

OFFERING MEMORANDUM | PRICE REDUCTION

INVESTMENT SALE | NEWLY REMODELED GAS STATION | 15-YEAR GROUND LEASE | PRIME I-405 & WESTMINSTER BLVD AREA

6322 WESTMINSTER BLVD, WESTMINSTER, CA 92683



15YEARGROUNDLEASENN.COM

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Mathews

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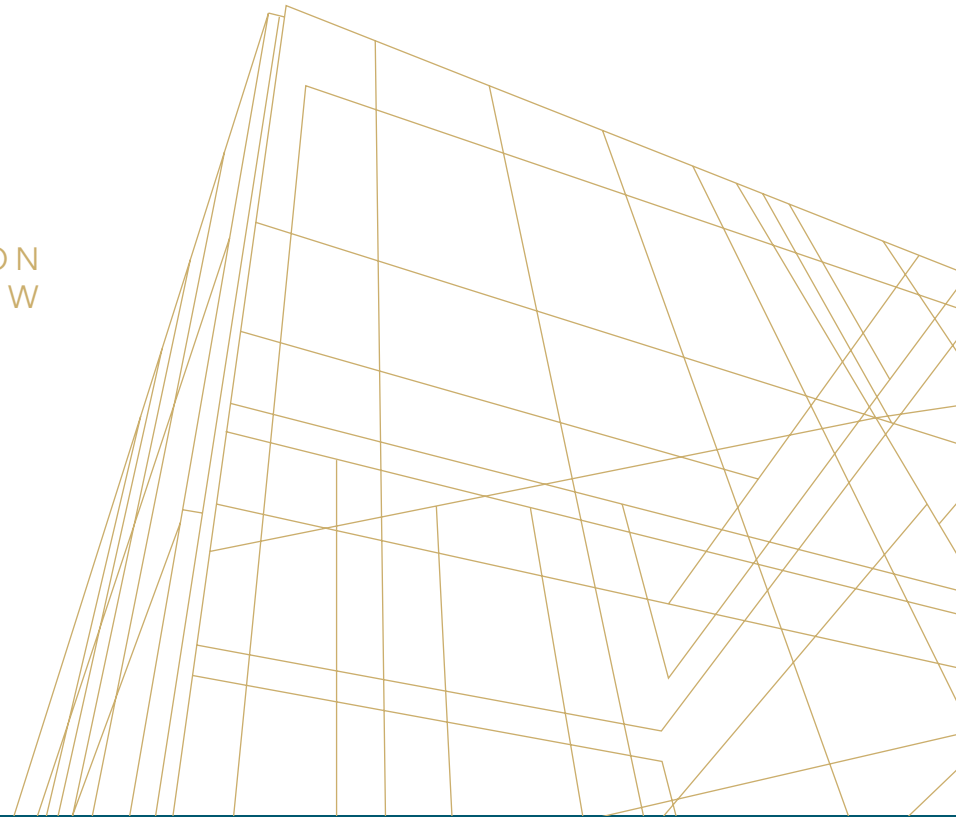
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| | |
|--------------------------------|---|
| Price | \$4,440,000 |
| Cap Rate | 5% |
| Lease Term | ±15 year, commenced July 1, 2025 |
| Base Rent | \$17,000 |
| Gallonge Minimum | \$1,500 |
| Current Minimum Monthly | \$18,500 |
| Current Minimum Annual | \$222,000 |
| Rent Notes | Both base rent and minimum gallonage rent have annual CPI adjustments of 2% minimum to 9% maximum |
| Address | 6322 Westminster Blvd Westminster, CA 92602 |
| Parcel Size | ±0.59 Acre |
| Building Size | ±1,189 SF |
| Zoning | Commercial |

Ownership of this ground-lease offers a stable-income stream that has annual CPI increases with 2% minimum and to a 9% maximum, plus a minimum gallonage rent equal to the greater of \$1,500 per month or 0.015 cents per gallon over 50,000 gallons.

INVESTMENT HIGHLIGHTS

- Just off the I-405 freeway on the SEC of Westminster Avenue & Willow Lane in Westminster, California.
- Tenant has operated a gas station at this location since 1964 and recently replaced the tanks and remodeled the convenience store after signing a new lease extension.
- Ground Lease is a fully NNN investment

TENANT OVERVIEW

Apro, LLC a Delaware limited liability company is one of the largest independent regional gas operators in the Western United States who operates as United Pacific Companies. They have been in business since 1955 and operate 674 stations under various gas brands but predominately United Oil and 76 stations with convenience stores branded as Rocket. They operate in California, Oregon, Washington and Colorado and continue to expand operations. They have been at this site since 1965. It was branded as a 76 station until a few months ago it underwent a remodel and the station and rebranded to United Oil.

