



Value Add, Owner User Opportunity in High Traffic Retail Corridor

6810 FIVE STAR BLVD, ROCKLIN CA 95677



Joshua Ballesteros
NAINORCAL.COM

Joshua Ballesteros
Investment Advisor
jballesteros@nainorcal.com
415.480.0214
CalDRE #02010271

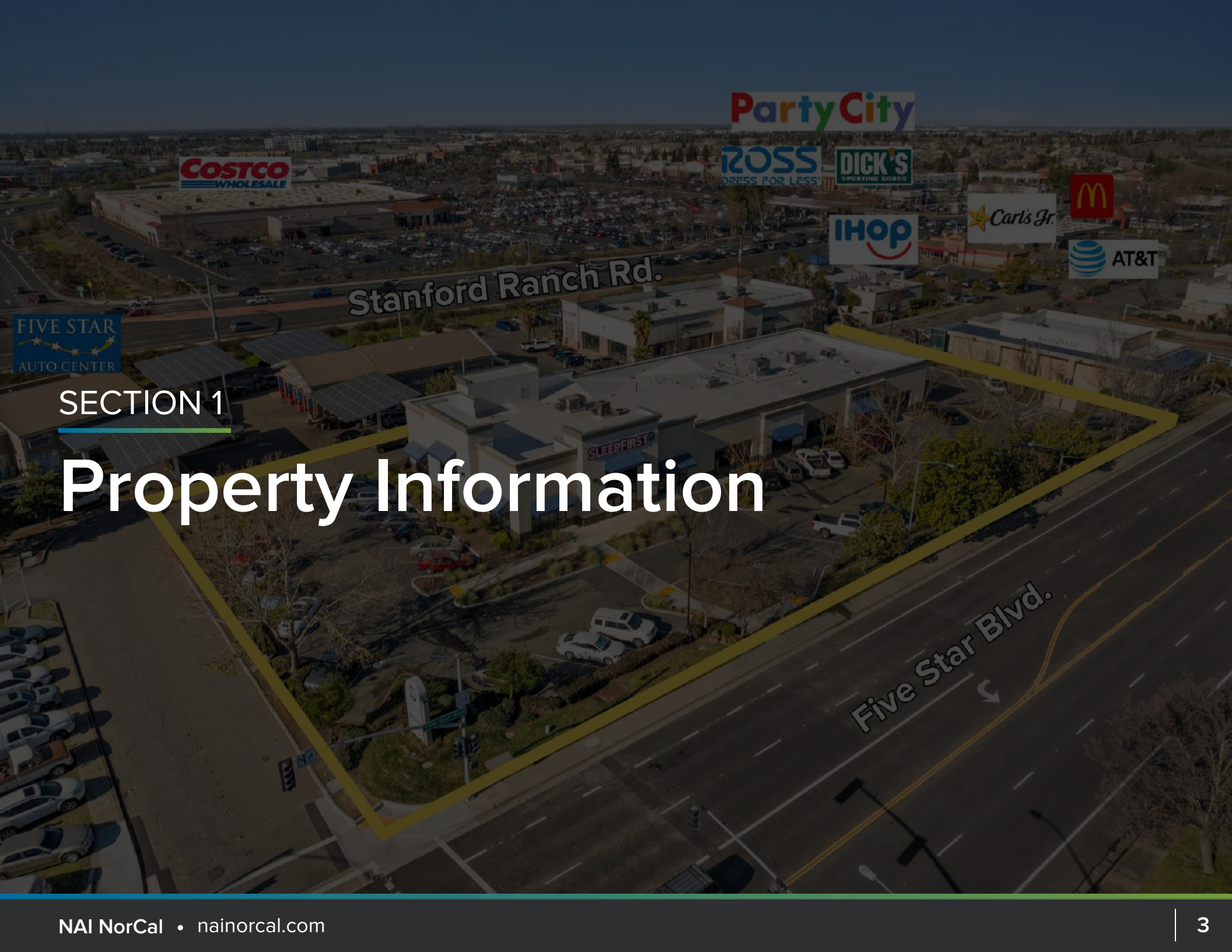
Grant Chappell
Principal
grant@nainorcal.com
510.336.4721
CalDRE #01700439

Robert Chappell
Investment Advisor
rchappell@nainorcal.com
916.712.3990
CalDRE #02177598

