

# SINGLE TENANT NET LEASE

Investment Opportunity

**CSL Plasma**

Corporate Guarantee | Long-term Net Lease | Essential Medical Business | 2021 Remodel



29 E. March Lane

**STOCKTON** CALIFORNIA

ACTUAL SITE





**EXCLUSIVELY MARKETED BY**

**CSL Plasma**

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4

**INVESTMENT SUMMARY**

Offering Summary  
Investment Highlights

7

**PROPERTY OVERVIEW**

Aerials  
Site Plan  
Location Map

15

**FINANCIALS**

Brand Profile  
Area Overview  
Rent Roll





## OFFERING

<b>Price</b>	\$5,305,376
<b>Net Operating Income</b>	\$331,586
<b>Cap Rate</b>	6.25%
<b>Tenant</b>	CSL Plasma Inc.
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, Foundation, Exterior Utility Lines and Parking Lot repaving
<b>Lease Term</b>	11.5 Years Remaining
<b>Options</b>	2 x 5-Year

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	-13,903 SF
<b>Land Area</b>	-1.56 AC
<b>Property Address</b>	29 E. March Lane Stockton, California 95207
<b>Year Built / Remodeled</b>	1998 / 2021
<b>Parcel Number</b>	102-130-160-000
<b>Ownership</b>	Fee Simple (Land & Building Ownership)



## Long-term Net Lease | Corporate Guarantee | Scheduled Rental Increases

- The lease is signed by CSL Plasma Inc., a subsidiary of CSL Behring, with \$9.29 Billion in revenue for 2023
- 10% rental increases every 5 years throughout the initial term and rental increases to fair market value at the beginning of each option period, growing NOI and hedging against inflation
- CSL Plasma operates one of the world's largest and most sophisticated plasma collection networks, with 342 plasma collection centers in the North America, Europe, and China

## 2021 Remodel | New TPO Membrane Roof | Tenant Investment (\$2M+ Costs)

- The building recently underwent a complete remodel that features a new TPO membrane for the roof that was placed in 2021
- The new TPO roof membrane comes with a 20-year manufacturer's warranty from Versico and a 10-year workmanship and labor warranty
- Tenant replaced all HVAC units in 2021 and is solely responsible for HVAC system maintenance, repairs, and replacement
- Tenant has invested more than \$2 million in the buildout infrastructure and FF&E for their space, limiting expense leakage for a future investor

## NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Landlord responsibilities limited to roof, structure, exterior utility lines and parking lot (repaving)
- Ideal, low-management investment for a passive investor

## Signalized, Hard Corner Intersection | Excellent Visibility

- Located near the signalized, hard corner intersection of E. March Lane and N. El Dorado Street averaging a combined 61,900 vehicles per day
- The property benefits from excellent visibility via significant street frontage and a large monument sign

## Positioned Between Prominent Retail Centers | Dense Retail Corridor

- Ideally situated between prominent retail centers such as Weberstown Mall (855,800 SF), Sherwood Mall (525,000 SF), Stonecreek Village Shopping Center (154,554 SF), and College Square Shopping Center (126,098 SF), significantly increasing consumer draw to the immediate trade area and promoting crossover store exposure for the site
- The trade area features a variety of national/credit tenants such as Walmart Neighborhood Market, Costco Wholesale, The Home Depot, Target, Macy's, WinCo Foods, Office Depot, and more

## Nearby Universities | Direct Residential Consumer Base

- Located within 2 miles of San Joaquin Delta College (~18,610 students), University of the Pacific (~6,281 students), and Humphreys University (~1,159 students)
- The site is surrounded by several apartment complexes including Riverbank Apartments (232 units), Villa De La Paix (144 units), Emerald Estates (120 units), and Kentfield Apartments (90 units), providing a direct residential consumer base from which to draw

## Strong Demographics in 5-Mile Trade Area

- More than 318,000 residents within 5 miles supporting the trade area
- Healthy average household income of \$94,021



## LOCATION



Stockton, California  
San Joaquin County  
Stockton MSA

## ACCESS



E March Lane: 1 Access Point  
N El Dorado Street: 1 Access Point

## TRAFFIC COUNTS



E March Lane: 36,200 VPD  
N El Dorado Street: 25,700 VPD  
Interstate 5: 111,000 VPD

## IMPROVEMENTS



~ 13,903 SF of existing building area

## PARKING



There are approximately 65 parking spaces on the owned parcel.  
The parking ratio is approximately 4.68 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 102-130-160-000  
Acres: ~1.56  
Square Feet: ~67,954

