



FOR SALE



STOCKTON, CA

81.4 Miles
San Francisco
75.4 Miles
San Jose

7-ELEVEN | \$4,330,000 | 15 YEAR NNN | 10% INCREASES EVERY 5 YEARS

OFFERING MEMORANDUM

601 Carolyn Weston Blvd,
Stockton, CA 95206

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beta.

OFFERING SUMMARY



LOCATION

601 Carolyn Weston Blvd, Stockton, CA 95206

OFFERING SUMMARY

Asking Price	\$4,330,000
Subtype	Convenience Store, Gas Station
Investment Sub Type	Fee Simple
Lease Type	NNN
Tenancy	Single
Lease Term	15 years
Lease Expiration	10/31/2037
Square Footage	3,060
Price/Sq Ft	\$1,415.03
Occupancy	100%
NOI	\$210,000
Year Built	2022
Parking (spaces)	14
Gas Pumps	5
APN	164-220-190-000
Ground Lease	No
Property Type	Retail
Investment Type	Net Lease
Class	A
Tenant Credit	Credit Rated, Corporate Guarantee
Brand/Tenant	7-Eleven
Lease Commencement	11/01/2022

Remaining Term	13.5 years
Net Rentable (sq ft)	3,060
Cap Rate	4.85%
Occupancy Date	11/01/2022
Units	77,000
Lot Size (sq ft)	38,254
Rent Bumps	10% Every 5 Years
Broker Co-Op	Yes
Lease Options	(4) 5-Year
Ownership	Fee Simple NNN Lease



MARKETING DESCRIPTION



Beta Agency is pleased to offer exclusively for sale the 7-Eleven gas station and C-store located at 601 Carolyn Weston Blvd. in Stockton, CA (Marketplace at Weston Ranch). The 15-year lease is guaranteed by 7-Eleven, Inc. (Corporate) which has an investment grade credit rating of "A". There are four (4) 5-year options with 10% rental increases throughout the base term and option periods. The property was developed in 2022 leaving 13.5 years on the primary term of the lease. The subject property is located on a 0.88 Acre lot. There are 5 pumps and 10 fueling positions on the property. The property has a total of 14 dedicated parking spaces.

The subject 7-Eleven is part of a larger retail development with neighboring retailers including Chipotle, McDonald's, Starbucks, Quick Quack Car Wash and a 120 Unit Townhome Community planned for development in the rear. The subject property benefits from being within immediate proximity to the 5 Freeway on/offramp at Carolyn Weston Blvd. To the West of the 5 Freeway, this center aside from the Food 4 Less across the street is the only commercial/retail in the neighborhood (Weston Ranch).

7-Eleven, Inc. is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese company Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an ice house storefront in Dallas. It was named

Tote'm Stores between 1928 and 1946. After Ito-Yokado, a Japanese supermarket chain and the parent company of Seven-Eleven Japan, acquired a 70% stake in the company in 1991, the company became a wholly-owned subsidiary of Seven-Eleven Japan in November, 2005.

7-Eleven operates, franchises and licenses 84,500 stores in 19 countries and territories as of January 2024. While operating under its namesake brand globally, within the United States it operates as 7-Eleven nationally, as Speedway nationally but mostly in the Midwest & East Coast and as Stripes Convenience Stores within the West South Central United States. Both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several markets. 7-Eleven also operates A-Plus locations with the name licensed from owner and fellow Dallas-Fort Worth metroplex-based Energy Transfer Partners though most of these stores have since been rebranded as standard 7-Eleven stores.