Fortress Investment Group who specializes in private equity investments has been the principal sponsor of United Pacific since its early expansion, providing strategic oversight and capital to support acquisitions, operations, and recapitalizations. Fortress Investment Group is a leading global investment management firm with over \$40 billion in assets under management.

EXECUTIVE SUMMARY



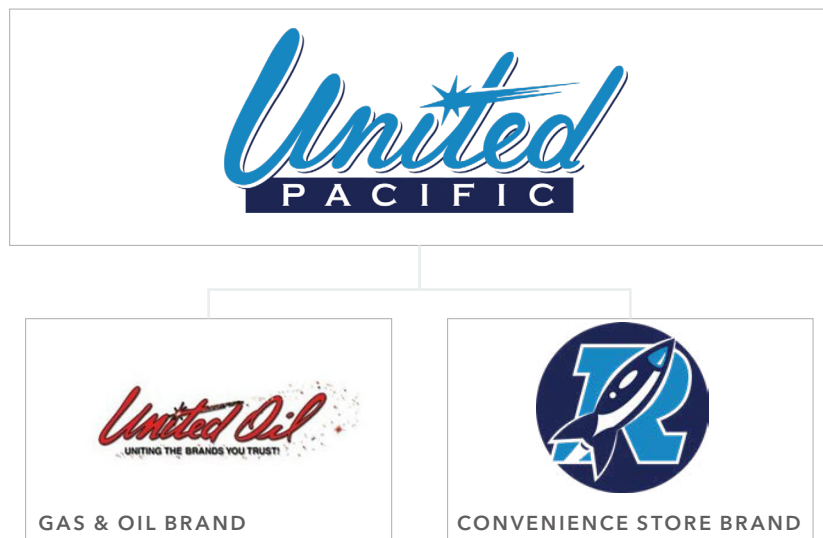
EXECUTIVE SUMMARY

LEASE ABSTRACT

| | |
|-------------------------------|---|
| ADDRESS | 6322 Westminster Blvd, Westminster, CA 92602 |
| TENANT | Apro, LLC a Delaware limited liability company operates under the corporate name of United Pacific |
| GAS STATION BRAND | United Oil |
| CONVENIENCE STORE BRAND | Rocket |
| TERM | 15 years with a commencement date of July 1, 2025 |
| OPTION | One option of five (5) years, requires written notice 12 months prior |
| BASE RENT | \$17,000 per month which is adjusted per CPI (see Adjustment for inflation) |
| ADDITIONAL RENT FOR GALLONAGE | Minimum rent for gallonage is \$1,500 per month currently which is adjusted annually per CPI. (see Adjustment for inflation) in addition one and one-half cents per gallon above 50,000 gallons of fuel delivered. Gallonage is reported monthly. |
| ADJUSTMENT FOR INFLATION | Commencing July 1, 2026 and annually thereafter, the Base Rent and Gallonage Payment shall be adjusted for the following year with a 2% minimum and 9% maximum CPI adjustment. |
| PREFERENTIAL RIGHT | Tenant shall have the preferential right to purchase. Landlord must give written notice of a proposed sale on price, and other terms and conditions. Tenant has 30 days after receipt to elect to exercise said right. |
| TAXES | Tenant shall pay all taxes on all personal property and improvements of Tenant and shall pay all ad valorem taxes on land and improvements. |
| INSURANCE | Tenant is required to carry liability insurance of \$5m general liability and name Landlord as additional named insured. |
| REPAIRS AND MAINTENANCE | Tenant at their sole cost and expanse, keep and maintain the premises in good order and condition. |



TENANT OVERVIEW



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DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS | 28,203 | 178,126 | 511,992 |
| 2020 CENSUS | 28,782 | 184,712 | 523,846 |
| 2025 ESTIMATED | 27,995 | 183,860 | 519,638 |
| 2030 PROJECTED | 27,646 | 180,313 | 506,399 |

