GROCERY OUTLET
bargain market

Net-Leased Investment at Gateway to Yosemite, CA

San Francisco Capital Advisors

Oakhurst **Grocery Outlet**

GROCERY OUTLET bargain market

Below-market net lease with rising income

Low building price per square foot

Yosemite proximity

International tourist destination

Outdoor recreation and lifestyle

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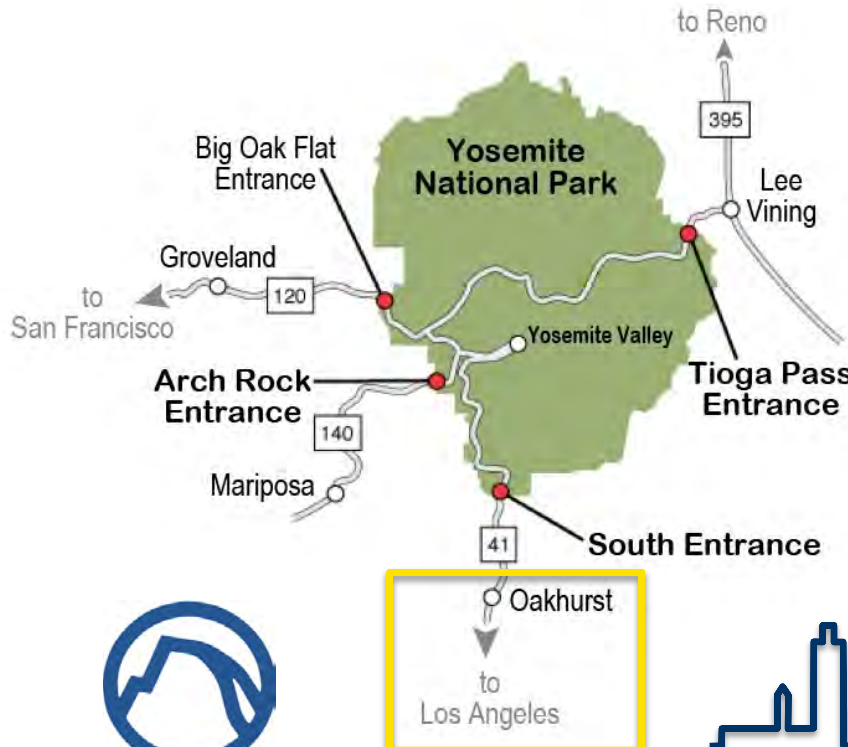
Location Map

YOSEMITE
NATIONAL PARK



Summary

Oakhurst Grocery Outlet

Net-Leased Asset at Bargain Price Per Square Foot

HIGHLIGHTS

The best investments are priced at a discount, have durable and rising income from a successful tenant, plus strong current demand characteristics and prospects. Exactly matching these attractive and rare criteria, the Oakhurst Grocery Outlet features a single-tenant net lease (with below market rental rate) to an internet-resistant, value-driven essential retail anchor, plus prime location nearby Yosemite National Park. Year-round tourism plus a growing residential population provides diversified and perpetual demand for bargain groceries. Consequently, this offering represents one of the finest possible acquisition opportunities.

Price	**$3,670,000**
Capitalization Rate	**6.0 percent**
Price PSF	**$203 PSF**
Net Operating Income	$220,000
2028 Increases to	$242,000
Lease Expiration	9/30/2033
Building Size	18,050 SF

INVESTMENT OPPORTUNITY

Grocery Outlet, a dominant food retailer with a recession-proof market niche, leases on a net basis the entire 18,050 square foot building until September 30, 2033. With an automatically rising rental rate, this scheduled rent increases to $242,000 during 2028. The tenant has three (5-year ±) lease renewal options.

This Oakhurst property's below-market rental rate is just $12.19 per square foot (PSF) per year net. In contrast, average lease rates are over $20 PSF net per year for other Grocery Outlets (sold or for sale during the past decade in Northern California). Furthermore, this Oakhurst Grocery Outlet has been reported to be in the top 10 percent of all stores company-wide in terms of sales volume with an extremely low rent to sales ratio.