## CONSTRUCTION



Year Built / Remodeled: 1998 / 2021

## ZONING



GC - General Commercial









- Early On
- DOLLAR TREE
- IN-SHAPE
- L&L
- BURGER KING
- 99 store
- planet fitness
- HOBBY LOBBY
- BIG 5 SPORTING GOODS
- BOOT BARN
- AutoZone
- GameStop
- Office DEPOT
- OfficeMax
- metro by F-Mobile
- goodwill
- Walmart
- Cane's
- TARGET
- SAN JOAQUIN DELTA COLLEGE
- BARNES & NOBLE
- five BELOW
- AMERICAN EAGLE
- TILLYS
- VICTORIA'S SECRET
- Foot Locker
- GameStop
- zumiez
- Dillard's
- The Style of Your Life
- OLD NAVY
- HOLLISTER
- journeys
- VANS
- macy's
- HomeGoods
- petco
- DAISO
- SPROUTS FARMERS MARKET
- Burlington
- SKY ZONE
- verizon
- BEST BUY
- DICK'S SPORTING GOODS
- VICTORIA'S SECRET
- ULTA
- INN-OUT BURGER
- Starbucks
- CERTIFIX LIVESCAN
- USPS.COM
- FARMERS INSURANCE

25,700  
VEHICLES PER DAY

N. EL DORADO ST.

CSL Plasma

36,200  
VEHICLES PER DAY

W. MARCH LN.









Walmart Supercenter

LOWE'S

THE HOME DEPOT

ROSS DRESS FOR LESS  
Burlington

WinCo FOODS

SUBWAY POPEYES  
metro by T-Mobile  
BURGER KING

RIO CALAVERAS ELEMENTARY SCHOOL

EXPRESS PEST CONTROL  
CLARK

Ford  
HYUNDAI  
CHEVROLET  
KIA  
Jeep  
RAM  
BUICK  
TESLA

DOLLAR TREE  
Tires LES SCHWAB

Public Storage

SYNERGYMED

StorQuest SELF STORAGE

cricket

Walmart Neighborhood Market  
DOLLAR TREE  
McDonald's  
TACO BELL  
CRUNCH

ARCO

Advance Auto Parts  
Pep Boys  
DUTCH BROS

Food 4 Less

Best Western PLUS

CSL Plasma

36,200 VEHICLES PER DAY

25,700 VEHICLES PER DAY

N. EL DORADO ST.

W. MARCH LN.





SHERWOOD PLACE

- HomeGoods
- petco
- verizon
- VICTORIA'S SECRET
- SPROUTS FARMERS MARKET
- macy's
- Outfitters
- BEST BUY
- DICK'S SPORTING GOODS
- ULTA
- fido
- T

**CSL Plasma**

CALAVERAS SQUARE SHOPPING CENTER

- Walmart Neighborhood Market
- DOLLAR TREE
- R&C
- ups
- CRUNCH

36,200 VEHICLES PER DAY

- WinCo FOODS
- Jack in the box

- BURGER KING
- popeyes

VILLAGE AT WEBER RANCH

- National Appliance Parts

- RITE AID

- TEAM Charter School

- jiffylube

- IN-SHAPE FAMILY FITNESS

SAN JOAQUIN DELTA COLLEGE

WEBERSTOWN MALL

- OLD NAVY
- zumiez
- VANS
- five BELOW
- BARNES & NOBLE
- HOLLISTER
- GameStop
- at&t
- cricket
- VICTORIA'S SECRET
- SPENCER'S
- Foot Locker
- Dillard's
- T

- TARGET

- the 99 store
- HOBBY LOBBY
- planet fitness
- goodwill
- GameStop
- AutoZone
- Office DEPOT
- SalonCentric
- BOOT BARN
- metro

