

Actual Site Photo



OILSTOP DRIVE THRU OIL CHANGE

7730 HOLMAN RD | STOCKTON, CA 95212

OFFERING MEMORANDUM



ALPHA
REAL ESTATE ADVISORS

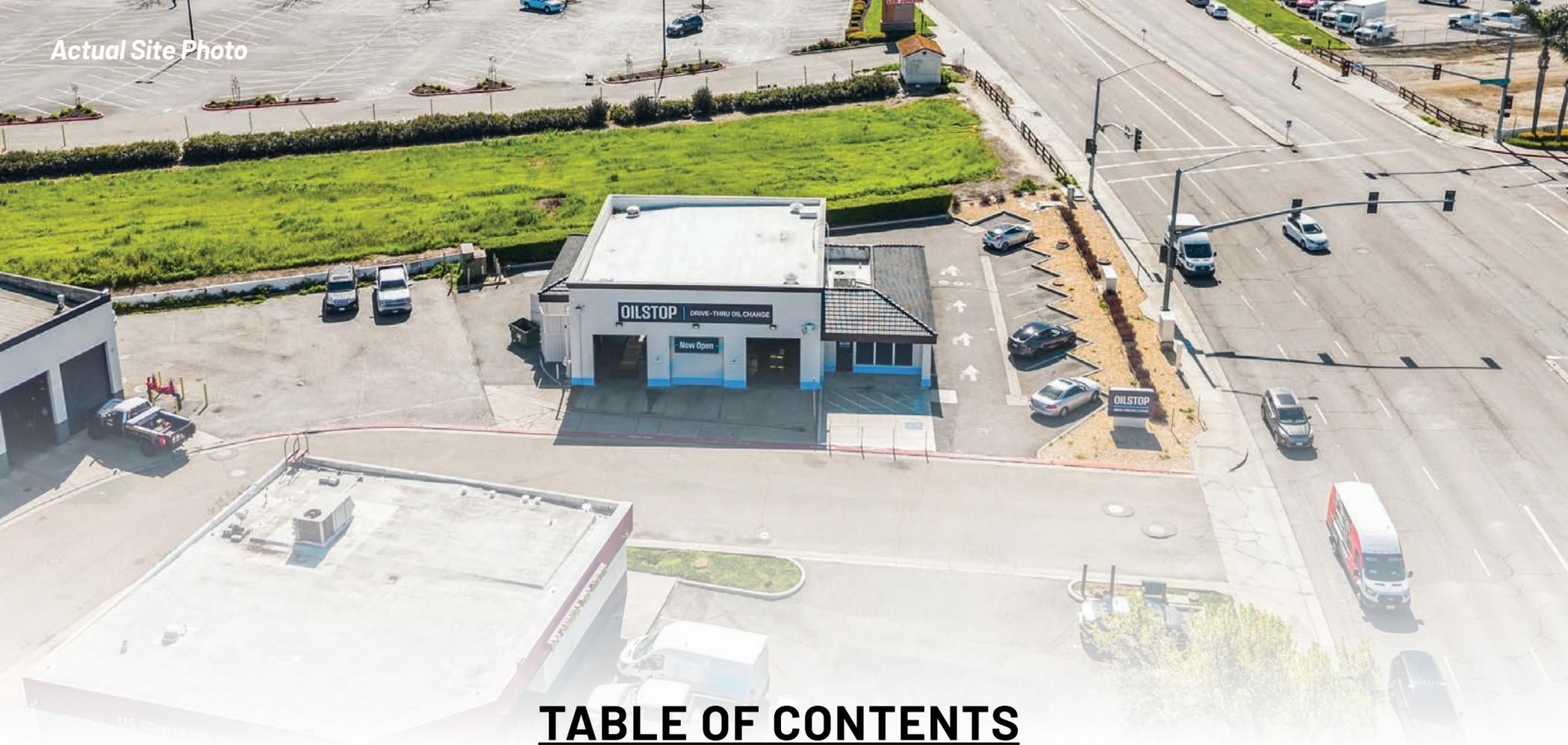


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Disclaimers &
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OFFERING PRICE
\$1,809,523

CAP RATE

6.30%

EST. NET OPERATING INCOME (NOI)

114,000

GROSS LEASABLE AREA (GLA)

3,140 SF

LOT SIZE (AC)

0.38 AC

YEAR BUILT

1991/2025 (R)

