborhood
- High Density, High Traffic Location with over 35,000 cars per day passing in front of the Gas Station on 65th Street
- Extremely Accessible Retail Location at the SE corner of 65th Street and 4th Street
- New Student Housing complex for Sacramento State University Sacramento adjacent to site



# TENANT INFORMATION

2933 65TH STREET, SACRAMENTO, CA 95817

**andevor**  Andeavor has joined Marathon Petroleum Corp. (NYSE: MPC) to become a leading U.S. refining, marketing and midstream company. Andeavor has approximately 3,300 retail stations in 18 U.S. States marketed under well-known brands, including ARCO, SUPERAMERICA, Shell, Exxon, Mobil, Conoco, Tesoro, USA Gasoline and Giant. The company also owns SuperMom's, a high-quality bakery and commissary and operated convenience stores under Giants and Howdy's brands.

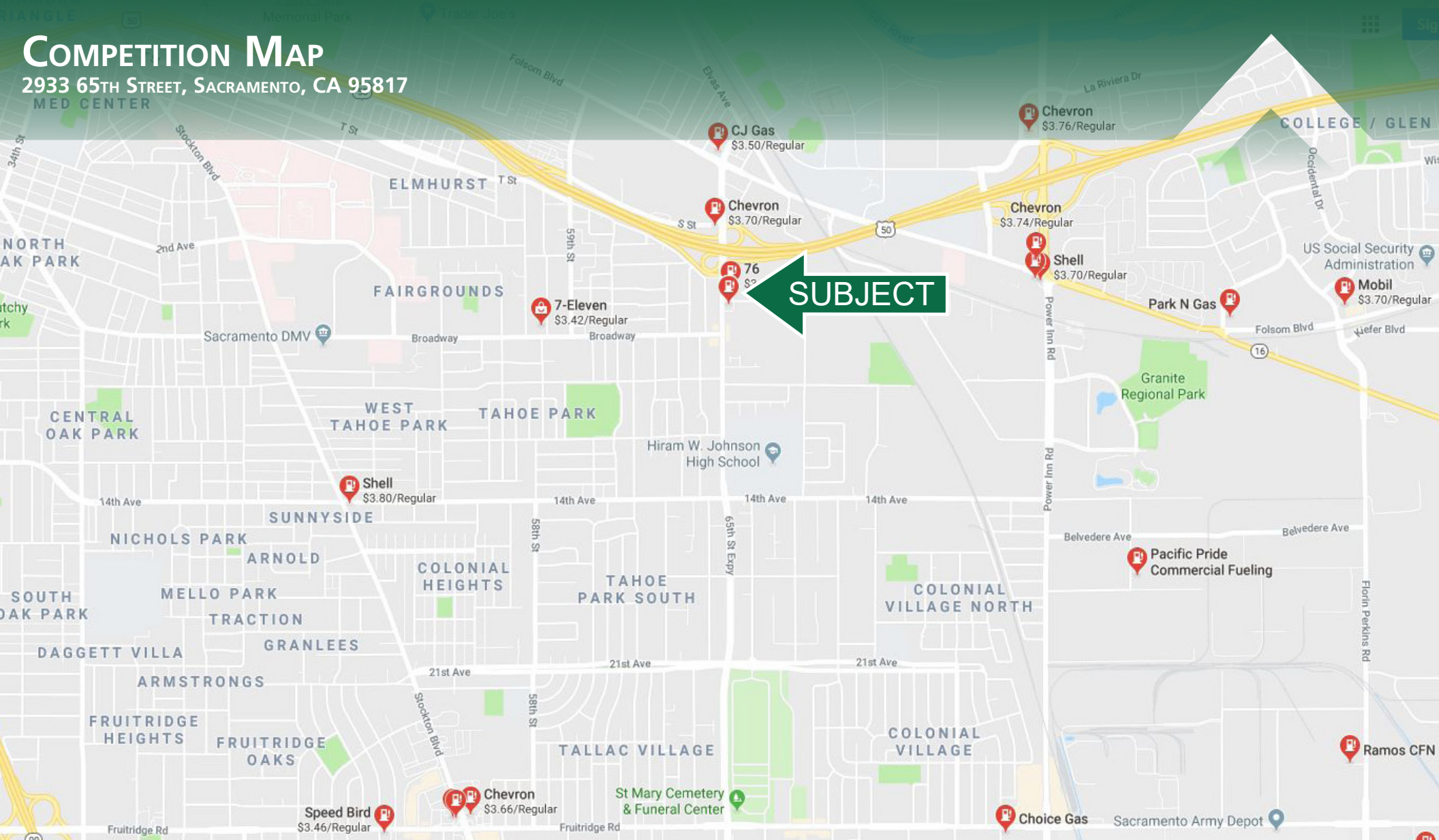


Marathon Petroleum Corporation (NYSE: MPC) is a leading integrated downstream energy company headquartered in Findlay, Ohio. The company operates the nation's largest refining system with over 3 million barrels per day of crude oil capacity across 16 refineries. MPC's marketing system includes approximately 7,800 branded locations across the United States, including approximately 5,600 Marathon brand retail outlets. Speedway LLC, an MPC subsidiary, owns and operates approximately 4,000 retail convenience stores across the United States. MPC also owns the general partner and majority limited partner interest in two midstream companies, MPLX LP (NYSE: MPLX) and Andeavor Logistics LP (NYSE: ANDX), which own and operate gathering, processing, and fractionation assets, as well as crude oil and light product transportation and logistics infrastructure. Earning for 2017 are reported at \$3.43 billion.



# COMPETITION MAP

2933 65TH STREET, SACRAMENTO, CA 95817  
MED CENTER



Brand	Type	Distance (miles)	Price – Reg Unleaded (April 2019)
ARCO ampm	c-store	Subject	\$3.36
Union 76	c-store	NEC	\$3.65
Chevron	c-store	0.20 miles north	\$3.70
Unbranded	Service Station with Bays	0.45 miles north	\$3.50
7-Eleven	c-store	0.60 miles southwest	\$3.42
Chevron	Under food canopy with car wash	1.00 mile east	\$3.74
Shell	c-store	1.00 mile east	\$3.70



# FINANCIAL OVERVIEW

2933 65TH STREET, SACRAMENTO, CA 95817

	2018	2017	2016	2015
FUEL SALES	\$9,470,170	\$8,066,311	\$6,811,161	\$7,376,923
CONVIENCE STORE SALES	\$1,723,049	\$1,723,049	\$1,391,147	\$1,252,990
TOTAL SALES	\$11,193,219	\$9,716,419	\$8,202,308	\$8,629,913
EBITDA	\$607,244	\$537,302	\$428,276	\$418,246
FUEL SALES QUANTITY	2,996,246	3,036,246	2,924,512	2,690,690
FUEL SALES MARGIN (\$/GALLON)	\$0.204	\$0.205	\$0.208	\$0.226
CONVIENCE STORE MARGIN (%)	33.12%	33.15%	35.52%	28.11%



# DEMOGRAPHICS

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Arden-Arcade

## SUMMARY WITHIN 3-MILE (2018)



POPULATION:  
151,001



HOUSING UNITS:  
62,479



AVERAGE HOUSEHOLD INCOME:  
\$86,542



DAYTIME POPULATION:  
146,267



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