Table of Contents

PROPERTY INFORMATION	3
FINANCIAL ANALYSIS	5
LOCATION INFORMATION	17
SALE COMPARABLES	19
DEMOGRAPHICS	24





FIVE STAR
AUTO CENTER

SECTION 1

Property Information

Executive Summary

SALE PRICE
\$3,000,000

BUILDING SIZE
12,035 SF

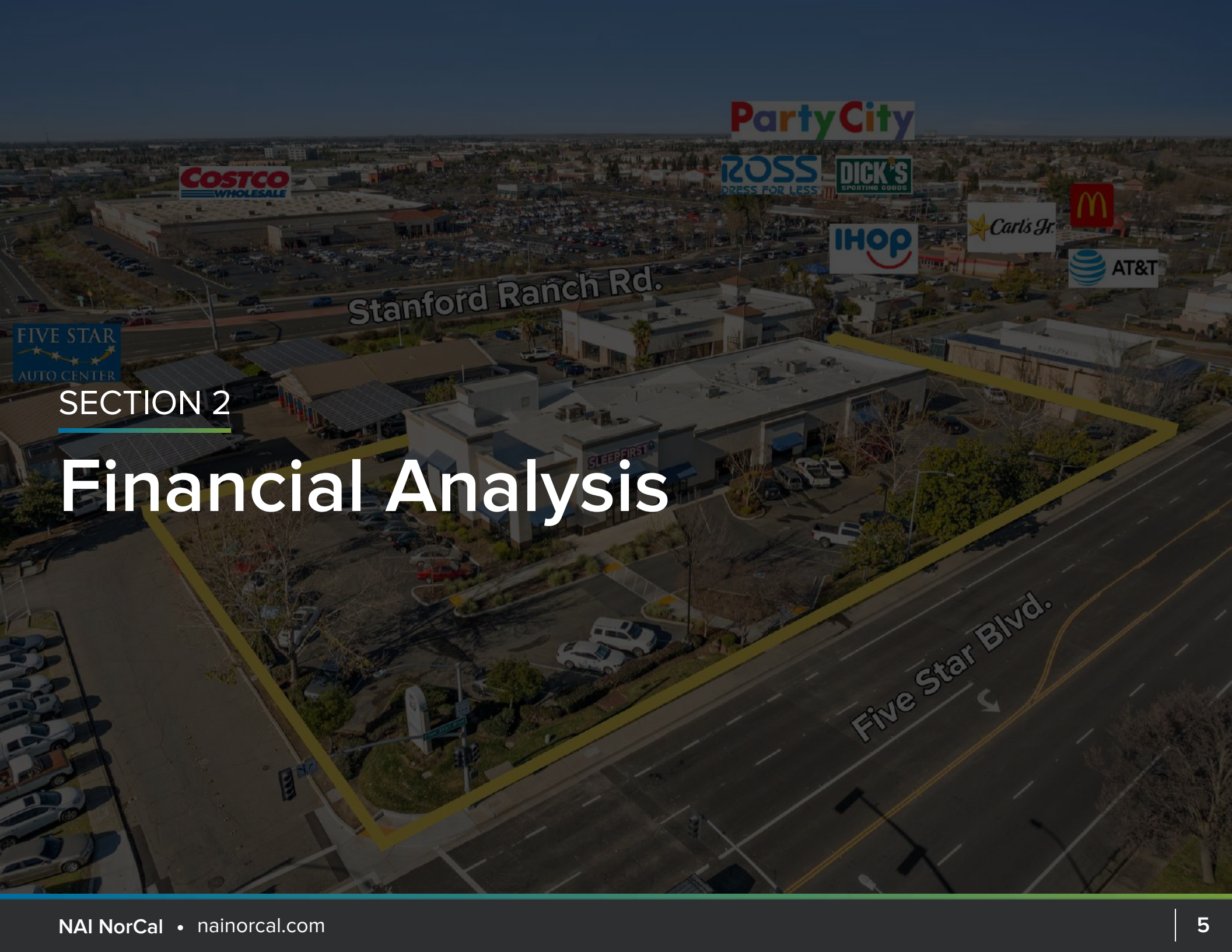
PROFORMA CAP RATE
6.7%

Other Details

Price / SF:	\$249
Occupancy Rate:	47%
NOI:	\$78,831
Proforma NOI:	\$201,735
Building Size:	12,035 SF
Lot Size:	1.4 AC
Year Built:	2000
Zoning:	PD-C
APN:	016-351-007-000

Property Highlights

- Perfect opportunity for an owner user or value add investor with 53% GLA (6,412 SF) currently vacant.
- My Salon, an individually rentable salon suites concept currently occupies 47% GLA (5,664 SF).
- New roof.
- Excellent freeway visibility .
- Monument signage.
- Corner lot with signalized intersection.
- Excellent average household income of \$152,392 within a 5 mile radius.
- High traffic retail corridor: Traffic count of 46,282 ADT on Stanford Ranch Rd west of the property, 117,400 ADT on Hwy-65 southbound from Stanford Ranch Rd and 110,000 ADT on Hwy-65 north of Stanford Ranch Rd.



FIVE STAR
AUTO CENTER

SECTION 2

Financial Analysis

Rent Roll

Tenant	Unit Number	Unit Size (SF)	Monthly Rent/SF	Monthly Rent	Annual Rent	% Of GLA	Price Per SF/YR	Lease Start/End	Lease End	Options
My Salon	300	5,664	\$1.75	\$9,912	\$118,944	47%	\$21.00	9/30/2020	03/31/2031	2 X 5 yr
Vacant (Proforma)	200	1,412	\$1.94	\$2,742	\$32,900	12%	\$23.30			
Vacant (Proforma)	100	5,000	\$1.50	\$7,500	\$90,000	41%	\$18.00			
Totals/Averages		12,076	\$1.67	\$20,154	\$241,844	100%				

My Salon rent increase schedule: Yrs 1-5: \$118,944; Yrs 6-10: \$130,838; Option 1: \$143,922; Option 2: Reassessed at FMV, but shall not be any less than previous rate.

Suite 200 is currently in cold shell condition.

Income & Expenses

Income Summary	Current	Proforma
Annual Gross Rental Income	\$118,944	\$241,848
CAM Charges	\$49,846	\$49,846
Passthru Property Tax (Salon)	\$15,826	\$15,826
Passthru Insurance	\$5,384	\$5,384
Gross Income	\$190,000	\$312,904
Expenses Summary	Current	Proforma
Landscaping	\$12,942	\$12,942
Security/Life Safety	\$2,970	\$2,970
Parking Lot Lighting & Maintenance	\$4,748	\$4,748
Extermination	\$600	\$600
Power Washing	\$900	\$900
Grounds Pick Up	\$5,820	\$5,820
Repairs & Maintenance	\$3,700	\$3,700
Roof	\$4,000	\$4,000
Management Fees	\$15,000	\$15,000
Utilities - Electricity, Water, Sewer, Trash	\$16,474	\$16,474
Water-Fire Sprinkler	\$450	\$450
Insurance	\$5,394	\$5,394
New Property Taxes (reassessed upon sale)	\$33,741	\$33,741
Professional Fees	\$1,500	\$1,500
Non-Recoverable Expenses	\$2,930	\$2,930

