

Add Value Opportunity!

COLONIAL PLAZA NN INVESTMENT OPPORTUNITY

Harbor Freight, Family Dollar, and Dollar Tree

3233 West Hammer Lane, Stockton CA



COMMERCIAL | RETAIL
ASSOCIATES



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C O M M E R C I A L

R E T A I L
A S S O C I A T E S

**COMMERCIAL
RETAIL ASSOCIATES**

7502 North Colonial Avenue, Ste 101

Fresno, CA 93711

www.retailassociates.com

DRE# 01121565

EXISTING NOI

\$430,813.83

TOTAL GLA

42,851 SF

OCCUPANCY

91.20% Leased

YEAR REMODELED

2020

PROPERTY DASHBOARD

ASKING PRICE

EXISTING NOI (\$430,813.83)
(*projected)

CAP RATE 7.186%

PRICE \$5,995,000

PROPERTY DETAILS

ADDRESS 3233 W Hammer Ln, Stockton CA

APN 082-220-030

ZONING C-1, Neighborhood Commercial

ANCHOR TENANTS Harbor Freight, Dollar Tree, & Family Dollar

TOTAL LAND SIZE 3.3 Acres

DEBT Delivered Free of Debt at COE

DEMOGRAPHICS

2023 Population (3 mile) 117,552

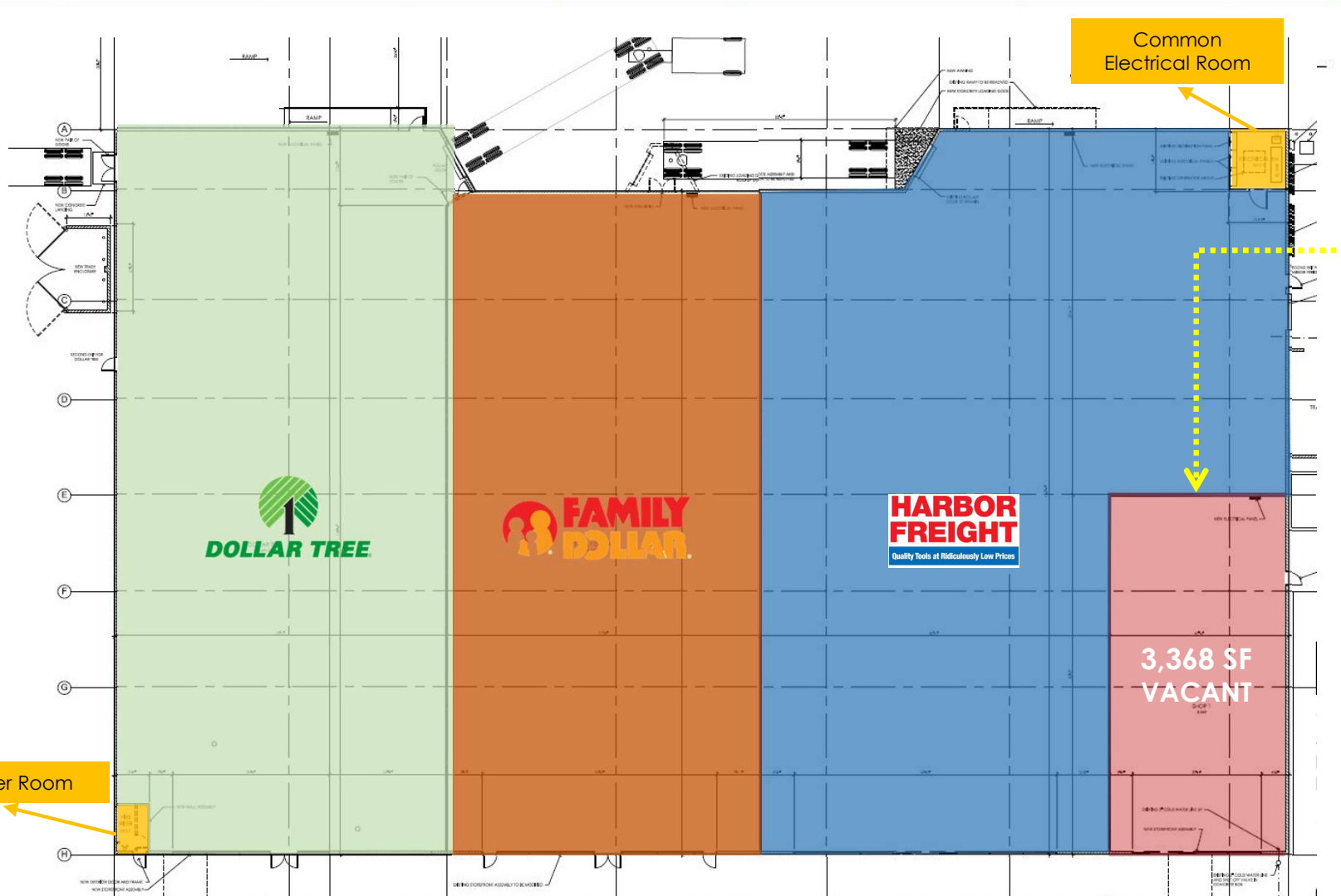
2023 Avg. HH Income (3 mile) \$119,339

Property Highlights

- **Colonial Plaza is a 91% Leased** Multi-tenant Shopping Center Anchored by **Harbor Freight Tools (HFT)**, **Dollar Tree (DT)** and **Family Dollar (DARK-But paying full rent and NNN's)**, with ease of management.
- **Excellent Income Stability- ALL** Three National Tenants all have over 5 years of remaining primary lease term-plus options to extend. Each are Brand Recognized. **Harbor Freight Tools** occupies 36.97%, **Dollar Tree** occupies 29.08% and **Family Dollar (DARK but paying full rent and NNN's)** Occupies 25.10%. All three nationals have over 9 years of primary Lease term remaining, Plus options.