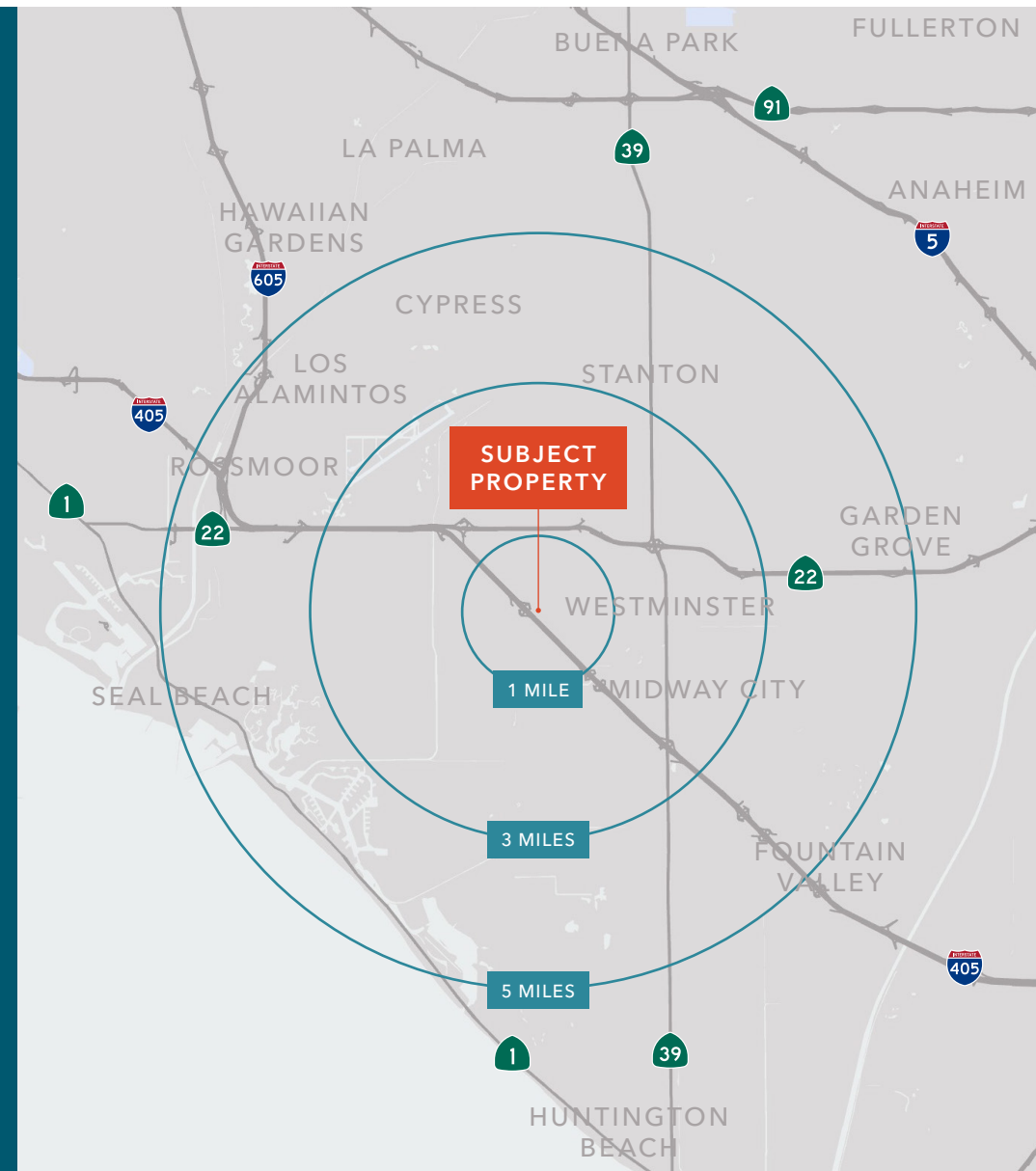
MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 38.7 | 41.2 | 41.8 |
| % FEMALE | 50.6% | 50.7% | 50.8% |
| % MALE | 49.4% | 49.3% | 49.2% |

HOUSEHOLD INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN | \$107,609 | \$107,124 | \$109,456 |
| 2030 MEDIAN PROJECTED | \$106,110 | \$106,031 | \$108,656 |
| 2025 AVERAGE | \$126,425 | \$128,045 | \$134,972 |
| 2030 AVERAGE PROJECTED | \$124,077 | \$126,094 | \$133,106 |