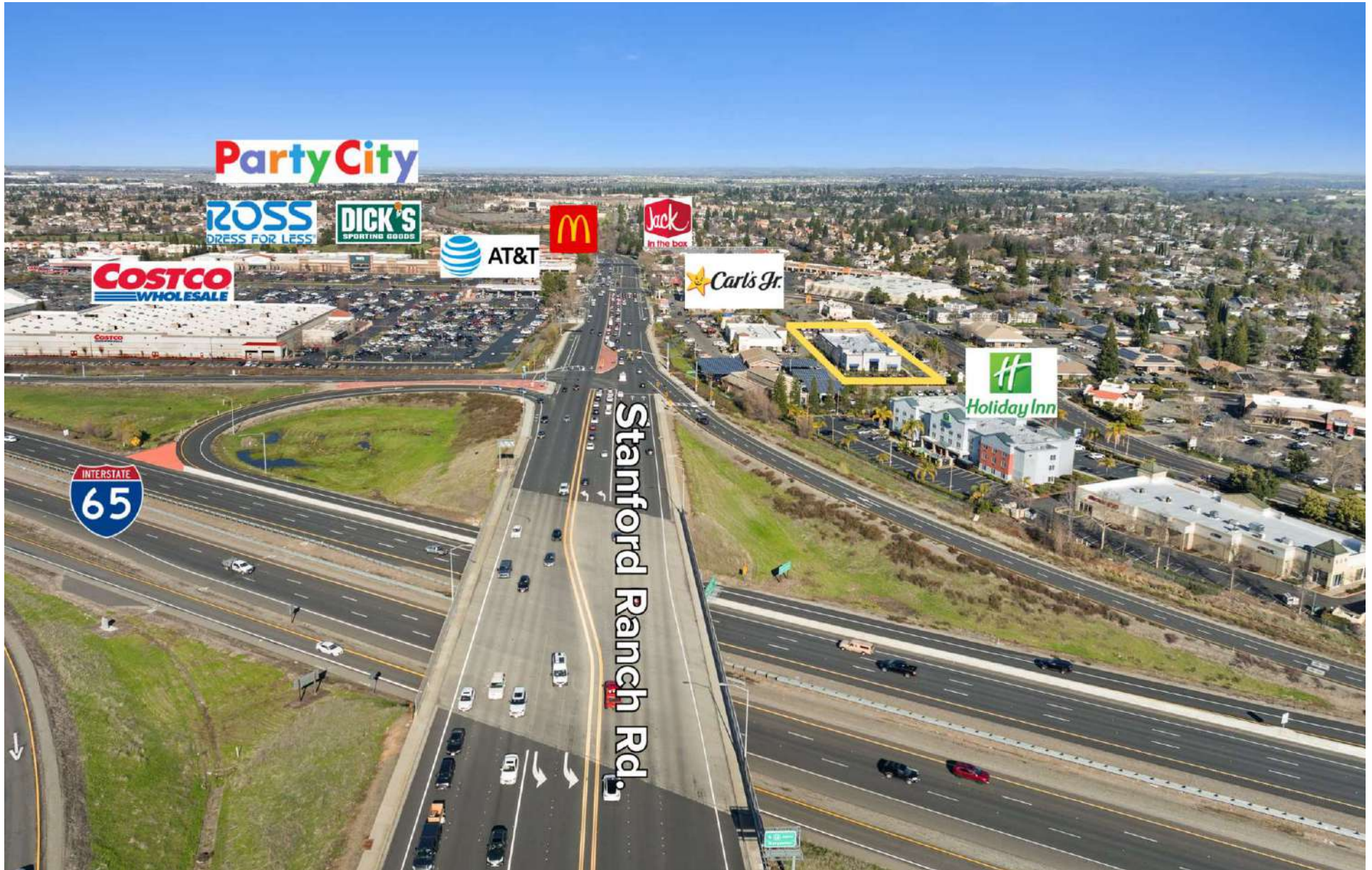
Income & Expenses

Operating Expenses	\$111,169	\$111,169
Net Operating Income	\$78,831	\$201,735

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



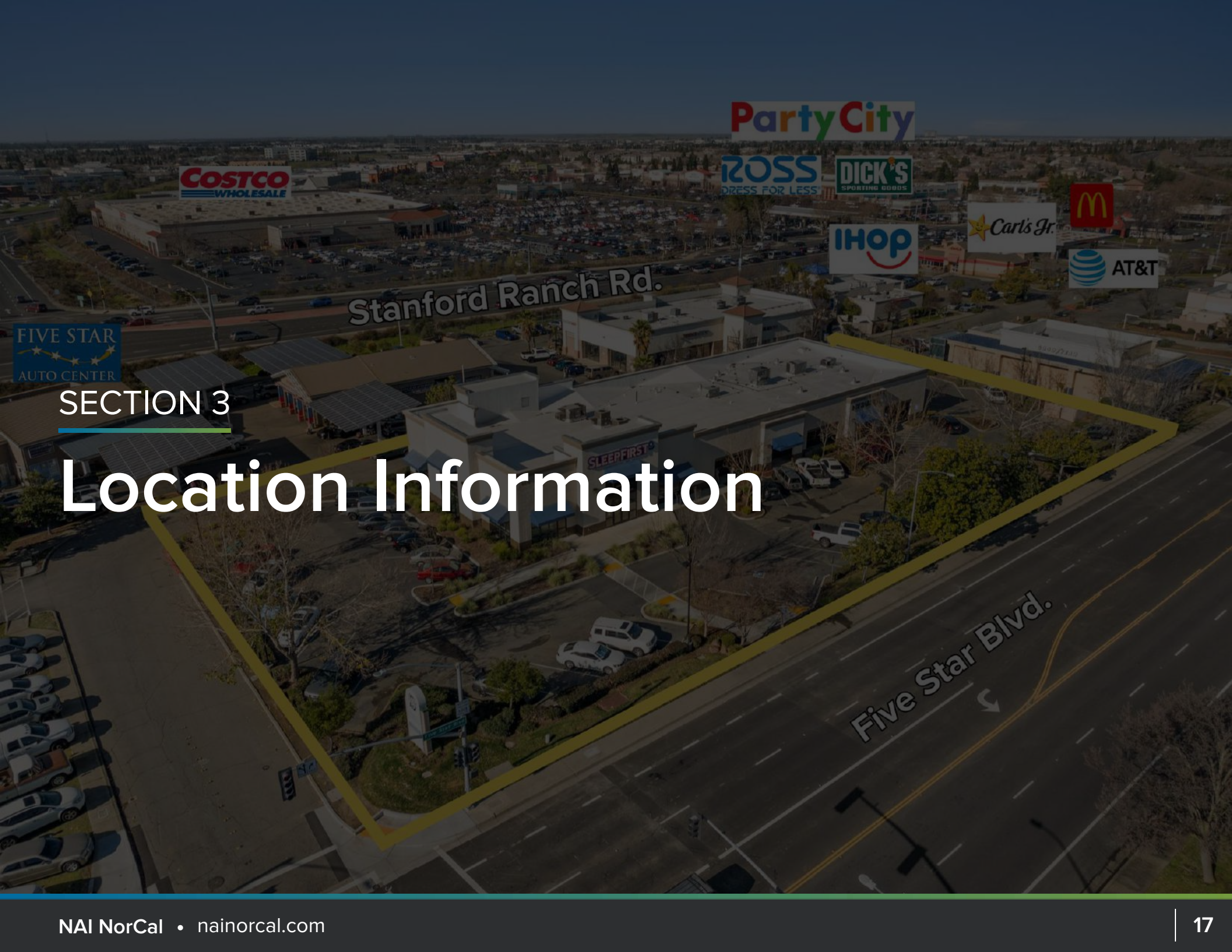
Additional Photos



Floor Plan



SUITE	TENANT	SQ FT
100	AVAILABLE	5,000
200	AVAILABLE	1,412
300	My Salon Suite Rocklin	5,664