- **Signalized intersection at** Hammer & Kelley Dr. with 4 points of access to the Center.
- **Dense In-Fill location** with a 5 Mile ,2025 projected Density Population of 231,947. with an Ave HH Income of \$92,946.
- **Other national Brands (NAP)** in the trade area include Walgreens, Carl's Jr., In-Shape Health Club, Arco, Food Source, McDonalds, Taco Bell, Auto Zone.
- **Pylon Signage** visible from Hwy I-5.

Building Area

Colonial Plaza Shopping Center was newly remodeled and completed in 2020 with new frontal facades, store fronts glass, ADA upgrades and more. Colonial Plaza has approximately 321 Non-Exclusive and Reciprocal Parking stalls.



CENTER PHOTOS / COLONIAL PLAZA



RENT ROLL / COLONIAL PLAZA



TENANT	SF	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	RENT DATE	ESCALATIONS PSF	RECOVERY TYPE	RENEWAL OPTIONS
Anchor Tenants									
Dollar Tree	12,595	9/03/20	9/30/30	\$10.50	\$132,247.50	9/03/20	\$.50/sf-yr increase beginning of each option period	NNN	3 X 5 YR
Harbor Freight	16,012	8/11/20	8/31/30	\$10.00	\$176,132.00**	8/06/20	10% beginning of 6 th year	NNN	4 X 5 YR
Family Dollar- (DARK-paying full rent and NNN's)	10,876	9/03/20	9/30/30	\$10.50	\$114,187.50	9/03/20	\$.50sf-yr increase beginning of each Option	NNN	3 X 5 YR
Additional Tenant									
VACANT (ADD VALUE)	3,368			\$10.00 projected	\$33,680.00 projected		TBD	NNN	TBD
TOTAL GLA:	42,851				\$456,247				