Actual Site Photo



RENT SCHEDULE

Term	Monthly Rent	Annual Rent	Est. Tax Slippage	Est. New NOI	Cap Rate
Current	\$10,500	\$126,000	\$12,000	\$114,000	6.30%
Year 2	\$10,710	\$128,520	\$12,000	\$116,520	6.44%
Year 3	\$10,924	\$131,090	\$12,000	\$119,090	6.58%
Year 4	\$11,143	\$133,712	\$12,000	\$121,712	6.73%
Year 5	\$11,366	\$136,386	\$12,000	\$124,386	6.87%
Year 6	\$11,593	\$139,114	\$12,000	\$127,114	7.02%
Year 7	\$11,825	\$141,896	\$12,000	\$129,896	7.18%
Year 8	\$12,061	\$144,734	\$12,000	\$132,734	7.34%
Year 9	\$12,302	\$147,629	\$12,000	\$135,629	7.50%
Year 10	\$12,548	\$150,582	\$12,000	\$138,582	7.66%

SUMMARY

TENANT NAME	Oil Stop
TENANT GUARANTOR	Oil Stop LLC
TENANT TYPE	Corporate Operator, Non-Franchised Store
LEASE STRUCTURE	NN
TAXES, INSURANCE, CAM	Landlord Pays, Tenant Reimburses
OWNERSHIP INTEREST	Fee Simple
EFFECTIVE LEASE DATE	October 28, 2025
REMAINING LEASE TERM	9.5 Years
RENEWAL OPTIONS	Four (4), Five (5) Years
RENTAL INCREASES	2% Annually Including Options

*Est. NOI reflects property tax slippage that is reassessed upon sale

Oil Stop Drive Thru • Stockton, CA // 3

INVESTMENT HIGHLIGHTS

PROPERTY OVERVIEW

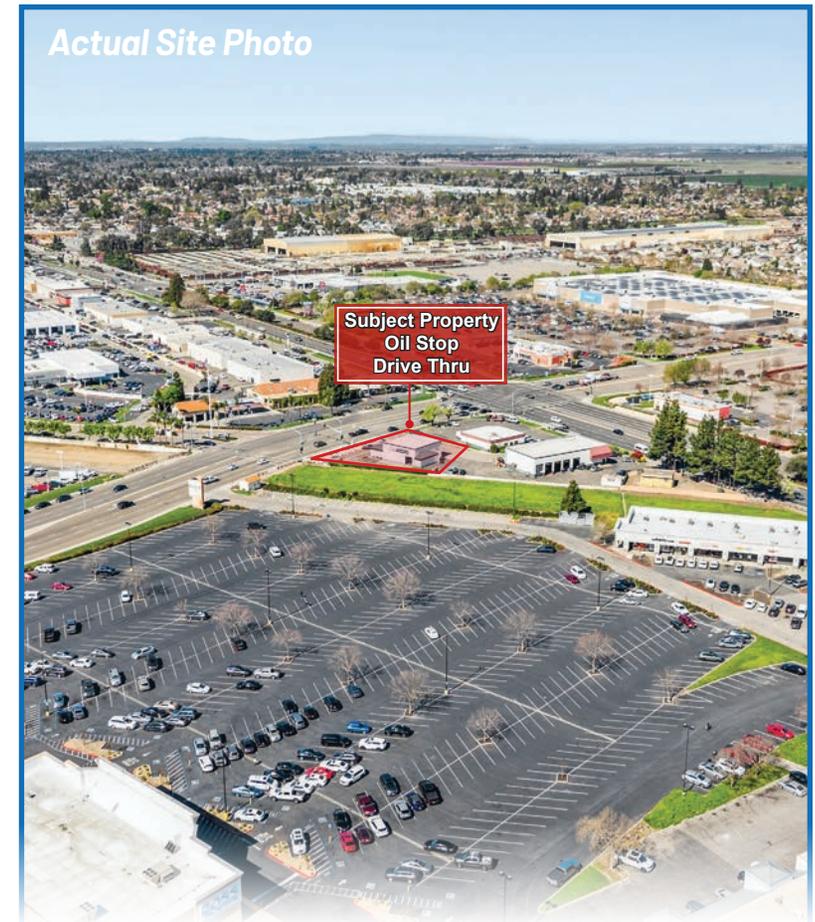
- ◆ **NN Lease Structure**
Landlord has Minimal Responsibilities pertaining to the replacement of the roof, structure, foundation, & HVAC of the premise. (Roof & HVAC replaced in the past 5 years) ~ *Please contact Broker for additional details.*
- ◆ **Newly Constructed Lease**
9.5 Years remaining on an original 10-year lease that commenced during the 2025 Fiscal Calendar Year.
- ◆ **Strong Rental Increases**
Property currently holds 2% annual rental increases throughout the duration of the lease term including options providing a strong hedge against inflation.
- ◆ **New Tenant Site Selection**
The Oilstop brand hand selected this particular location as part of their emerging store footprint across the western U.S.