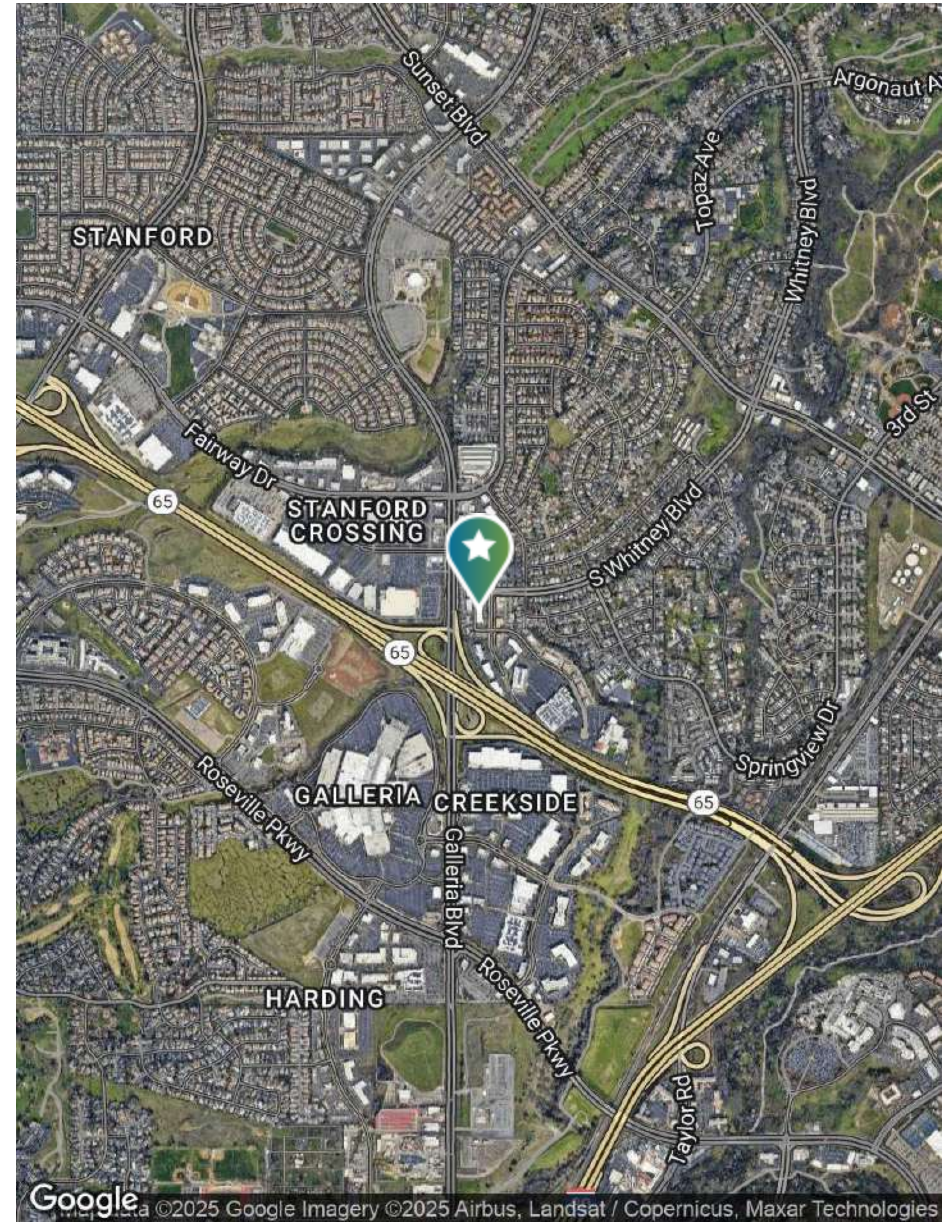
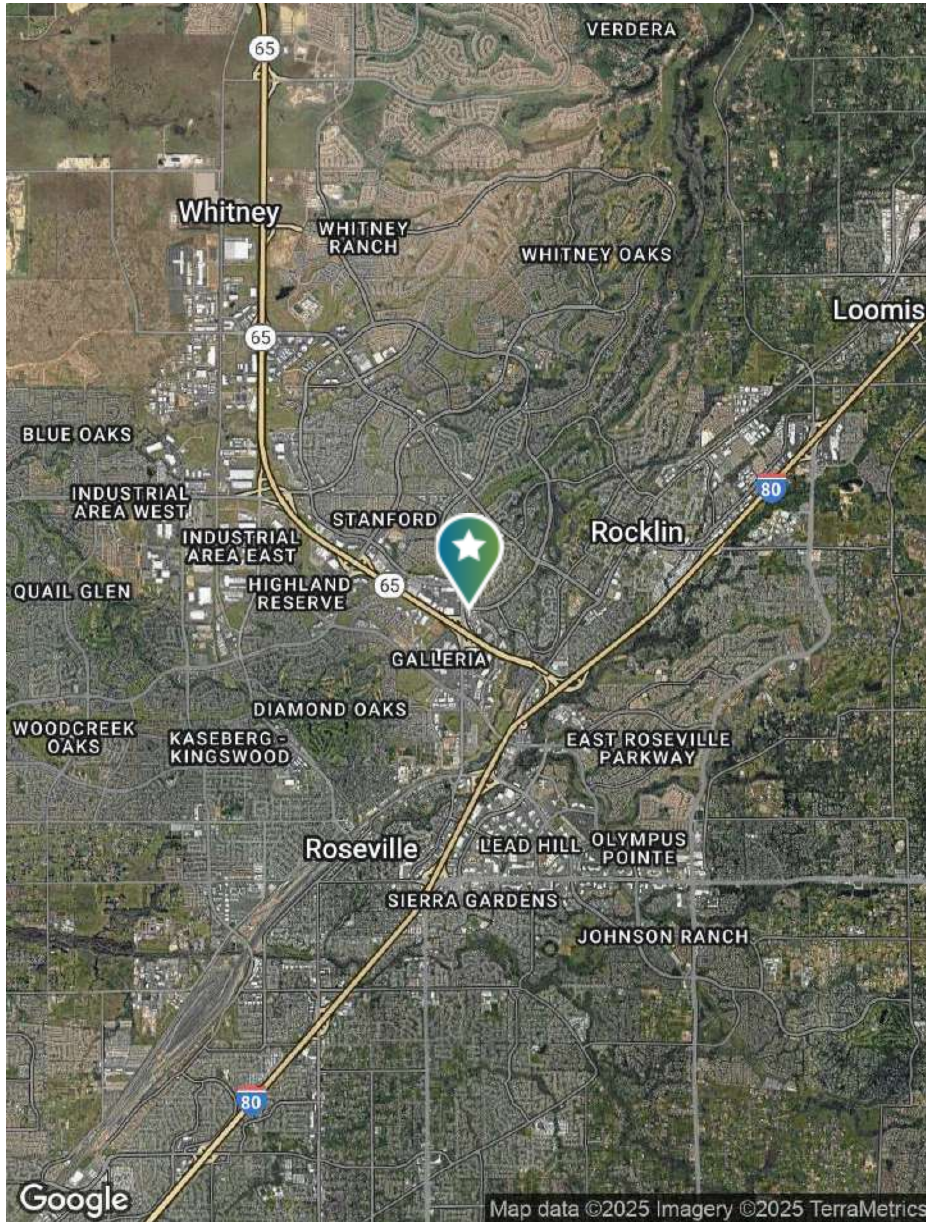


FIVE STAR
AUTO CENTER

SECTION 3

Location Information

Regional Map





SECTION 4

Sale Comparables

Sale Comparables



Subject Property

6810 Five Star Blvd | Rocklin, CA 95677

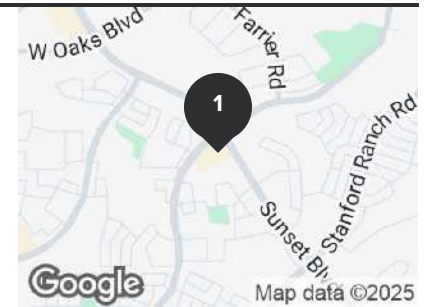
Sale Price:	\$3,000,000	NOI:	\$78,831	CAP:	2.63%
Price PSF:	\$249.27	Building SF:	12,035 SF	Year Built:	2000
Lot Size:	1.4 Acres				