COLLEGE SQUARE

25,700 VEHICLES PER DAY











**CSL Plasma**

**SF: 13,903 SF**

**36,200**  
VEHICLES PER DAY

**25,700**  
VEHICLES PER DAY

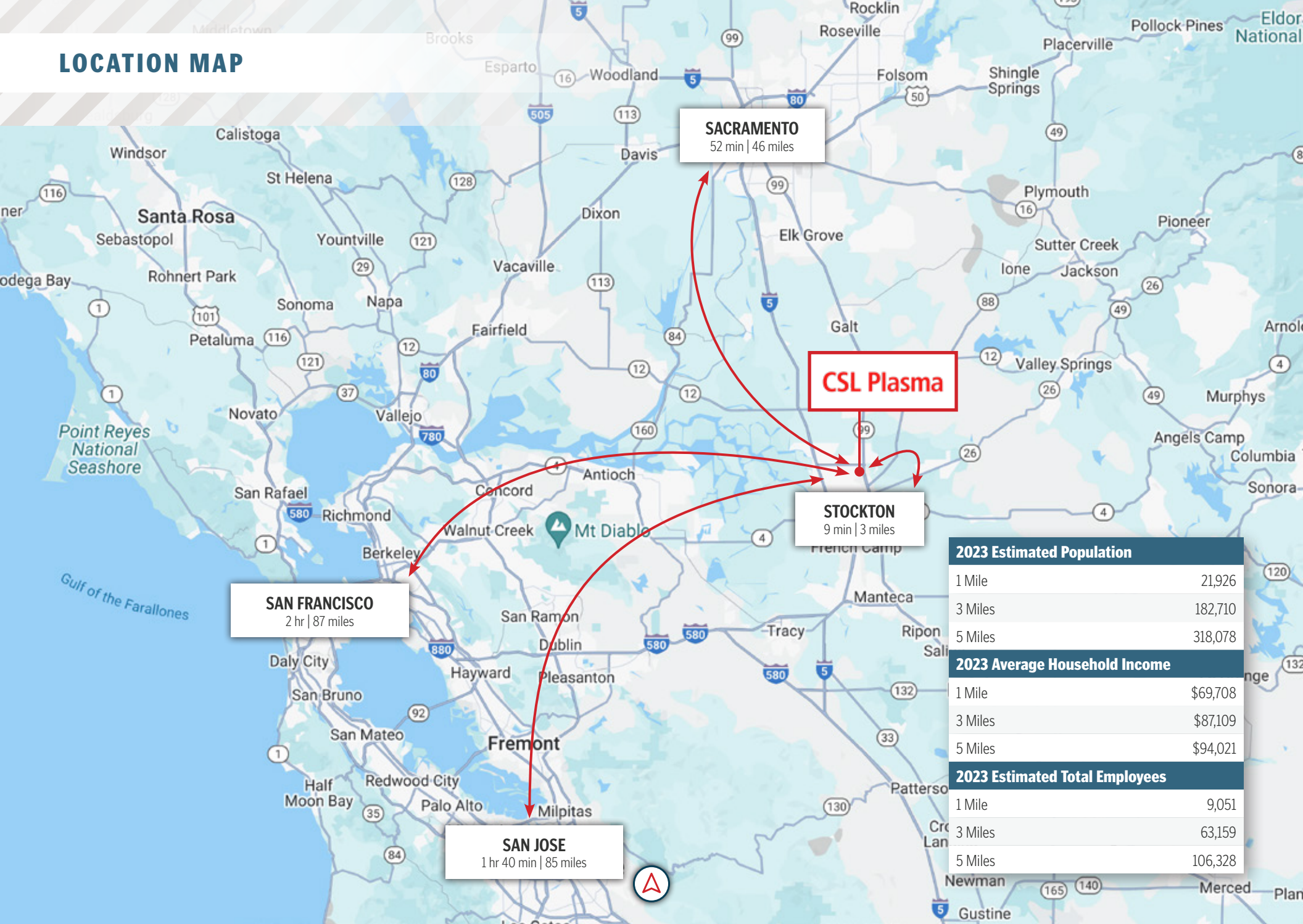
**N. EL DORADO ST.**

**E. MARCH LN.**





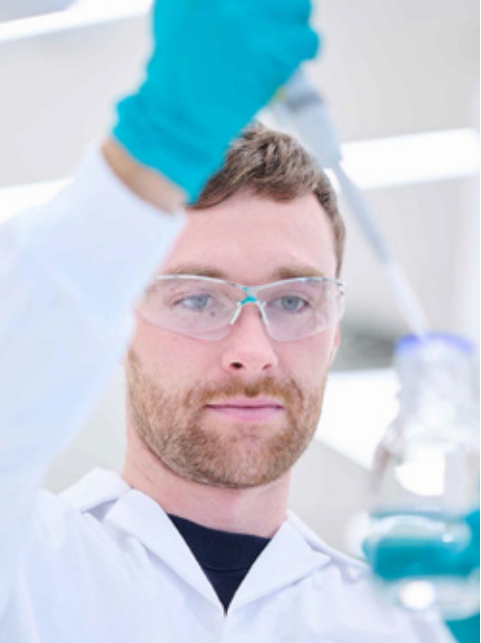
# LOCATION MAP





# BRAND PROFILE

CSL Plasma



## CSL

**Ownership:** Public  
**Stock Symbol:** CSL.AX  
**Employees:** 32,000 worldwide  
**2023 Revenues:** \$13.3 billion  
**Total Assets:** \$36.2 billion  
**Net Worth:** \$17.8 billion

## CSL PLASMA, INC.

**Cslplasma.com**  
**Locations:** 340+  
**Employees:** 15,000  
**Parent:** CSL Behring  
**Headquarters:** Boca Raton, FL

## CSL BEHRING

**2023 Revenue:** \$9.29 billion  
**Assets:** \$34.5 billion  
**EBITDA:** \$4.0 billion  
**Gross Profit:** \$6.8 billion

CSL Plasma is a division of CSL Behring, a global biotherapeutics leader, focused on serving patients needs by using the latest technologies. CSL Behring discovers, develops and delivers innovative therapies for people living with conditions in the immunology, hematology, cardiovascular and metabolic, respiratory and transplant therapeutic areas. CSL Behring operates CSL Plasma, one of the world largest plasma collection networks, with 342 in the United States, Europe & Canada.

