

7514 MURRAY DRIVE

STOCKTON, CA



JPA
COMMERCIAL

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DRE #01512220
CORP #02088245

±12,000 SF SINGLE TENANT
NNN LEASED INVESTMENT

ASKING PRICE: \$2,100,000.00

- SINGLE TENANT 12,000 SQUARE-FOOT INDUSTRIAL ASSET SITUATED ON ±0.92 ACRES
- FEATURING MASONRY CONSTRUCTION, 18' CLEAR HEIGHT, SIX (6) BAY DOORS, & CLOSE PROXIMITY TO I-5 AND I-99
- OCCUPIED BY APRIA HEALTHCARE, LEADING PROVIDER OF HOME HEALTHCARE EQUIPMENT AND RELATED SERVICES
- TRIPLE-NET LEASE RUNNING THROUGH FEBRUARY 2029 WITH 3.0% ANNUAL BASE RENT ESCALATIONS

THE PROPERTY IN QUESTION IS A SINGLE-TENANT INDUSTRIAL ASSET THAT SPANS 12,000 SQUARE FEET AND IS SITUATED ON A 0.92 ACRE PLOT OF LAND. THE PROPERTY'S MASONRY CONSTRUCTION OFFERS A DURABLE AND LOW-MAINTENANCE BUILDING SOLUTION. WITH A CLEAR HEIGHT OF 18', THE PROPERTY CAN ACCOMODATE A VARIETY OF INDUSTRIAL USES. THE PRESENCE OF SIX BAY DOORS PROVIDES FOR EFFECIENT LOADING AND UNLOADING OPERATIONS. THE PROPERTY'S LOCATION NEAR I-5, I-99 AND OTHER HOSPITALS ENSURES CONVENIENT ACCESS TO MAJOR CLIENTELE AS WELL AND EASY TRANSPORTATION ROUTES AND LOCAL AMENITIES.

THE PROPERTY IS CURRENTLY OCCUPIED BY APRIA HEALTHCARE, A LEADING PROVIDER OF HOME HEALTHCARE EQUIPMENT AND RELATED SERVICES. THE TRIPLE-NET LEASE IN PLACE PROVIDES A STABLE SOURCE OF INCOME PROVING SECURITY FOR INVESTORS. APRIA HAS OCCUPIED THE PRPOERTY SINCE 2003 SHOWING ITS COMMITMENT TO THE AREA AND LONGEVITY IN THE MARKET. THIS LONG PRESENCE LENDS CREDIBILITY TO THE TENANT'S COMMITMENT TO THE PROPERTY AND IS A TESTAMENT TO THE PROPERTY'S QUALITY AND LOCATION.



PROPERTY DETAILS

7514 MURRAY DRIVE, STOCKTON, CA 95210

- **APN:** 094-020-30
- **LOCATION:** CITY OF STOCKTON
- **LOT SIZE:** ±0.92 ACRES
- **BUILDING AREA:** ±12,000 SQUARE FEET
- **CLEAR HEIGHT:** 18'
- **BAY DOORS:** SIX (6) 12 FT. X 14 FT.
- **SECURITY:** FENCED, SECURED YARD
- **ZONING:** CG (GENERAL COMMERCIAL)