LEASE ABSTRACT / COLONIAL PLAZA



TENANT	SF	LEASE START	LEASE END	RENT PSF	MONTH	YEAR	CAM	INS	TAX	TOTAL RECOV	TOTAL ANNUAL
Dollar Tree	12,595	9/03/20	9/30/30	\$10.50	\$11,020.62	\$132,247.50	29.08	29.08%	29.079%	100%	
Harbor Freight	16,012	8/11/20	8/31/30	\$10.00	\$13,343.33	\$176,132.00**	36.97%	36.97%	37.03%	100%	** 08-10-25 rent Increase \$176,132.00
Family Dollar-DARK	10,876	9/03/20	9/30/30	\$10.50	\$9,515.63	\$114,187.50	25.10%	25.10%	25.10%	100%	
Vacant-ADD Value	3,368			\$10.00*	\$2,947.00*	\$33,680.00*	8.79%	8.79%	8.79%		*Projected
TOTALS	42,851					\$36,826.58*					\$456,247*

PROJECTED		
ANCHOR TENANTS		
Base Rent (*projected)		\$456,247.00
Expense Recovery (current)		\$139,727.00
Expense Recovery, Ste D (*projected)		<\$12,901.00>
Gross Potential Income		\$595,974.00
2023-24 BUDGET		
Operating Expenses CAM	\$2.00*	\$86,060.81
Insurance (2022-23 Actual)	\$0.39	\$16,858.69
Property Taxes (2022-23 Est.)	\$1.26	\$54,171.35
Property Admin-Beck	\$0.14*	\$ 6,150.19
Property Management- R&R (15%)	\$0.044*	\$ 1,919.17
*2024 Operating Exp may be slightly higher than 2023 & will be adjusted for any non-recoverable from Tenants. To be Verified by Buyer.		
Total Operating Expenses:	\$3.854 PSF	\$165,160.21



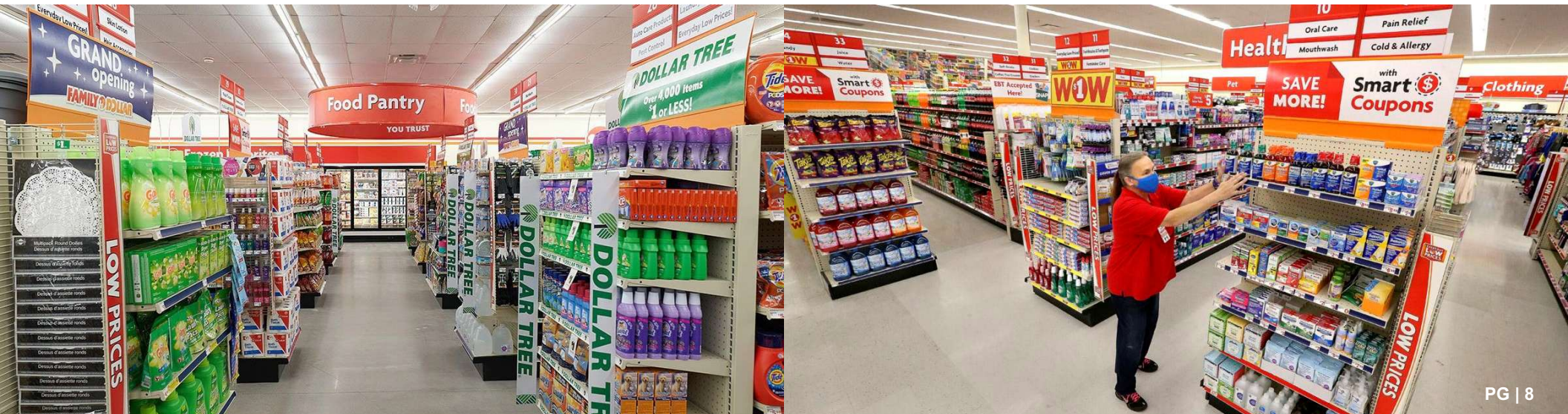


Dollar Tree, inc. owns and operates discount variety stores which offers merchandise at fixed prices. The Dollar Tree segment includes operations under Dollar Tree and Dollar Tree Canada brands, 13 distribution centers in the United States and two that are located in Canada. The company was founded by J. Douglas Perry and Macon F. Brock, Jr. in 1986 and has its headquarters are located in Chesapeake, VA. Family Dollar (8,359 stores) also has moved forward with being purchased by Dollar Tree (8,167 stores) and has paved the way for a combined company operating over 16,526 stores with annual sales of over \$30.60B (02-2024) and 8.02% YOY sale increase. This merger made it the largest dollar-store chain in the country.

