



4140 NORTHGATE BOULEVARD AND TANDY DRIVE | SACRAMENTO, CA

OFFERING MEMORANDUM



* Adjacent Dutch Bros also available – contact broker for details

EXCLUSIVELY OFFERED BY:

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NET LEASE INVESTMENTS



SOUTH VIEW

SACRAMENTO

ERICKSON INDUSTRIAL PARK

JOHNSTON BUSINESS PARK

FAIRBANKS ELEMENTARY SCHOOL
~402 STUDENTS

STRAUCH ELEMENTARY SCHOOL
~593 STUDENTS

RIO TIERRA JUNIOR HIGH SCHOOL
~468 STUDENTS

NATOMAS / NORTHGATE INDUSTRIAL SUBMARKET
~12.7 Million Square feet, with ~3.1 Million under construction and 95.5% occupancy rate

142,800  CARS PER DAY

36,000  CARS PER DAY





EXECUTIVE SUMMARY

TENANT:	7-Eleven, Inc.
LOCATION:	4140 Northgate Boulevard and Tandy Drive, Sacramento, CA 95834
APN:	237-0031-049-0000
BUILDING SIZE:	~3,028 square feet
LAND SIZE:	~0.94 acres
YEAR BUILT:	2020
LEASE COMMENCEMENT:	March 1st, 2021
LEASE EXPIRATION:	April 30, 2036
OPTIONS:	Three (3) x five (5) year
RENT ADJUSTMENT:	10% increase every 5 years
LEASE TYPE:	Absolute NNN



BRAND NEW CONSTRUCTION
15 YR
 ABSOLUTE NNN LEASE



6TH LARGEST CITY
 IN CALIFORNIA



HIGH TRAFFIC LOCATION
36K+ ADT
 FOR NORTHGATE BLVD



EXCEPTIONAL DEMOGRAPHICS
261,520K+
 RESIDENTS 5 MILE RADIUS



FIXED RENTAL INCREASES
10%
 EVERY 5 YEARS



PRICE
\$7,111,111



CAP RATE
4.50%





NOI
\$320,000

SOUTHWEST VIEW

WEST SACRAMENTO

 **NATOMAS CORPORATE CENTER**

 **SOUTH NATOMAS COMMUNITY CENTER**

 **NATOMAS HIGH SCHOOL**
~1035 STUDENTS



ROSS DRESS FOR LESSSM **Rubio's** FRESH MEXICAN GRILL **STAPLES**
Walmart Save money. Live better. **REGAL** **Starbucks**
HOOTERS **DEL TACO** **Applebee's**
NATOMAS MARKETPLACE **IN-N-OUT BURGER**

142,800  CARS PER DAY

36,000  CARS PER DAY



BED BATH & BEYOND **OLD NAVY**
verizon **TARGET**
TJ-maxx **BevMo!**
CVS pharmacy **BEST BUY**
Burlington Coat Factory **BARNES & NOBLE**
Michaels **Starbucks** **PANDA EXPRESS**
Where Creativity HappensSM



TACO BELL **McDonald's** **IHOP RESTAURANT** **Carl's Jr.**

U-HAUL

Fry's ELECTRONICS

7-ELEVEN

DUTCH BROS Coffee

SUBWAY

Wendy's





INVESTMENT HIGHLIGHTS

BRAND NEW 2020 CONSTRUCTION

NORTHGATE BLVD - HIGH SALES / UNDERSERVED RETAIL CORRIDOR

Adjacent to the #1 sales volume Wendys in Sacramento with limited retail and high barriers to entry

LOCATED AT MAIN FREEWAY ON/OFF RAMP SERVICING THE NATOMAS / NORTHGATE INDUSTRIAL SUBMARKET

-12.7 Million Square feet, with -3.1 Million under construction and a healthy 95.5% occupancy rate

RARE CALIFORNIA ABSOLUTE NNN 15-YEAR 7-ELEVEN LEASE

CORPORATE GUARANTEE BY INVESTMENT GRADE TENANT S&P Rated AA- (Stable)

10% RENT INCREASES EVERY 5 YEARS: Provides a hedge against inflation

EXCELLENT RETAIL DEMOGRAPHICS

Population of 261,520 within a 5-mile radius. Average household income \$79,049

HIGH TRAFFIC AREA:


- Located on Northgate Boulevard with Average Daily Traffic volume of approximately 36,000
- Just north of Interstate 80 with Average Daily Traffic Volume of 142,800




NORTHWEST VIEW



 **SACRAMENTO INTERNATIONAL AIRPORT**

 **Inderkum High School**
~2,115 STUDENTS

 **NATOMAS PARK ELEMENTARY SCHOOL**
~960 STUDENTS

Raley's **FIVE GUYS**
BURGERS and FRIES
KOHL'S **dressbarn**
Marshalls **COLD STONE**
9ROUND **Little Caesars** **goodwill** **Carl's Jr.**
30 MIN KICKBOX FITNESS

NATOMAS / NORTHGATE INDUSTRIAL SUBMARKET
~12.7 Million Square feet,
with ~3.1 Million under
construction and 95.5%
occupancy rate

142,800 
CARS PER DAY

36,000 
CARS PER DAY

U-HAUL

enterprise
rent-a-car

DUTCH BROS
Coffee

7-ELEVEN

Fry's
ELECTRONICS

SUBWAY

Wendy's

EAST VIEW



PROPERTY RENDERINGS



PROPERTY RENDERINGS



View from Northgate Blvd



View from Tandy Way

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.

Image ID: 13897



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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 - 2019



DAYTIME POPULATION

131K+

3 MILE RADIUS



AVERAGE HH
INCOME

\$76K+

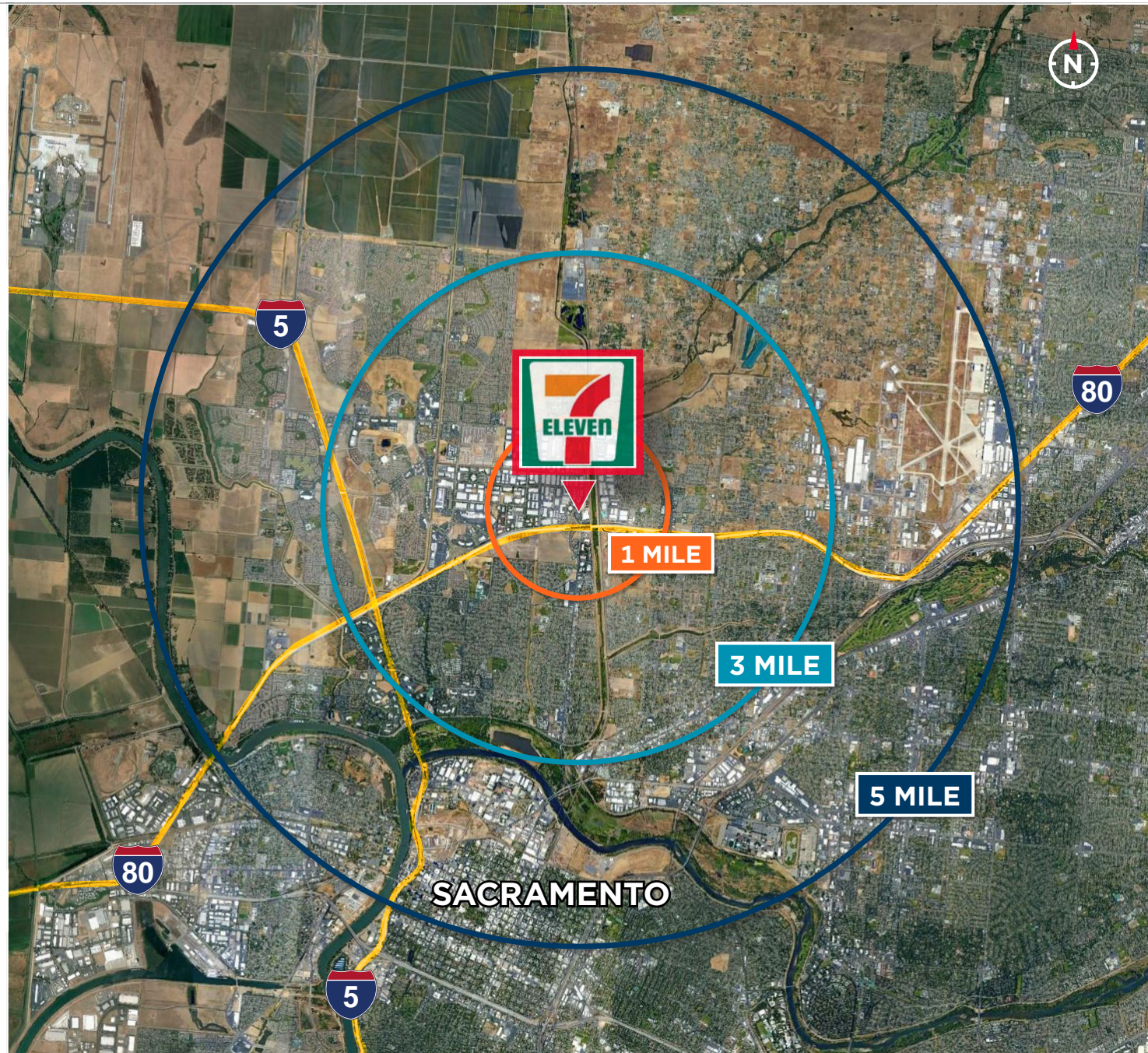
3 MILE RADIUS

DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
9,905	131,132	261,520

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$66,889	\$76,310	\$79,049



SACRAMENTO, CALIFORNIA

Sacramento is the capital city of California and the seat and largest city of Sacramento County. Located at the confluence of the Sacramento River and the American River in Northern California's Sacramento Valley, Sacramento's estimated 2019 population of 513,625 makes it the sixth-largest city in California and the ninth-largest capital in the United States. Sacramento is the seat of the California Legislature and the Governor of California, making it the state's political center and a hub for lobbying and think tanks. Sacramento is also the cultural and economic core of the Sacramento metropolitan area, which at the 2010 census had a population of 2,414,783, making it the fifth largest in California.

Sacramento is the fastest-growing major city in California, owing to its status as a notable financial center on the West Coast and as a major educational hub, home of California State University, Sacramento and University of California, Davis. Similarly, Sacramento is a major center for the California healthcare industry, as the seat of Sutter Health, the world-renowned UC Davis Medical Center, and the UC Davis School of Medicine, and notable tourist destination in California, as the site of the California Museum, the Crocker Art Museum, the California State Railroad Museum, the California Hall of Fame, the California State Capitol Museum, and the Old Sacramento State Historic Park. Sacramento International Airport, located northwest of the city, is the city's major airport. Sacramento is known for its evolving contemporary culture, dubbed the most "hipster city" in California. In 2002, the Harvard University