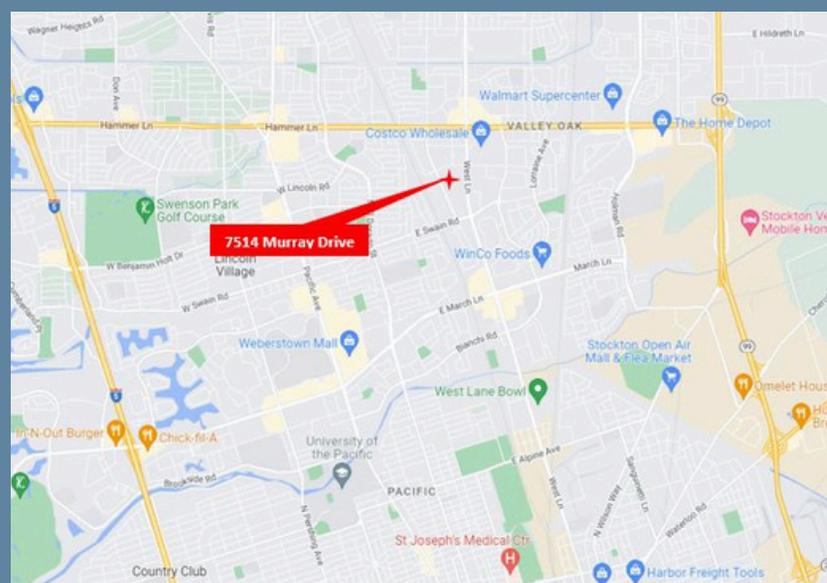
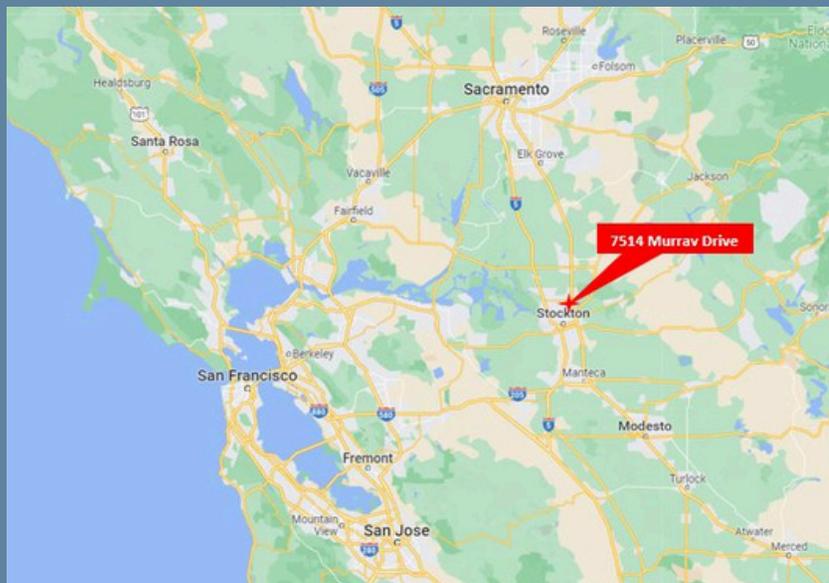
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- OFFERING PRICE: **\$2,100,000.00**
- CAP RATE: **5.97%**
- PRICE/SF: **\$175.00**
- TOTAL SQUARE FEET: **±12,000 SQUARE FEET**
- RENTAL RATE: **APPROX. \$10.44**
- LEASE TYPE: **NNN**
- LEASE TERM: **3 YEARS**
- RENTAL INCREASES: **3% ANNUALLY**
- TENANCY: **SINGLE-TENANT**
- OCCUPANCY: **100.00%**



RENT ROLL

| Tenant Name | Address | Square Feet | Bldg Share | Lease Dates | | Annual Rent per Sq. Ft. | Total Rent Per Month | Total Rent Per Year | Changes on Rent | Increase | Lease Type |
|--|---------------------------------|-------------|------------|-------------|-----------|-------------------------|----------------------|---------------------|-----------------|----------|------------|
| | | | | Comm. | Exp. | | | | | | |
| Apria Healthcare, LLC | 7514 Murray Drive, Stockton, CA | 12,000 | 100% | 10/1/2003 | 2/28/2029 | \$10.44 | \$10,439.00 | \$125,268.00 | 1-Mar-26 | 3% | NNN |
| **Total Rent Per Year is based on 2026 Rent (does not include NNNs) | | | | | | | | | | | |
| **Annual Rent per Sq Ft is based on total 2026 Rent, not just rent increase on 3/1/26. | | | | | | | | | | | |



AERIAL MAPS

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THIS ASSET IS LEASED TO APRIA HEALTHCARE, INC., PROVIDER OF INTEGRATED HOME HEALTHCARE PRODUCTS AND SERVICES. APRIA OFFERS A COMPREHENSIVE RANGE OF HOME RESPIRATORY, HOME INFUSION THERAPY AND HOME MEDICAL EQUIPMENT SERVICES.

APRIA HEALTHCARE, INC. IS CENTRALLY LOCATED IN STOCKTON, CA WITHIN A PROFESSIONAL BUSINESS PARK ATMOSPHERE. APRIA HEALTHCARE, INC. OPERATIONS ARE PLACED STRATEGICALLY WITHIN MINUTES OF MULTIPLE HOSPITALS AND PROFESSIONAL HEALTHCARE OFFICES MAKING THEM EASILY ACCESSIBLE TO THEIR CLIENTS.

APRIA IS A LEADING PROVIDER OF HOME HEALTHCARE EQUIPMENT AND RELATED SERVICES ACROSS THE USA, SERVING APPROXIMATELY 2 MILLION PATIENTS FROM OUR 280 LOCATIONS. ON MARCH 29, 2022, OWENS & MINOR (NYSE: OMI) ANNOUNCED THAT IT COMPLETED THE ACQUISITION OF APRIA HEALTHCARE, INC.

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