www.DollarTree.Com

Family Dollar offers an assortment of merchandise from household cleaners to name brand foods, health and beauty, toys, apparel, and home décor at everyday low prices. The average size of Family Dollar retail stores are approximately 8,500 SF; this relatively small footprint allows the Company to open new stores in many neighborhood locations. Within these markets, the stores are located within shopping centers or as free-standing buildings. Family Dollar was founded in 1959 in Charlotte, North Carolina. Today there are over 8,359 Family Dollar locations and has merged with Dollar Tree 8,167 stores for a company total of 16,526 store. though it will maintain the Family Dollar chain's name. Family Dollar sales are reported in the 2024 Dollar Tree Annual Report and are part of the \$30.60B reported and 8.02% YOY sales increase. **Family Dollar space is currently dark however tenant pays full rent and NNN's and is actively seeking a sublet tenant.**

www.FamilyDollar.com



HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

Harbor Freight Tools currently has approximately 1,400 locations Nationally in 42 States and employs approximately 20,000. Headquartered in Calabasas, California with annual sales of over \$8B.

Company Type:
Locations:

Private
1,400+

www.HarborFreight.com

Harbor Freight Tools is a privately held company based in Calabasas, California and specializes in the sale of high-quality tools and accessories at the lowest price points. Founded in 1977, by Eric Smidt, Harbor Freight Tools offers from hand tools and generators, to air and power tools, from shop equipment to automotive tools, Harbor Freight offers more than 7,000 tools and accessories at quality levels that match or exceed competing brands, but at prices that are up to 80% less. Harbor Freight Tools buy direct from the same factories who supply the expensive brands and pass the savings on to its 40 million satisfied customers. Harbor Freight Tools test its tools in its own state-of-the-art labs, ensuring that their tools perform to professional standards and stay tough for the long haul. Most importantly, Harbor Freight Tools provide a 100% satisfaction guarantee, no hassle return policy, and a lifetime warranty on all hand tools.



CLOSE UP AERIAL / COLONIAL PLAZA

Public Storage
TACO BELL
Budget Inn
GIANT
QuikStop

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
DOLLAR TREE
FAMILY DOLLAR
Carls Jr.
SHIRASONI JAPANESE RESTAURANT
ADALBERTO'S MEXICAN FOOD
SUBWAY
T-Mobile



THERE'S ALWAYS A REASON TO GET
IN-SHAPE
Walgreens

HAMMER LANE [± 43,000 ADT]

Jack In the box
Chevron

ARCO
7 ELEVEN
KFC
B&R SELF STORAGE

INTERSTATE 5
[± 137,000 ADT]