While the tenant benefits from below-market occupancy costs throughout its lease term, this represents a larger economic advantage for this property's buyer, as it contributes to a lower acquisition price per square foot. Grocery Outlet property sales in Northern California have averaged approximately $385 PSF during the past five years.

Against this benchmark, this Oakhurst property presents a compelling opportunity to acquire a Grocery Outlet-occupied asset at an advantageous price per square foot—creating the potential for substantial value appreciation and an enhanced long-term investment return.

LOCATION SUMMARY

Strategically positioned at the intersection of highways 49 and 41, Oakhurst is also the last major highway stop before Yosemite's south entrance. One the world's favorite attractions, this National Park is visited annually by over 4 million people.

Oakhurst is also the largest community in the Madera County foothills in California's Gold Country. Yosemite's Badger Pass and Bear Valley resort ski areas attract additional winter visitors. The ability to live in a beautiful small-town atmosphere near a National Park is a combination affordably matched in few places. Residential and tourist demand naturally follow, with value-oriented groceries occupying a strong market niche without competition.

Located at 40301 Junction Drive in Oakhurst, California, this is only Grocery Outlet store within 40 miles and attracts consumers wanting name brands at bargain prices. With a captive, customer base and a difficult-to-replace tenant lease (making the store more profitable to operate), Grocery Outlet is expected to remain in-place for the foreseeable future. For the property's new owner, this provides both income security and the expectation of a large capital gain when the lease eventually adjusts to the higher market level.

MARKETING PROCESS

For everyone's benefit: San Francisco Capital Advisor's marketing commitment is to a unique property sale approach—unlike any other. Designed to find the ideal buyer and ensure best practices, we eliminate common brokerage conflicts-of-interest.

Amongst other advantages; we are revenue neutral (and agnostic) regarding who is the successful purchaser. This is accomplished by our not representing buyers nor accepting buyer-generated commissions (including for mortgage financing, and/or later re-selling the property on the buyer's behalf). The resulting open and fair process allows and encourages all qualified parties to equally participate.

Furthermore, buyers and cooperating agents are assisted by our maintaining purchase offers in the strictest-of-confidence and protecting their agency relationships. This fiduciary sale process (combined with our other exceptional services and seller agreements) guarantees optimal transaction execution for the clients of San Francisco Capital Advisors.

CONTACT AND PROCEDURE

As ownership's exclusive advisor for the disposition of fee simple interest in the property located at 40301 Junction Drive in Oakhurst, California, all inquiries should be directed to San Francisco Capital Advisors (SFCA). This offering memorandum is provided subject to the terms of the enclosed Confidentiality and Disclaimer Statement and Agreement.

For additional information, please contact:

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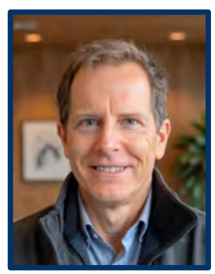


OAKHURST
GROCERYOUTLET
bargain market
GROCERYOUTLET

Southwesterly View of Oakhurst

Location Near Yosemite

OAKHURST

GROCERYOUTLET bargain market

Value-Oriented Name-Brand Retailer
Near Tourist Destination
With Below-Market, Rising-Rate
Net Lease

Financials and Lease Abstract

Oakhurst Grocery Outlet

Grocery Outlet is a Class-Dominant Essential Retailer

FINANCIAL OVERVIEW

Well-located, income-producing real estate is the only investment serving the test-of-time. This results from ceaseless occupant demand, and a forever limited supply. Unlike other investments, it also provides protection against the ravages of inflation while diversifying and enhancing portfolios.

Net-leased investments provide long-term cash flow without effort. This is achieved by shifting building expense and maintenance issues to the tenant. Therefore, the unique combination of stable cash flow and inflation protection enables these net lease properties to combine the best aspects of both a credit bond and a real asset.

The most valuable subset of net-leased real estate investments have irreplaceable and long-lasting attributes. These include below market lease rates (predestined to rise), locations enjoying economic vitality, with the future expected to continually improve. This Oakhurst Grocery Outlet offering exactly fulfills those desirable and uncommon qualities.