2230 Sunset Blvd - Shops 3

Rocklin, CA 95765

Sale Price:	\$6,229,764	Closed:	11/23/2022	Price PSF:	\$461.46
Building SF:	13,500 SF	Year Built:	2001	Lot Size:	3.45 Acres



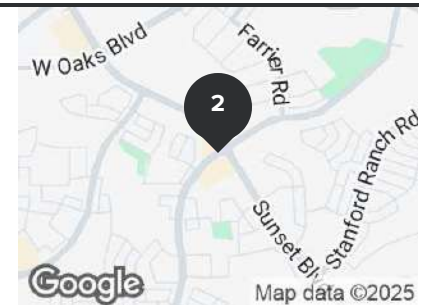
Part of Portfolio



2210 Sunset Blvd

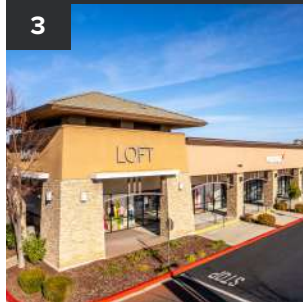
Rocklin, CA 95765

Sale Price:	\$7,069,285	Closed:	11/23/2022	Price PSF:	\$565.54
Building SF:	12,500 SF	Year Built:	2001	Lot Size:	3.45 Acres