MARKET AERIAL / COLONIAL PLAZA



COLONIAL PLAZA

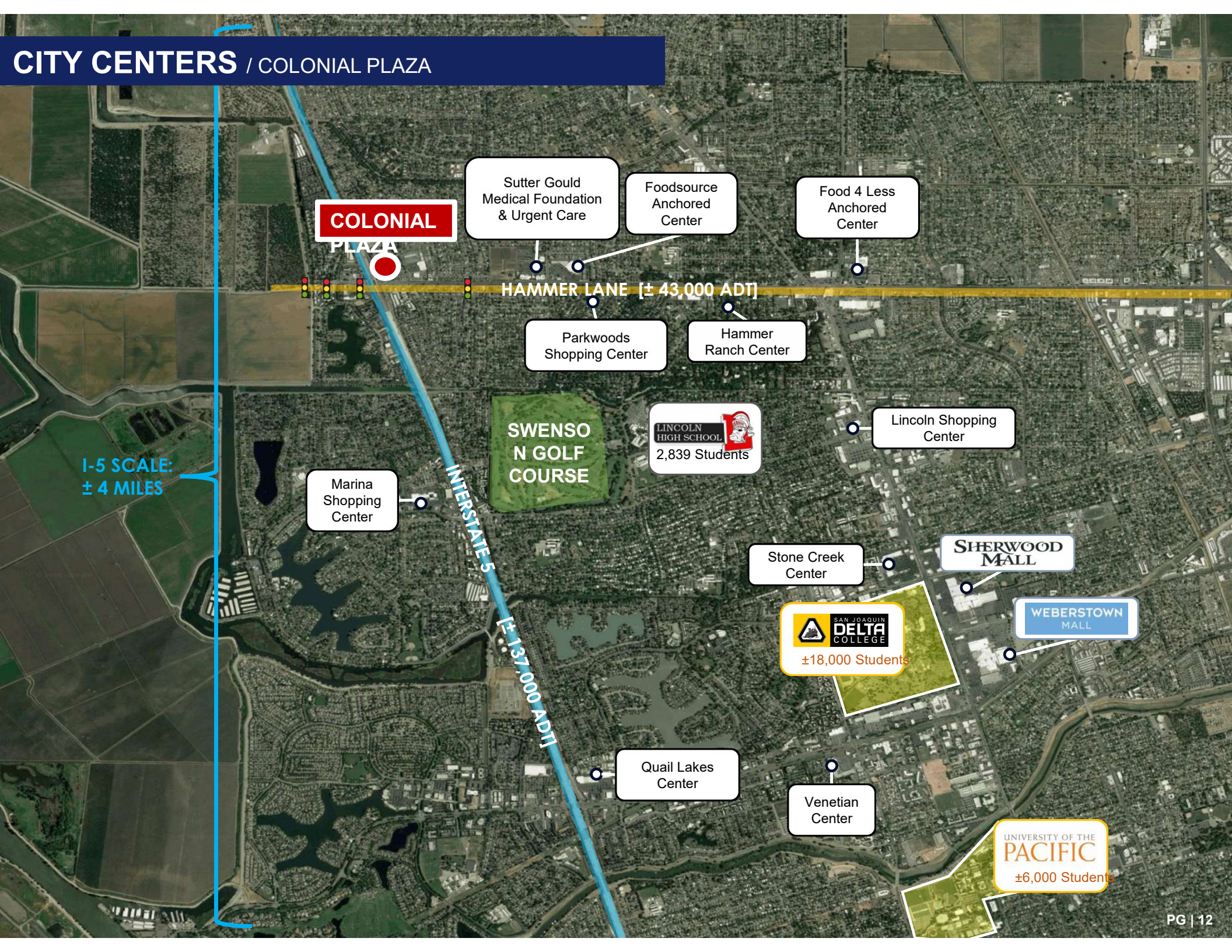
INTERSTATE 5 [± 137,000 ADT]

HAMMER LANE [± 43,000 ADT]

John R Williams
Elementary School

- High daily traffic counts of **43,000** along W Hammer Lane and **137,000** along Interstate 5
- Surrounded by dense residential with an average household income of **\$120,970** within 2-miles
- Surrounding tenants include Walgreens, In-Shape, KFC, 7-11, Chevron, Jack in the Box, Food Source, Sutter Health, AutoZone, and McDonalds, and more

CITY CENTERS / COLONIAL PLAZA



CITY POPULATION

+/- 322,000

CITY RADIUS

64.8 Sq Miles

CITY SIZE IN CA

11th Largest in CA

OF COLLEGE STUDENTS

+/- 25,200
(UOP & SJDC)

CITY OF STOCKTON

Stockton the County seat of San Joaquin County in the Central Valley of California. It has an estimated city population of 322,120, as recorded by the California Department of Finance in 2021. Stockton is the 13th largest city in California and the 62nd largest city within the United States.