GROCERY OUTLET LEASE

This Grocery Outlet corporate lease for this Oakhurst location has a twenty-year lease term (as amended) on a net basis, which commenced on September 26, 2013 and ends September 30, 2033. The tenant's net lease requires it to pay operating expenses. Grocery Outlet has three lease-renewal options (two for 60-month terms and one for 59 months) for this profitable and impossible-to-replicate-at-the-price property.

Rental Amount (Annually)	Date	Comments
	9/26/2013	Original lease (amended to extend term to 2033)
$220,000	**10/01/2018 to 9/30/2028**	**$12.19 PSF current income (Below market)**
$242,000	10/01/2028 to 9/30/2033	**10% scheduled income increase during 2028**
$266,200	10/01/2033 to 9/30/2038	Option 1 (60 months) with 10% income increase
Fair Market Rent	10/01/2038 to 9/30/2043	Option 2 (60 months)
Fair Market Rent	10/01/2043 to 8/30/2048	Option 3 (59 months, but lease states 9/30/2048 term)

Given the below market rental rate (until 2038 when the rent adjusts to fair market value), and expensive construction costs (for a hypothetical replacement site), Grocery Outlet is expected to stay in this prime location for the foreseeable future.

Furthermore, most net leased investment properties for sale have high lease rental rates and accompanying expensive purchase prices per square foot. However, when those leases expire that income is difficult to replicate and a property's value declines. In contrast, this Oakhurst Grocery Outlet features a low lease rate and bargain price per square foot. For a buyer's benefit, this should enhance the effect of continuing inflation on a financially attractive purchase basis.

PROPERTY TAXES

Grocery Outlet pays property taxes.

"Tenant shall pay prior to delinquency and upon written demand by Landlord, all real estate taxes and assessments levied or assessed against Landlord's Parcel, including, without limitation, the land, the Premises and all other improvements now or hereafter located on the Premises"

Lease paragraph 15(b).

MAINTENANCE AND REPAIRS

Grocery Outlet maintains building excepting roof, foundation, and building's structure

"Tenant's obligation hereunder shall apply to all non-structural portions of the Premises including, without limitation, the interior of the Premises, store fronts (including, without limitation, the plate glass, vestibules and exterior doors serving the Premises), Tenant' s signs, floor coverings, non-load bearing walls, ceilings, fixtures, equipment, and sprinkler lines and mains located within the Premises, and all non-structural portions of the Premises."

"Landlord covenants and agrees, at its expense without reimbursement or contribution by Tenant, to keep, maintain and replace, as necessary, in good condition and repair, (i) the structural systems and exterior portions of the Premises including, without limitation, the foundations, floor slab (but not floor covering, which shall be Tenant's sole obligation), structural supports, roof, roof structures, roof covering (including interior ceiling if damaged by leakage), load-bearing walls, and exterior walls of the Premises (excluding the store fronts and plate glass), (ii) the plumbing system, utility lines and connections, sprinkler mains, and other utility fixtures and equipment located outside of and serving the Premises, including, without limitation, water, sewer, telephone, electrical and gas connections, to their respective points of connection with the Premises."

Lease paragraph 13(a) and (b).

UTILITIES

Grocery Outlet pays utilities.

"Tenant shall arrange with and pay directly to such public utility companies the consumption charges for all utilities which it uses in the Premises"

Lease paragraph 12(a).

INSURANCE

Grocery Outlet pays insurance.

"At its sole cost and expense, Tenant shall maintain in full force and effect during the Temm the following policies of insurance:" Liability insurance and property insurance, Tenant's Worker Compensation Insurance, and Automobile Liability Insurance."

"From and after the Commencement Date, as Additional Rent hereunder, Tenant shall reimburse Landlord for all Insurance Costs"

Lease paragraph 19(b), (c) and (e).

MISCELLANEOUS

Grocery Outlet Pays Common Area Costs

"Tenant shall pay to landlord 100% of the Common Area Costs"

Lease paragraph 14(d).