Part of Portfolio

Sale Comparables



1208 Galleria Blvd

Roseville, CA 95678

Sale Price: \$13,678,921

Price PSF: \$854.93

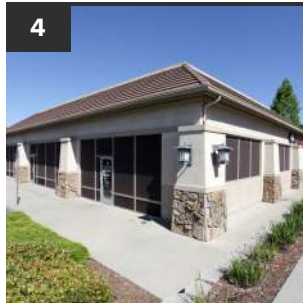
Lot Size: 19.7 Acres

Closed: 09/29/2023

Building SF: 16,000 SF

CAP: 6.05%

Year Built: 1999



1263 Pleasant Grove Blvd

Roseville, CA 95747

Sale Price: \$2,325,000

Price PSF: \$476.43

Lot Size: 0.69 Acres

Occupancy: 100%

Building SF: 4,880 SF

Closed: 09/30/2022

Year Built: 2001



9250 Fairway Dr

Roseville, CA 95678

Sale Price: \$2,925,000

Year Built: 2007

Price PSF: \$375.14

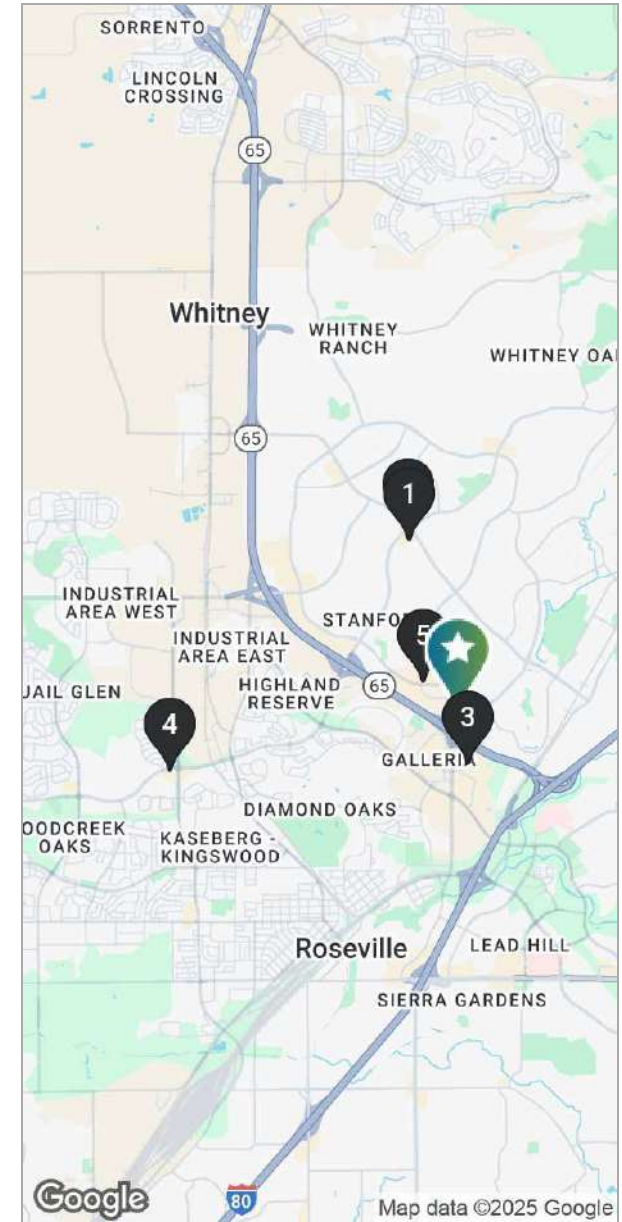
Lot Size: 0.25 Acres

Building SF: 7,797 SF

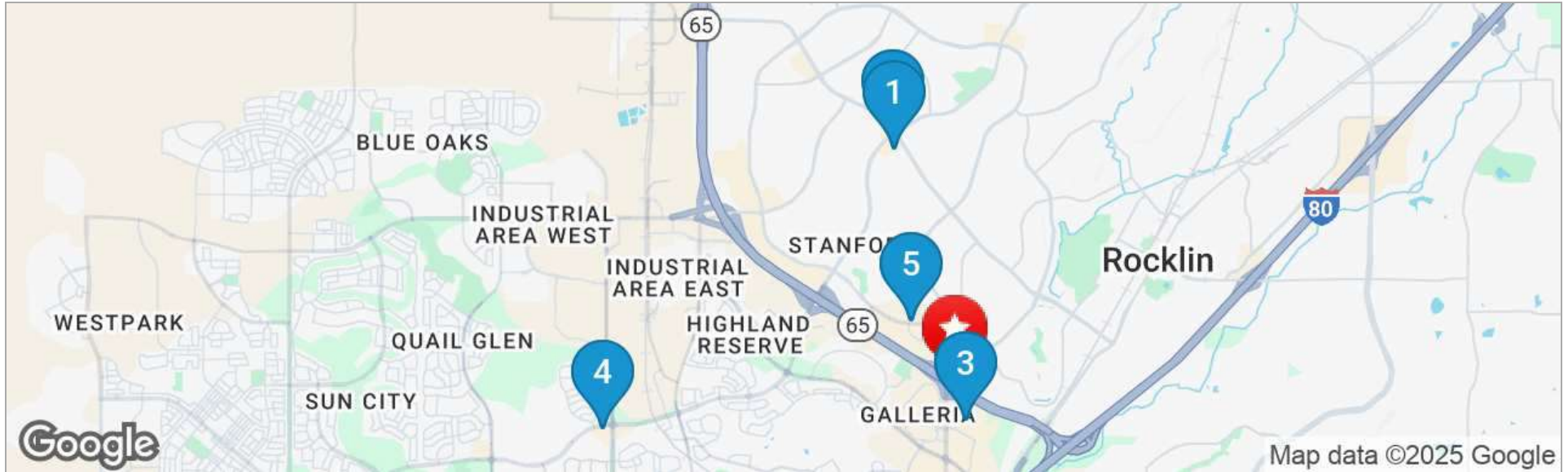


Sale Comps Map & Summary

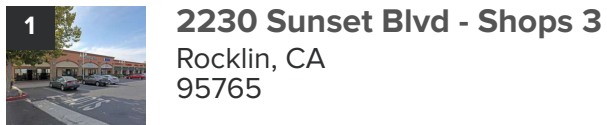
	Name/Address	Price	Bldg Size	Year Built	Price/SF	Deal Status
★	6810 Five Star Blvd Rocklin, CA	\$3,000,000	12,035 SF	2000	\$249.27	Subject Property