LOCATION OVERVIEW

- ◆ **Strong Retail Synergy**
Located across from the heart of Auto Center Circle District, the property is ideally positioned amongst the nation's top providers in the automotive industry with dealerships, charging stations, car rentals, auto glass detailers, and many more.
- ◆ **Healthy Traffic Counts**
Property is located off Hwy J-9 East Hammer Rd. & Holman Rd. boasting a combined +/-55,000 VPD providing high visibility and easy access to a dense and affluent customer base.
- ◆ **Ideal Target Market**
Average Household Income ranges between \$80,000 - \$90,000 & over 260,000 population size within a 1,3, & 5-mile radius falling in-line with auto service preferred operational parameters.

TENANT OVERVIEW

- ◆ **Regional Recognized Tenant**
Oilstop Drive Thru currently operates more than 35+ locations across the western U.S. with locations in CA, WA, OR, UT, NM, & AZ.
- ◆ **Corporate Guarantee**
Regionally recognized tenant with a corporately guaranteed lease by Oil Stop LLC.



PROPERTY PHOTOS - ACTUAL GROUND SNAPSHOTS



PROPERTY PHOTOS - ACTUAL AERIAL SNAPSHOTS



AERIAL



STOCKTON, CA – MARKET CHARACTERISTICS & DEMOGRAPHIC PROFILE

Stockton is a key retail market in California’s Central Valley, strategically located between the San Francisco Bay Area and Sacramento. The Hammer Lane corridor serves as a major east-west retail spine in North Stockton, supporting a strong mix of national retailers and daily-needs businesses. Dense surrounding neighborhoods and steady traffic along Hammer Lane and Holman Road drive consistent consumer activity and support long-term demand for convenience-based automotive services.

DEMOGRAPHIC SUMMARY			
POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	17,440	113,447	272,542
2029 Population Projection	18,316	119,771	287,523
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	4,435	33,507	86,896
2029 Household Projection	4,659	35,371	91,744



STRATEGIC LOCATION & CONNECTIVITY

The property is located along Hammer Lane, one of Stockton’s primary retail corridors, with direct access to Highway 99 and key Central Valley transportation routes. Strong daily traffic and proximity to major retail centers enhance visibility and support consistent visits from commuters and nearby residents.

WORKFORCE & MARKET MOMENTUM

Stockton continues to experience steady growth driven by migration from the Bay Area and strong employment across logistics, healthcare, and education sectors. Ongoing residential expansion in North Stockton supports sustained demand for convenience-based services along high-traffic retail corridors.

RETAIL SYNERGY & DAILY TRAFFIC DRIVERS

The Hammer Lane corridor is anchored by major national retailers including Ross, Walmart, Home Depot, Burlington, Ulta, PetSmart, and Five Below, creating a strong retail destination that drives consistent consumer traffic. Nearby quick-service restaurants such as Chipotle, Starbucks, Panda Express, Chick-fil-A, and McDonald’s further support steady vehicle traffic and repeat visitation throughout the day.



HAMMER LANE CORRIDOR OVERVIEW

Stockton's Pacific Avenue Corridor Continues to Attract Daily-Needs Retail & Investment Capital

Source: REBusiness Online – Pacific Town Center Retail Sale (2025)

Hammer Lane is one of Stockton's primary east-west commercial arterials, supporting a strong concentration of national retailers, grocery-anchored centers, and service-oriented businesses. The corridor benefits from dense surrounding neighborhoods, commuter traffic, and strong regional retail anchors that drive consistent daily visitation.

Major national retailers along the corridor – including Ross Dress for Less, Walmart Supercenter, Home Depot, Burlington, and Ulta Beauty – create a strong retail destination that generates steady consumer traffic throughout the day. Complementary quick-service restaurants and daily-needs retailers further reinforce the corridor as a primary shopping and service hub for North Stockton residents.

Positioned near the intersection of Hammer Lane and Holman Road, the subject property benefits from excellent visibility, strong surrounding co-tenancy, and convenient access to nearby residential communities. These fundamentals support consistent vehicle traffic and repeat visitation for convenience-based automotive service uses.



QUICK STATS

TRAFFIC DRIVER	Hammer Lane Retail Corridor
TRADE AREA	Dense North Stockton Residential
RETAIL PROFILE	Service, Automotive, Food & Neighborhood Retail
CO-TENANCY	National Retail & QSR Anchors Nearby

TRAFFIC COUNTS

ROADWAY	INTERSECTION	VPD
E Hammer Ln	Girardi Way	39,512
E Hammer Ln	Maranatha Dr	37,580
Holman Rd	E Hammer Ln	16,345
Holman Rd	Auto Center Cir	15,903



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.





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