Non-Competition – "Landlord covenants and agrees that during the term of this Lease, Tenant shall have the exclusive right ("Tenant's Exclusive Right") to sell grocery items and beer and wine within Landlord's Parcel or any property within one (I) mile of Landlord's Parcel owned and/or controlled by Landlord or any affiliate of Landlord." *Lease paragraph 10.*

GROCERY OUTLET CORPORATE

Grocery Outlet is the premier name in opportunistic prices for branded products. This strategy works in all economies. Grocery Outlet is increasingly profitable from its store optimization program and growth in new markets. To facilitate online ordering, Grocery Outlet offers Instacart same-day home delivery services for select groceries.

With growing net sales during 2026 and rising gross margin (30.2%), the company's full year revenue guidance for 2026 was raised to above $4.7 billion. Adjusted earnings per share (EPS) were also increased to over $0.51.

FINANCING

The property is offered free and clear of indebtedness. This allows investors to take advantage of robust capital markets to achieve a financing structure uniquely suiting their requirements in an optimum manner.

Location

Oakhurst Grocery Outlet

Oakhurst is a scenic town near a world-famous destination

OAKHURST OVERVIEW

With strong demographics, Oakhurst is a charming mountain community known as a gateway to Yosemite National Park and nestled in the Sierra Nevada foothills. Located about 16 miles from Yosemite's southern entrance (leading toward Los Angeles and the Central Valley), Oakhurst offers an ideal home base for exploring the park while providing plenty of opportunities for relaxation, recreation, local discovery, food and groceries.

Oakhurst has a rich history and blends natural beauty with a welcoming small-town atmosphere. Local events, restaurants, museums, shops, galleries showcase its sense of community and make it a popular traveler destination. Visitors can enjoy local lakes, wine tasting in Madera County, and other outdoor adventures, then return to Oakhurst's comfortable accommodations. These include a large Marriott hotel, Holiday Inn Suites, and Hampton Inn by Hilton.

Whether someone is visiting Yosemite, seeking outdoor adventure, exploring the region's culture and history, or simply looking for a peaceful mountain getaway, Oakhurst offers a welcoming base from which to experience the best of California's Sierra Nevada.

Accompanying its status as a gateway, there has been significant commercial growth. This expansion caters to the diverse needs of tourists, enriching Oakhurst's economy and transforming it into a vibrant center of hospitality and commerce, ready to welcome visitors embarking on their Yosemite adventure.

Consequently, Oakhurst benefits from year-round tourism and its location (in the foothills nearby Fresno and the San Joaquin Valley) also makes it attractive to both retirees and commuters. The Madera Community College at Oakhurst includes educational, administrative, and community spaces. Indicating Oakhurst's regional preeminence, the California Highway Patrol has a major office in town serving the area.

Traffic Counts	
50,768± ADT	Highway 41 at Highway 49 *(Northbound & Southbound)*
24,590± ADT	Highway 49 at Junction Drive *(Northbound & Southbound)*
75,358± ADT	Total Traffic Exposure

Source: Kalibrate TrafficMetrix 2025

Highway 49 (Gold Rush Trail)

Beginning in Oakhurst, this beautiful road runs north through a string of historic towns in California's Gold Rush country. Passing through 11 different counties, Highway 49 connects Oakhurst and Yosemite with historic mining camps along the foothills of the Sierra Mountains. The town is also a busy hub at the intersection of Highway 41.


Bass Lake

Nearby Bass Lake offers hiking, biking, fishing, and boating. Its 1,200 acres of crystal-clear water are perfect for adventure or a peaceful escape in stunning mountain scenery. The Nelder Grove of Giant Sequoias sits just 30 minutes from Oakhurst and its largest tree, the Bull Buck, ranks among Earth's ten biggest sequoia trees.

Sierra Nevada Mountain Range

The Sierra Nevada is a 400-mile-long mountain range in eastern California. It contains Mount Whitney (the highest peak in the lower 48 states at 14,505 feet), Lake Tahoe, and iconic parks like Yosemite.