INVESTMENT HIGHLIGHTS



15 Year NNN Lease (Zero Landlord Obligations)

Fee Simple Investment Offering (Land & Building Included)

10% Increases Every 5 Years

Four (4) 5-year Options

Qualifies for 60% Bonus Depreciation (Accelerated Depreciation)

Low In Place Rent of \$210,000 Annually

5 Pumps, 10 Fueling Positions

0.88 Acre Lot Size

Corporate Guarantee

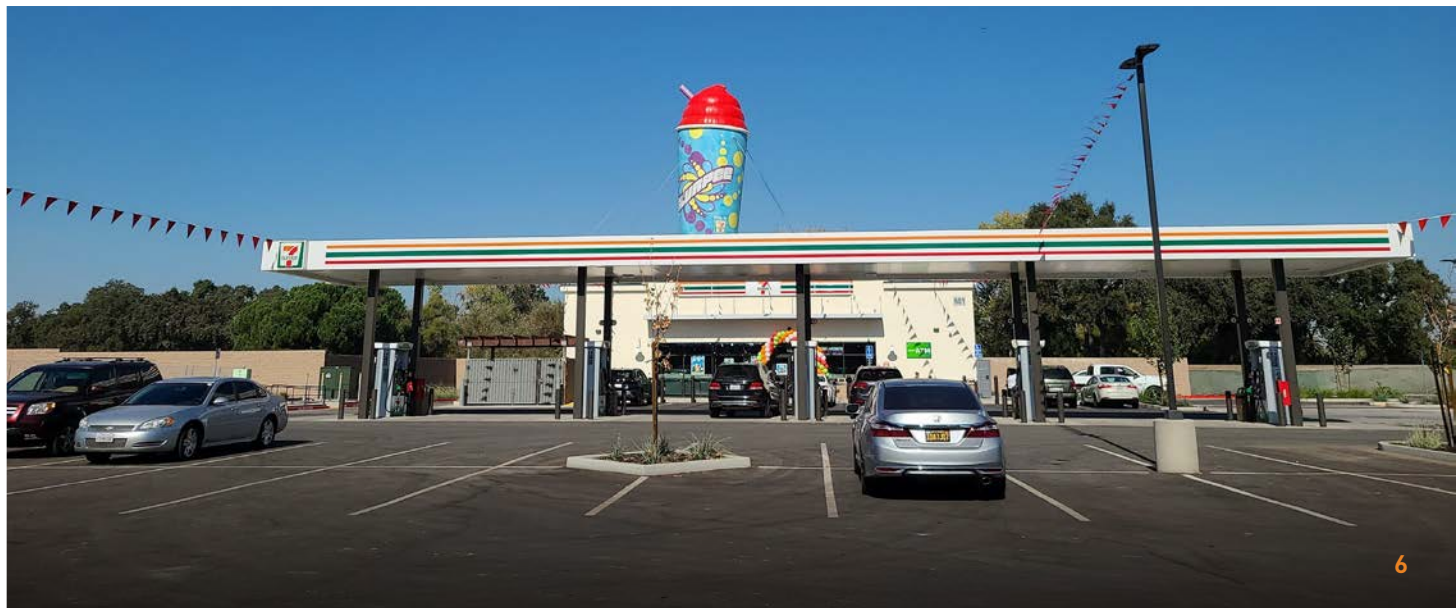
Investment Grade Credit Rating of "A"

Adjacent Retailers: Chipotle, Starbucks, McDonald's, Quick Quack Car Wash
(Marketplace at Weston Ranch)