2025 Demographics Source: Regis Online, ©2025, Sites USA



WESTMINSTER, CA DEMOGRAPHICS

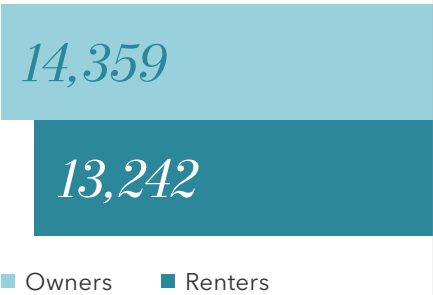
91,050
POPULATION

3.3
AVG HH SIZE

\$114,305
AVG HH INCOME

41.6
MEDIAN AGE

HOUSING OCCUPIED BY

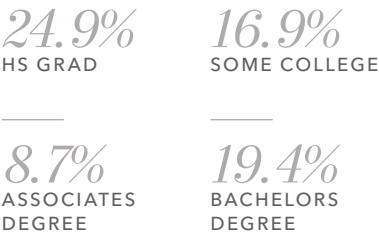


RACE & ETHNICITY

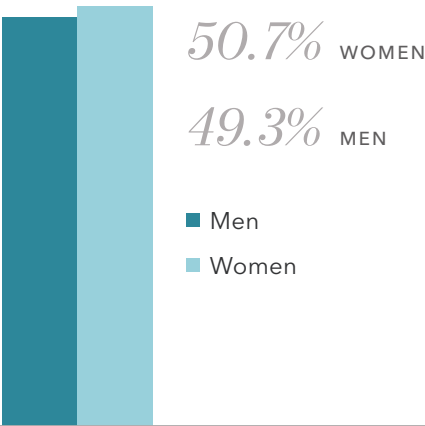
| | |
|-------------------|-------|
| WHITE | 30.6% |
| HISPANIC | 27.1% |
| ASIAN | 43.3% |
| AFRICAN-AMERICAN | 1.5% |
| PACIFIC ISLANDER | 0.5% |
| TWO OR MORE RACES | 9.8% |