In 1776, Spanish explorer Padre Pedro Font gave the name Sierra Nevada to this craggy mountain range. In Spanish, Sierra means mountains, and Nevada means snow-covered. The tourism potential was recognized early in the European history of the range. Yosemite Valley was first protected by the federal government in 1864. The Valley and Mariposa Grove were ceded to California in 1866 and turned into a state park. Yosemite National Park is filled with notable features such as waterfalls, granite domes, high mountains, lakes, and meadows (and not much food).

The Sierra Nevada has played an important role in the history of California and the United States. The California gold rush occurred in the western foothills from 1848 through 1855. Its magnificent skyline and spectacular landscapes make it one of the most beautiful physical features of the United States. Biologically, it is home to the largest trees in the world—the giant sequoias. For recreation, its year-round facilities are a magnet to the urban inhabitants of California, and it also has importance as a source of their power and water.

For some, Yosemite and the Sierra is their backyard, and for others, it is an incredible place to visit and experience all that the region has to offer. The local economy is enhanced and diversified by tourism and affordable living. These factors are expected to provide a new owner with significant cash flow and capital gains over time.

Oakhurst Map

Property Description
Oakhurst Grocery Outlet

Remodeled, Steel-Frame Building on Large Land Parcel

PROPERTY OVERVIEW

The Grocery Outlet store measures approximately 18,050 square feet, was built in 1985 of steel frame construction, and refurbished during 2013. The peaked ceiling extends to over 20 feet in height above the polished concrete floor. The metal roof is surrounded on the perimeter by outdoor concrete posts, and the exterior walls are either stucco or metal. Men's and women's restrooms are indicated as handicap accessible. There is both an interior fire sprinkler system, air-conditioning system, and a Generac Protector series emergency generator. The building was previously used by Sierra Lanes bowling alley, and remodeled for Grocery Outlet's single tenancy. Most of the front parking lot is held by the Owner's Association.

The Grocery Outlet site itself comprises fee-simple title to building situated on a large parcel of land, near the major highway intersection in Oakhurst. The signalized street entrance is in the center of the main retail district.

SITE SUMMARY

Address:	40301 Junction Drive, Oakhurst, Madera County, California 93644
Zoning:	PSC (Planned Shopping Center)
Land Area:	0.84 acres or 36,590 square feet (approximately).
Assessor's Parcel Number:	064-071-024

SITE CONDITIONS AND ENVIRONMENTAL

Partner Engineering and Science, Inc. performed an environmental Historical Records and Database Review for the property during 2017 and did not reveal evidence of recognized environmental conditions. They then recommended no further action.

The Seller and San Francisco Capital Advisors make no warranties or representations regarding the presence of hazardous substances and advise all prospective buyers to have an independent building and soils condition report prepared at their own direction and expense.

Site Plan


SITE PLAN KEY
PARCEL OUTLINE:
RENTABLE AREA: 18,050 SF
INGRESS/EGRESS:
Junction Drive
N
GROCERY OUTLET
bargain market

Confidentiality and Disclaimer

Oakhurst Grocery Outlet

CONFIDENTIALITY AND DISCLAIMER STATEMENT AND AGREEMENT

San Francisco Capital Advisors (“SFCA”) is providing a limited and revocable, non-exclusive viewing license for this offering memorandum (“Memorandum”) to recipient (“Recipient”) solely to assist in your determining whether to express further interest in acquiring the Oakhurst Grocery Outlet property (“Property”). In consideration, you agree this Memorandum and its contents will be held in the strictest of confidence and will not be copied or otherwise reproduced, modified, or disclosed to any other entity without the prior written authorization of the Property’s owner (“Owner”) or SFCA. You also agree this Memorandum and its contents will not be used in any manner detrimental to the interest of the Owner and/or SFCA, and accept without limitation or qualification the following additional terms and conditions:

The Owner, SFCA, and their respective affiliates make no expressed or implied warranty, representation, or guaranty as to the accuracy, correctness, or completeness of the information contained herein, or any other written or oral communication transmitted to Recipient about any aspect of the Property. No legal liability is assumed or to be applied in connection with the information, or other such communications. Document summaries are not intended to be comprehensive or all-inclusive, but rather only to outline some provisions contained therein and are entirely qualified by the actual document to which they relate. Such summaries do not constitute a legal analysis and interested parties are expected to independently review all documents without reliance on this Memorandum in any manner. This Memorandum shall not be deemed a representation of the Property’s state of affairs, is subject to change without notice, and SFCA assumes no obligation to supplement or modify this Memorandum’s information.