LOCATION MAP

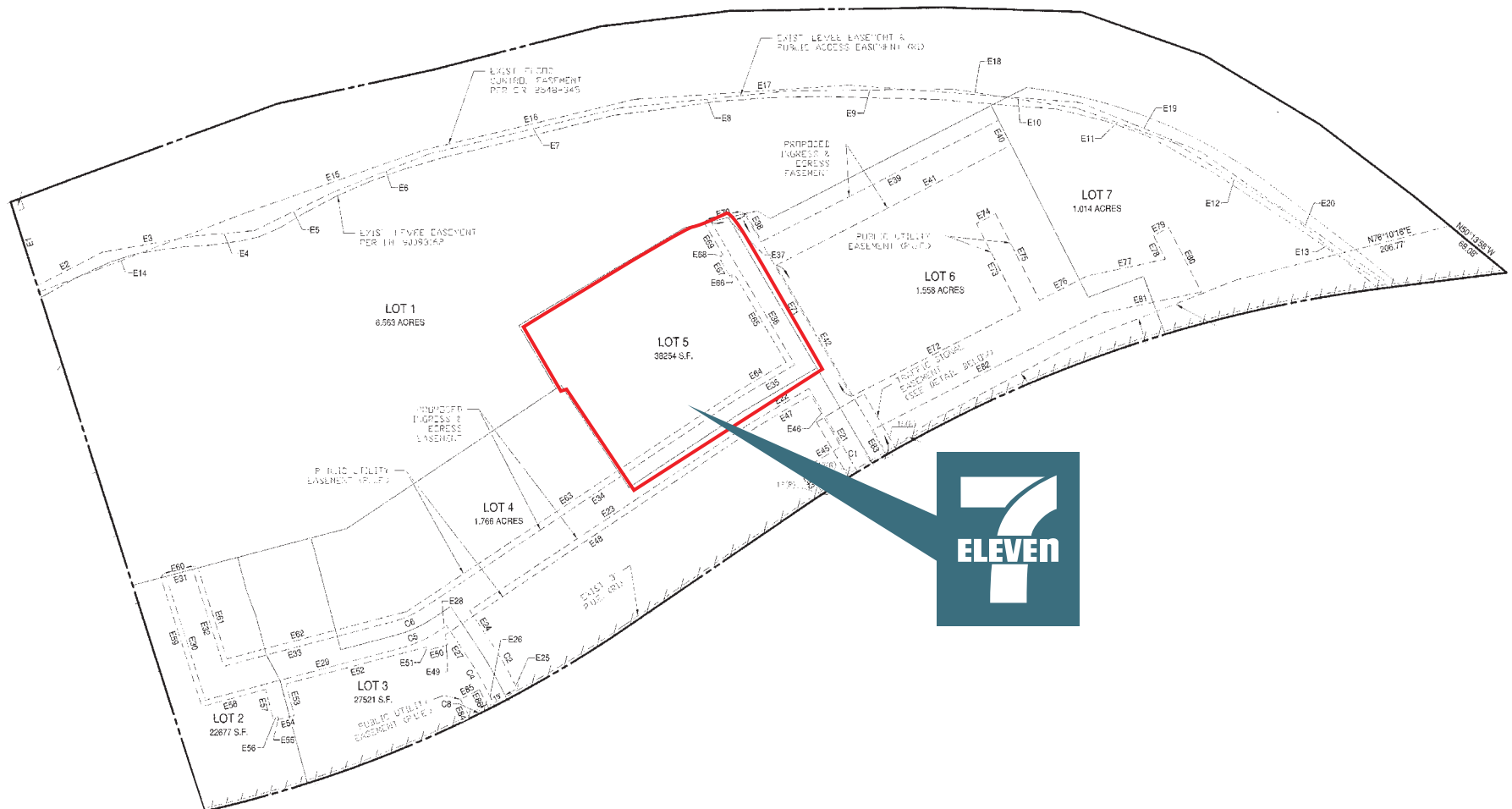




SITE PLAN



PARCEL PLAN



DEMOGRAPHIC INSIGHTS



DEMOGRAPHICS INSIGHTS

POPULATION	1-MILE	3-MILES	5-MILES
2028 Projection	20,108	83,412	172,335
2023 Estimate	18,990	79,501	171,262
2020 Census	18,386	78,121	171,882
Average Household Income	\$97,776	\$84,951	\$86,996

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2028 Projection	5,129	21,268	49,372
2023 Estimate	4,827	20,176	49,239
2020 Census	4,620	19,260	49,008