2025 Demographics Source:
Regis Online, ©2025, Sites USA

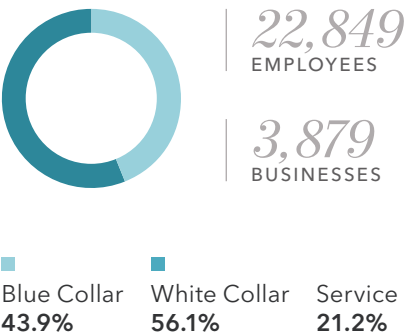
EDUCATION



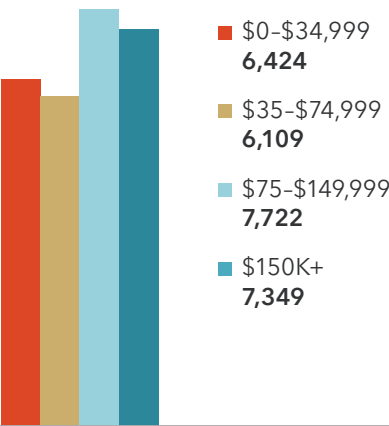
GENDER



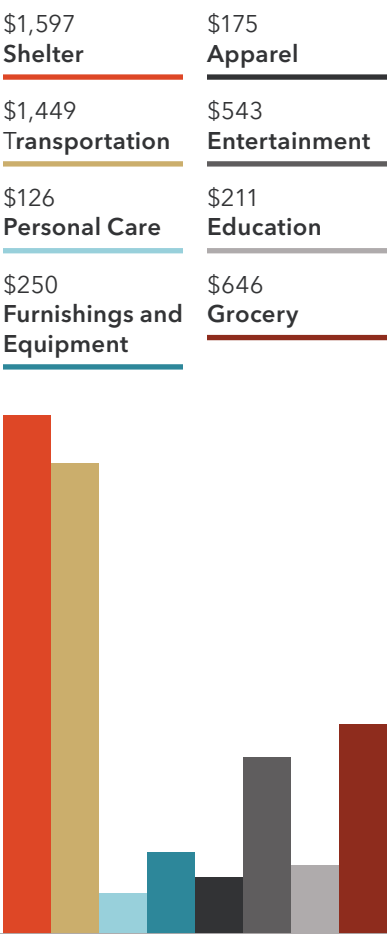
EMPLOYMENT

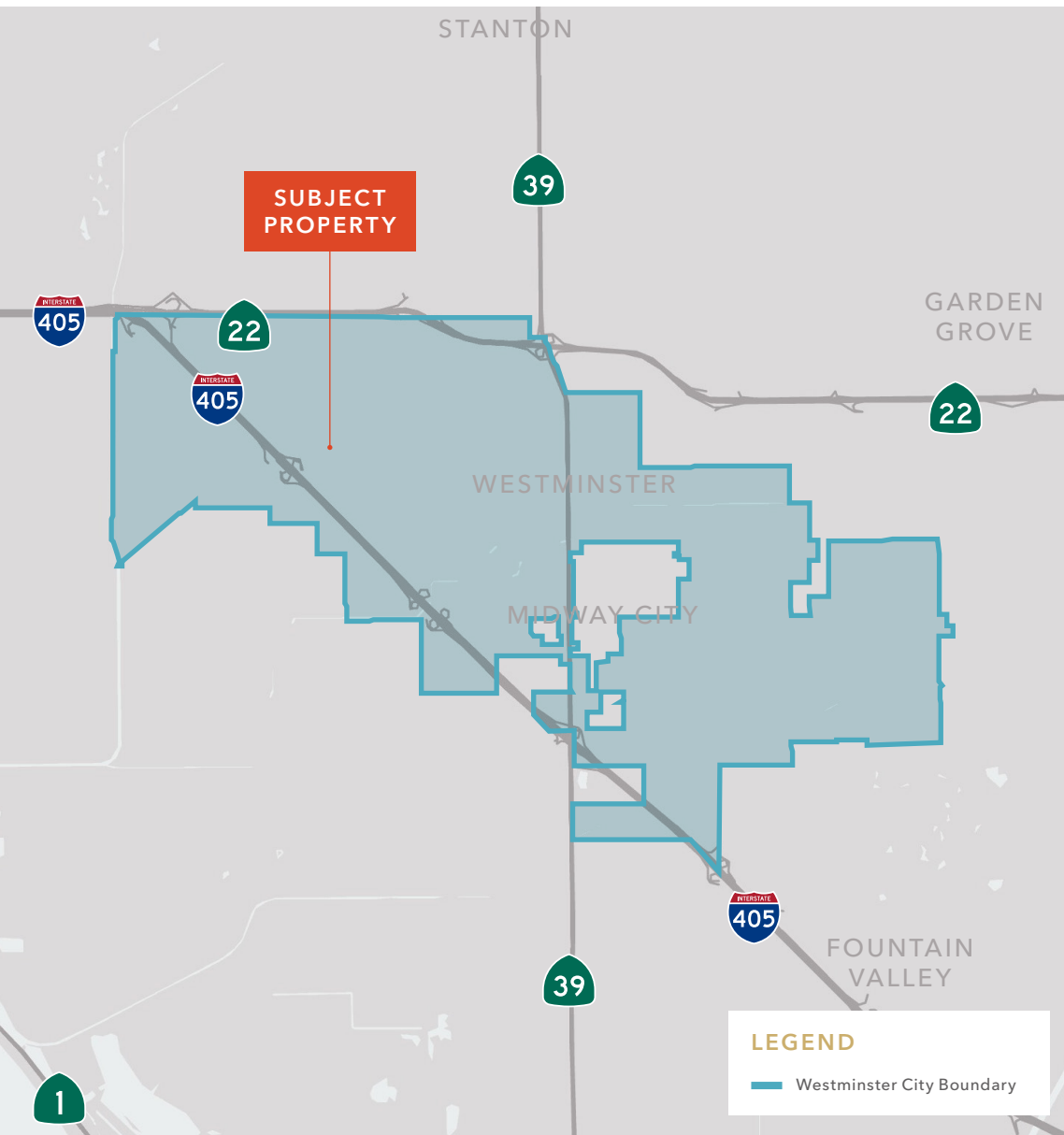


INCOME BY HOUSEHOLD



MONTHLY CONSUMER SPENDING





WESTMINSTER OVERVIEW

The City of Westminister maintains a central location in Orange County with direct access to major freeways from its road network. This regional connectivity is essential for business operations and employee commutes, allowing for efficient access across Southern California. Westminister's development consists of residential density and established commercial corridors, creating a functional urban atmosphere suitable for both living and business activity.

Westminister also benefits from a skilled and diverse labor pool supported by numerous educational institutions in the surrounding area. This access to talent provides a critical resource for businesses and supports hiring needs across various industries and skill levels. The city's mature infrastructure and proximity to significant economic centers make it a logical location for companies looking to optimize their workforce and operations.

Westminister has a history of trying to enhance the resident experience through its managed parks and community facilities. The city provides public spaces for recreation, social events, and organized sports to support the overall quality of life. The availability of these amenities ensures residents have accessible areas for leisure and community use.

The local economy of Westminister is diverse and consists of retail, services, and local businesses. The city features specialized retail areas that draw regional customers. Its established commercial base provides a stable environment for investment and continued business activity.

AREA OVERVIEW



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