Plasma collected at CSL Plasma facilities is used by the parent company, CSL Behring for the purpose of manufacturing and delivering its life-saving therapies to people in more than 100 countries. CSL Plasma has a state-of-the-art testing laboratory that features some of the most advanced technology, instrumentation and automation in the field; two logistics centers, one in Dallas and one in Indianapolis. CSL Plasma's corporate headquarters is in Boca Raton, Florida.

Source: [CSL Annual Report 2023](#)



40+ Countries of operations around the world



32,000+ employees around the world



US \$13.3 billion in annual revenue



2,000+ R&D employees across 10 countries



US \$5.1 billion in R&D investments in the last 5 years



342 Plasma collection centers across China, Europe and North America





## STOCKTON, CALIFORNIA

The City of Stockton is located in the center of California's San Joaquin Valley and is the seat of San Joaquin County. Stockton is located about 80 miles east of the San Francisco Bay Area and 40 miles south of Sacramento, the Capital of California. The City of Stockton had a population of 314,573 as of July 1, 2020. 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. Top 10 employers of the city are San Joaquin County, St. Joseph's Medical Center, Stockton Unified School District, City of Stockton, Dameron Hospital, Pacific Gas and Electric, 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 City encompasses nearly 65 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. The City has a diversified economic base as a regional center for commerce, both in agricultural and manufacturing export trade activities. Its distribution of sales tax producing businesses mirrors the diversity of the average of all California cities.

Cultural, historical and leisure attractions include: The Haggin Museum, The San Joaquin County Historical Society & Museum, The Children's Museum, The Stockton Symphony Association, The Stockton Opera, The Ballet San Joaquin, The Bob Hope Theatre, The Stockton Civic Theatre.





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	21,926	182,710	318,078
2028 Projected Population	22,382	185,240	323,821
2010 Census Population	19,689	167,424	289,859
Projected Annual Growth 2023 to 2028	0.41%	0.28%	0.36%
Historical Annual Growth 2010 to 2020	1.01%	0.92%	0.92%
<b>Households &amp; Growth</b>			
2023 Estimated Households	7,036	60,378	100,172
2028 Projected Households	7,192	61,154	101,867
2010 Census Households	6,444	56,587	93,456
Projected Annual Growth 2023 to 2028	0.44%	0.26%	0.34%
Historical Annual Growth 2010 to 2020	0.77%	0.67%	0.67%
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	32.17%	35.10%	35.02%
2023 Estimated Black or African American	16.56%	12.08%	10.88%
2023 Estimated Asian or Pacific Islander	15.66%	20.00%	19.90%
2023 Estimated American Indian or Native Alaskan	2.12%	1.90%	1.86%
2023 Estimated Other Races	24.89%	24.18%	26.58%
2023 Estimated Hispanic	46.16%	43.83%	46.20%
<b>Income</b>			
2023 Estimated Average Household Income	\$69,708	\$87,109	\$94,021
2023 Estimated Median Household Income	\$54,169	\$63,073	\$67,591
2023 Estimated Per Capita Income	\$22,905	\$28,775	\$29,717
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	1,044	5,754	9,172
2023 Estimated Total Employees	9,051	63,159	106,328





Tenant Name	Square Feet	LEASE TERM			RENTAL RATES				Recovery Type	Options
		Lease Term	Increase	Monthly	PSF	Annually	PSF			
CSL Plasma Inc.	13,903	June 2021	June 2026	-	\$27,632	\$1.99	\$331,586	\$23.85	NN	2 (5-Year)
		June 2026	June 2031	10%	\$30,390	\$2.18	\$364,675	\$26.23		FMV
		June 2031	June 2036	10%	\$33,425	\$2.40	\$401,101	\$28.85		

\*Tenant has the right to terminate the lease as of the last day of the 10th year of the term. Tenant must give 1 year advance written notice and pay a \$79,502 termination fee.

## FINANCIAL INFORMATION

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Net Operating Income	\$331,586
Cap Rate	6.25%
Lease Type	NN

## PROPERTY SPECIFICATIONS

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Rentable Area	-13,903 SF
Land Area	-1.56 AC
Address	29 E. March Lane Stockton, California 95207



**FOR FINANCING OPTIONS AND LOAN QUOTES:**  
Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





SRS

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NET LEASE  
GROUP

## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

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PROFESSIONALS

**25+**

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**#1**

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REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

**2.3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2022

**760+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2022

**\$2.9B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2022

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