RACE AND ETHNICITY	1-MILE	3-MILES	5-MILES
White	3,052 16.1%	12,142 15.3%	40,055 23.4%
Hispanic or Latino	9,077 47.8%	45,978 57.8%	98,800 57.7%
Black or African American	3,270 17.2%	11,951 15.0%	20,301 11.9%
Asian	4,797 25.3%	15,614 19.6%	25,125 14.7%
American Indian or Alaska Native	288 1.5%	1,432 1.8%	3,284 1.9%
Hawaiian or Pacific Islander	157 0.8%	464 0.6%	918 0.5%
Other Race	5,145 27.1%	28,368 35.7%	57,991 33.9%



171,262
Population (5-Miles)



12,824
College Graduates (5-Miles)



\$86,996
Avg. Household Income (5-Miles)

DEMOGRAPHIC INSIGHTS

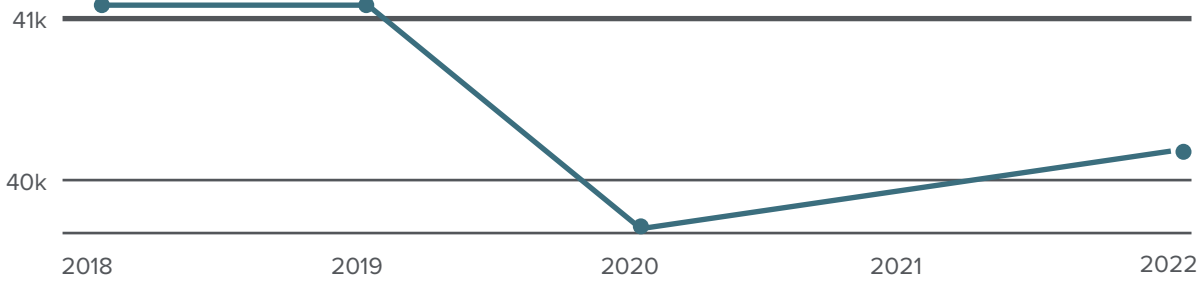
40.1k

0%

Compared to 39.8k in 2021

-2%

Compared to 41k in 2018



DEMOGRAPHIC INSIGHTS



\$82.3k
Median Income



\$73.8K
2028 Estimate



-10%
Growth Rate



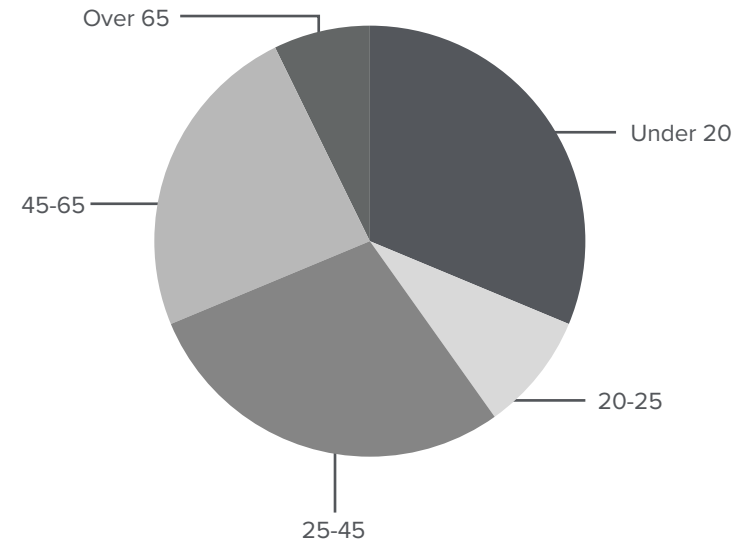
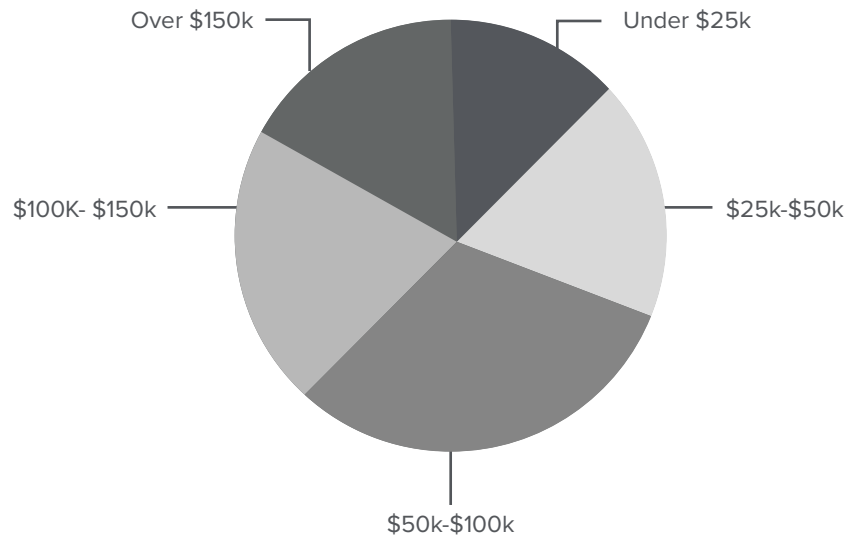
32
Median Age