1	2230 Sunset Blvd - Shops 3 Rocklin, CA	\$6,229,764	13,500 SF	2001	\$461.46	Sold 11/23/2022
2	2210 Sunset Blvd Rocklin, CA	\$7,069,285	12,500 SF	2001	\$565.54	Sold 11/23/2022
3	1208 Galleria Blvd Roseville, CA	\$13,678,921	16,000 SF	1999	\$854.93	Sold 9/29/2023
4	1263 Pleasant Grove Blvd Roseville, CA	\$2,325,000	4,880 SF	2001	\$476.43	Sold 9/30/2022
5	9250 Fairway Dr Roseville, CA	\$2,925,000	7,797 SF	2007	\$375.14	On Market
Averages		\$6,445,594	10,935 SF	2001	\$546.70	



Sale Comps Map



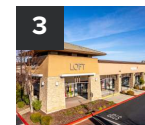
 **Subject Property**
6810 Five Star Blvd | Rocklin, CA 95677



1 **2230 Sunset Blvd - Shops 3**
Rocklin, CA
95765



2 **2210 Sunset Blvd**
Rocklin, CA
95765



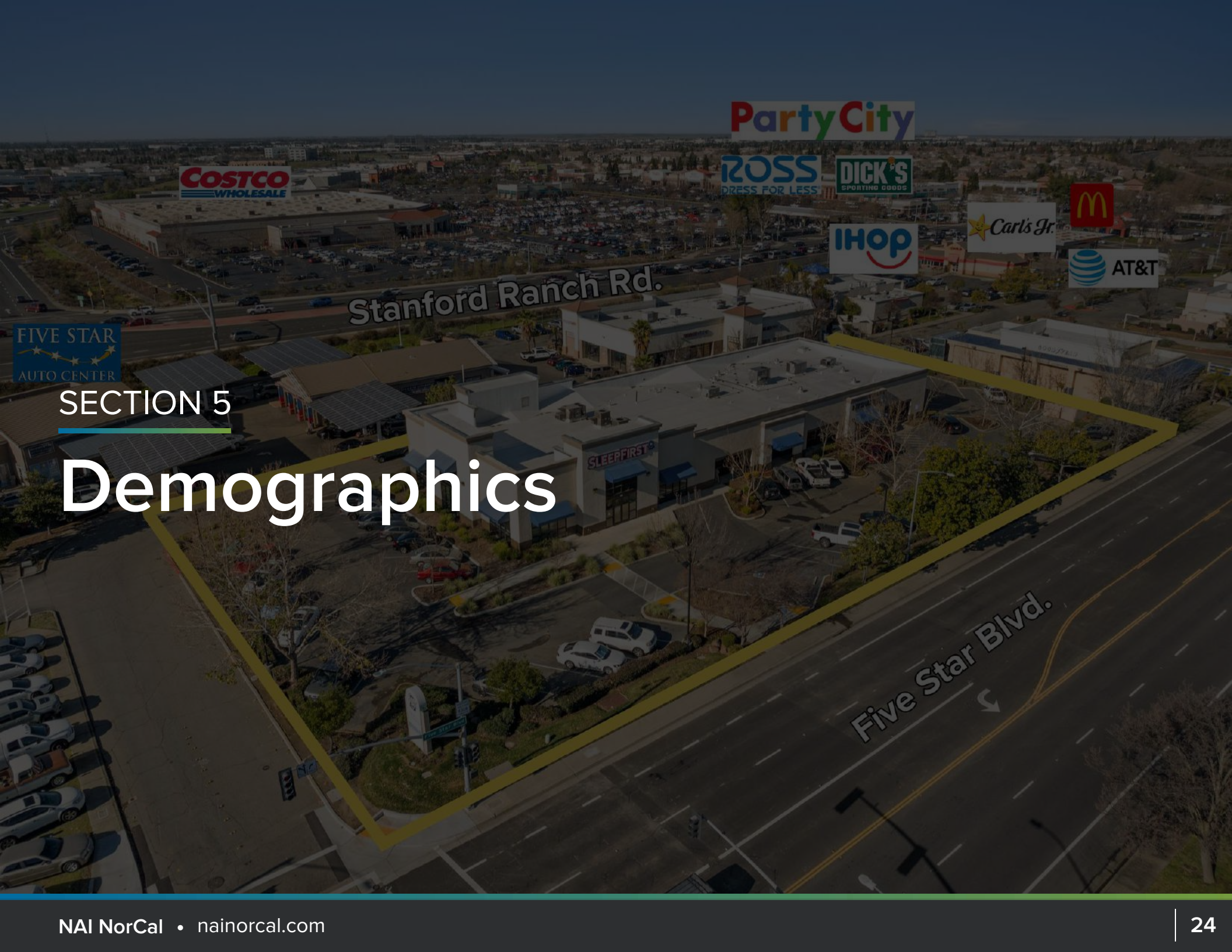
3 **1208 Galleria Blvd**
Roseville, CA
95678



4 **1263 Pleasant Grove Blvd**
Roseville, CA
95747



5 **9250 Fairway Dr**
Roseville, CA
95678



COSTCO
WHOLESALE

PartyCity

ROSS
DRESS FOR LESS

DICK'S
SPORTING GOODS

IHOP

Carl's Jr.