Civil Rights Project conducted for Time magazine named Sacramento "America's Most Diverse City".

Sacramento is a prime location and compelling choice for businesses. Its geography, qualified workforce, lower cost of living, access to government and education, quality of life, amenities and culture are all key ingredients that make Sacramento the place to be. Sacramento is not only California's state capital; it is a growing metropolitan region with the seventh largest world economy. It is the largest city in a six-county region, serving a population greater than 500,000 in the city and nearly 2.5 million people in the region. Continued public and private investment is evident in many of the City's commercial corridors and opportunity sites.



SACRAMENTO, CALIFORNIA

Just as it was in the gold rush days, Sacramento is a transportation hub, served by an air cargo airport, an international airport, a deep-water shipping port, two major Interstate freeways, freight and passenger rail lines, and an extensive regional commuter bus and light-rail system. Sacramento is closer to Lake Tahoe than any other California metropolitan area and has exceptional proximity to the legendary Napa Valley wine country, and in close distance to national parks and seashores.

Sacramento itself is a cultural and recreational destination, with an orchestra, professional opera and ballet companies, numerous performing arts venues, a lively museum community including the oldest art museum west of the Mississippi River, professional sports, and endless opportunities for sporting and recreation activities. Sacramento's high contentment quotient will sit very well with your employees - and with you.

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. Additionally, The Sacramento region also has five community colleges, several private institutions of higher education, and more than 160 vocational and training programs.

<https://www.cityofsacramento.org/>

<https://www.visitsacramento.com/>

<https://www.saccounty.net/Pages/default.aspx>

<https://metrochamber.org/>

https://en.wikipedia.org/wiki/Sacramento,_California

<https://www.sacbee.com/news/local/article148080179.html>

DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of 7-Eleven, Inc. parcel (the “Property”), approximately 3,028 ± square feet on 0.94± acres located at 4140 Northgate Boulevard, Sacramento, CA 95834.

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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