31
2028 Estimate



-4%
Growth Rate

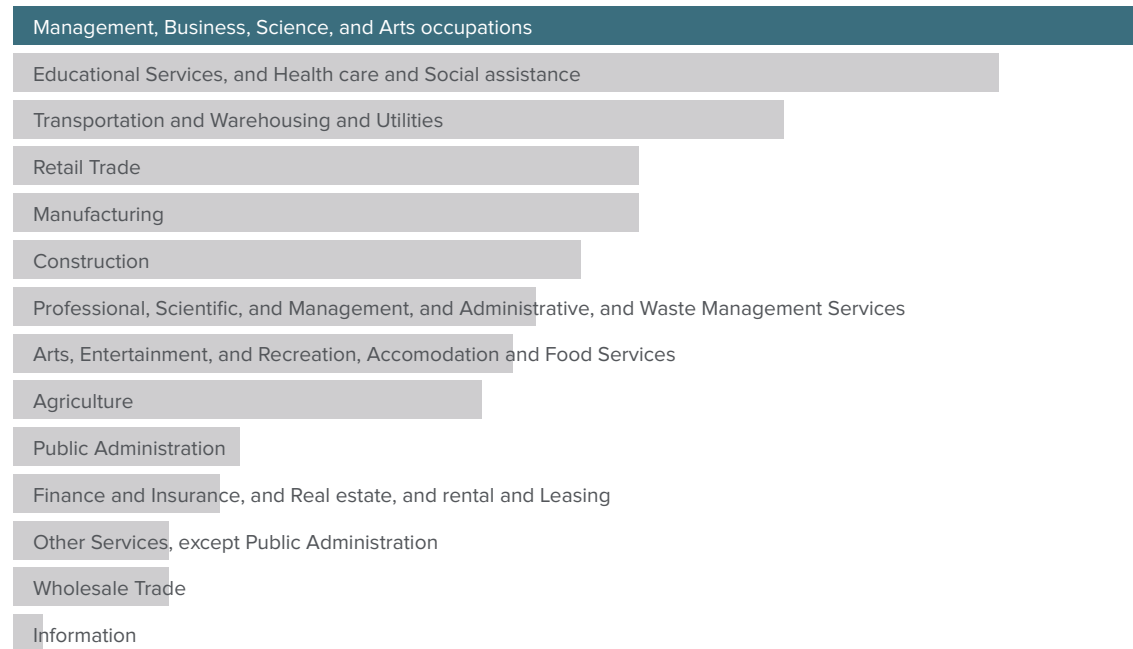


DEMOGRAPHIC INSIGHTS



30.7k

Top Employment Categories



13:1

28:1 predicted by 2028



1:2

1:1 predicted by 2028



TENANT OVERVIEW



7-ELEVEN TENANT PROFILE

Company Type	Subsidiary
Locations	13,000+
Parent	Seven & I Holdings Co., Ltd.
2023 Employees	84,154
2023 Revenue	\$84.98 Billion
2023 Net Income	\$2.02 Billion
2023 Assets	\$75.91 Billion
2023 Equity	\$25.00 Billion
Credit Rating	S&P: AA-