A Recipient should conduct independent due diligence inspections at its own direction and expense and make its own projections and conclusions without reliance upon the information contained herein. This would include, but not be limited to, the Property’s physical condition and engineering matters, the existence of any potentially hazardous material(s), the Property’s actual size, title exceptions, as well as its compliance or non-compliance now or in the future with any regulation, rule, guideline, ordinance, or planned use. Any cash flow projection and assumptions represent estimates based in conjunction with possible future market scenarios and may also be subject to changes, errors, and/or omissions. Recipients should develop and solely rely on its own independent estimates of actual and pro forma income and expenses before making any value conclusion. This transaction’s worth to you depends on many factors, which should be evaluated by your tax, financial, and legal advisors.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum, or making an offer to purchase the Property, unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner, and any conditions to the Owner’s obligations therein have been satisfied or waived.

This Memorandum and its copyright remains the property of SFCA. Consequently, we reserve the right to revoke this limited viewing license at any time and require the return of any physical and electronic copies in part or entirety, as well as any other documents provided to Recipient by SFCA. Notwithstanding the additional terms in any previously-signed nondisclosure agreement, by using this license and Memorandum to directly or indirectly submit an offer to purchase the Property, Recipient agrees to defend, indemnify, and hold harmless Owner, SFCA and their respective affiliates from and against any and all claims, proceedings, damages, injuries, liabilities, losses, costs, and expenses (including reasonable attorneys’ fees and litigation expenses, with Recipient posting a bond for the same) relating to or arising from any breach, violation or challenge by Recipient of the foregoing.

Marketing and Offer Processes

MARKETING

Our Oakhurst Grocery Outlet sale process is distinct from conventional property offerings. This unique approach reflects SFCA's commitment to eliminating the brokerage conflicts of interest interfering and hampering most transactions.

All qualified prospective buyers have an equal and fair opportunity to participate in the process and acquire the Property. SFCA will not represent buyers in the transaction. We also do not provide financing, leasing, or property management services, nor do we accept property commissions or other compensation from the buyer following the sale. These safeguards ensure SFCA remains revenue-neutral with respect to the buyer's identity, origin, or selection.

Our commitment to full cooperation with other brokers ensures buyers and cooperating agents can participate with confidence their offers and client relationships are protected. As a fiduciary to the seller, SFCA works exclusively to achieve and protect its client's best interests. This structure promotes a competitive and transparent process to identify the optimal buyer, while ensuring the transaction is completed without the influence of competing business interests.

We anticipate issuing a formal call for offers to registered parties approximately 30–45 days following the initial release of this Offering Memorandum. However, the Owner reserves the right to negotiate exclusively with, and accept an offer from, any prospective buyer at any time. The Property is being offered on an "as-is" basis.

OFFERS

Please include the following information in a purchase offer, if applicable:

1. Purchase price and buyer-paid closing expenses.
2. Property due diligence already completed, period length (if any), planned inspections summary, and requisite approval process.
3. Amount and timing of initial and subsequent deposits, and when would become nonrefundable.
4. Closing timeframe.
5. Source(s) of capital, both equity and debt, including debt leverage (if any) and required approvals.
6. Experience purchasing similar real estate, financial capability, and any other information believed material for your offer's evaluation.

Inquiries should be directed towards:

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San Francisco Capital Advisors
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San Francisco Capital Advisors

We provide transactional and advisory services with an unrivaled combination of experience, market knowledge, tenacity, and enthusiasm.

Your best interests are achieved without dual representation, or other conflicts of interest, in the most economic and effective manner.

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