McDonald's

AT&T

Stanford Ranch Rd.

FIVE STAR
AUTO CENTER

SECTION 5

Demographics

SLEEPER

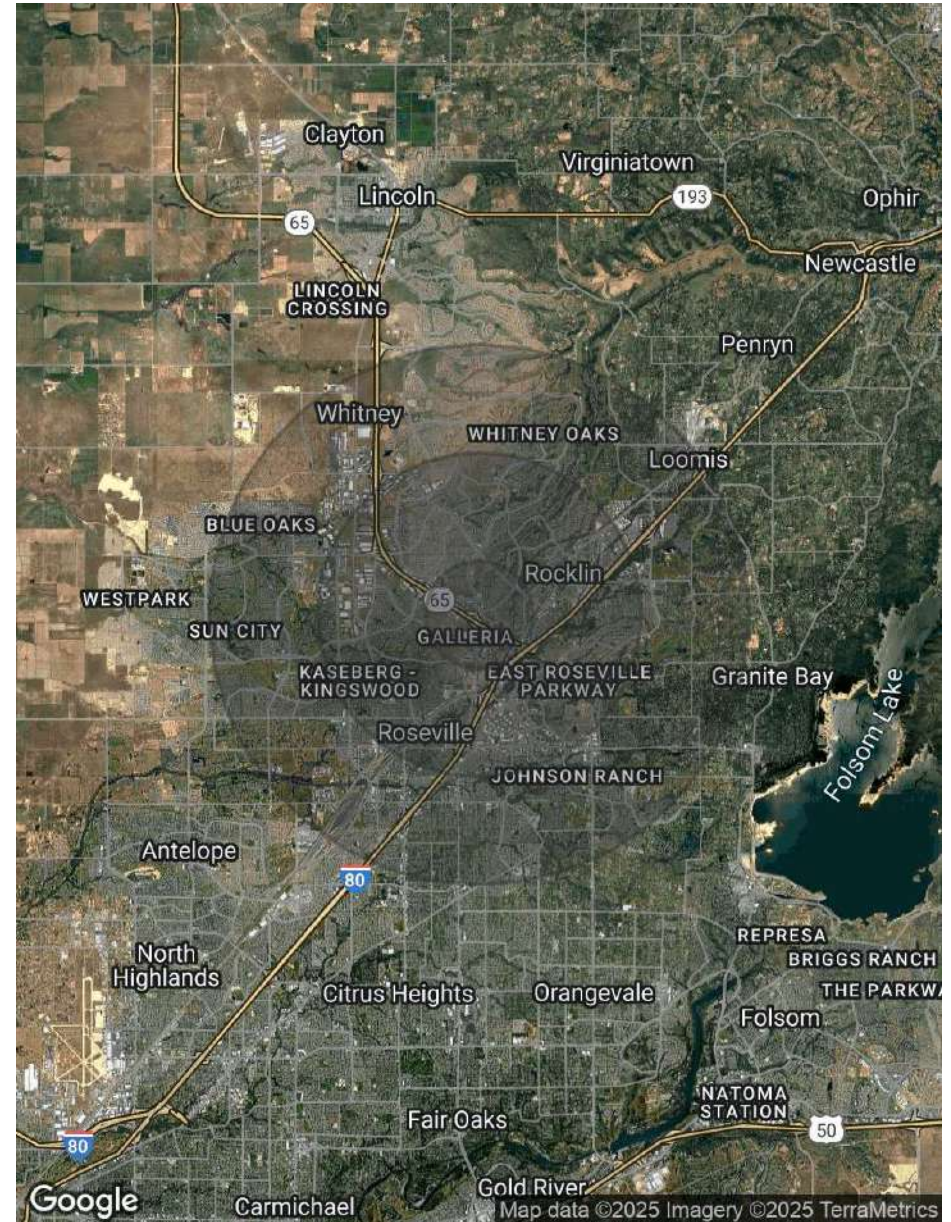
Five Star Blvd.

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	13,650	106,686	233,110
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,491	40,654	86,531
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$124,836	\$146,509	\$152,392
Average House Value	\$633,634	\$695,030	\$732,196

Demographics data derived from AlphaMap



Confidentiality & Disclosure

The information contained in the following investment summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Northern California Investment Real Estate Brokerage and should not be made available to any other person or entity without the written consent of the broker. This investment summary has been prepared to provide concise, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property; the future projected financial performance of the property; the size and square footage of the property and improvements; the presence or absence of contaminating substances, PCBs, or asbestos; the compliance with state and federal regulations; the physical condition of improvements thereon; the financial condition or business prospects of any tenant; or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained in this marketing brochure has been obtained from sources we believe to be reliable. However, the broker has not verified, and will not verify, any of the information contained herein, nor has the broker conducted any investigation regarding these matters, and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



NAI NorCal
GLOBAL REACH. LOCAL EXPERTISE.

Oakland
505 14th St, #900
Oakland, CA 94612

San Francisco
4 Embarcadero Center, #1400
San Francisco, CA 94111

San Jose
99 S Almaden Blvd, #600
San Jose, CA 95113