Company Overview:

7-Eleven is the world's largest convenience store chain and was founded in 1927 in Dallas, Texas. 7-Eleven, Inc. is the U.S. subsidiary of the international chain that operates, franchises, and licenses over 69,000 stores in 18 countries. 7-Eleven, Inc. stands as a leader in the convenience retail sector, known for revolutionizing the concept of quick-service convenience stores. Headquartered in Irving, Texas, 7-Eleven operates, franchises, and licenses over 13,000 stores throughout the United States and Canada. Beyond the flagship 7-Eleven stores, the company also manages and franchises a suite of popular brands including Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken and Biscuits.

Products and Services:

Renowned for its signature products such as Slurpee, Big Bite, and Big Gulp, 7-Eleven's product portfolio has evolved to include a variety of fresh, high-quality food offerings like sandwiches, salads, side dishes, and protein boxes, along with pizza, chicken wings, and mini beef tacos. The company also offers an extensive range of private-label products under the 7-Select brand, featuring both healthier options and indulgent treats at competitive prices. In addition to being the world's largest convenience store chain, 7-Eleven is also one of the nation's largest independent gasoline retailers.

Customer Engagement and Services:

7-Eleven emphasizes customer engagement through its 7Rewards loyalty program, which boasts over 80 million members. Customers can conveniently order through the 7NOW delivery app, which services more than 2,000 cities, or benefit from 7-Eleven's comprehensive suite of services that includes bill payment, self-service lockers, and other practical amenities.

AREA OVERVIEW

The City of Stockton is located in the center of California’s San Joaquin Valley. Stockton is located about 80 miles east of the San Francisco Bay Area and 40 miles south of Sacramento, the Capital of California. Stockton is well-connected by major highways such as I-5 and SR-99. The City of Stockton had a population of 321,819 as of 2022. One of the oldest cities in the State of California, Stockton was founded in 1849 and incorporated in 1850. Stockton is the 13th largest city in California and the 63rd largest city in the United States. Stockton has a unique blend of lifestyle opportunities, affordable and quality housing, abundant recreation, cultural events, and exceptional educational facilities.

Stockton has a diverse community of a large skilled and semi-skilled workforce with an affordable wage structure. Key employers of the city are St. Joseph’s Medical Center, Stockton Unified School District, City of Stockton, Kaiser Permanente, San Joaquin Delta College, University of the Pacific and Lincoln Unified School District. The city of Stockton has two shopping malls, located adjacent to each other: Weberstown Mall and Sherwood Mall. The Port of Stockton is also a crucial economic driver, providing logistics and warehousing services to various industries.

The City encompasses nearly 62 square miles and is surrounded by the fertile lands of the San Joaquin Valley and is home to the furthest inland deep water seaport in California, a crucial economic driver, providing logistics and warehousing services to various industries. The City has a diversified economic base as a regional center for commerce, both in agricultural and manufacturing export trade activities.

Stockton is actively revitalizing its downtown area, with numerous commercial and residential projects aimed at increasing economic activity and attracting businesses. There is a new development underway in each corner of the district. The city is also focusing on sustainable development, with plans to enhance transportation infrastructure, public spaces, and affordable housing options

Summary:

Stockton’s strategic location, diverse economy, and growing sectors make it an attractive destination. Its logistics infrastructure, combined with expanding healthcare and education sectors, offers stability and growth potential. Future developments and an emphasis on urban revitalization are expected to boost the city’s real estate market in the coming years.



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