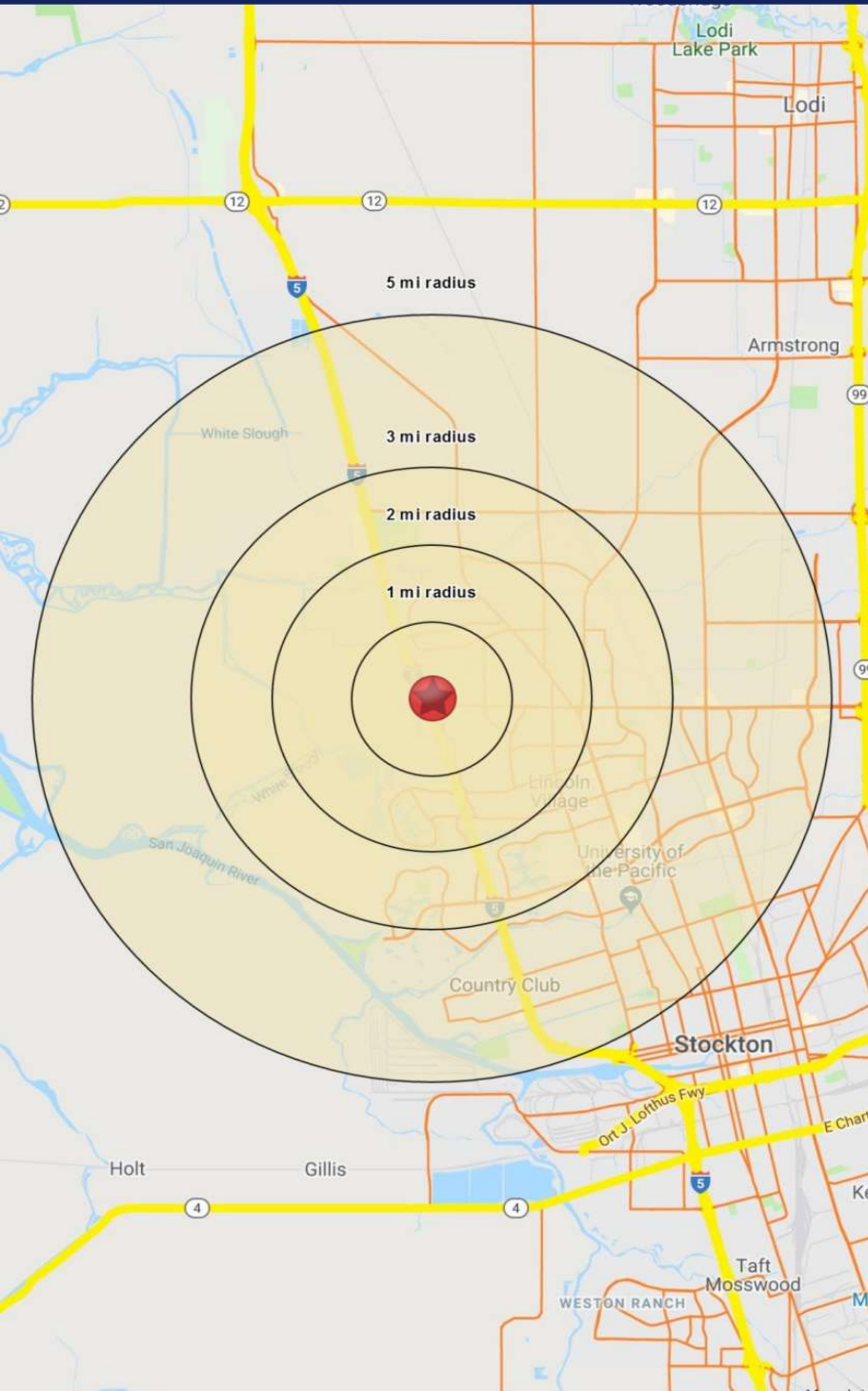
It is home to The Haggin Museum, Fox Theater, Civic Theater, University of Pacific, San Joaquin Delta College, and much more! In 2020, US News named Stockton as America's most diverse city.

Below are the top 6 employers in the City of Stockton:

No.	Employer	Employee #
1	Saint Josephs Medical Center	4,600
2	Stockton Unified School District	3,894
3	City of Stockton	2,099
4	Amazon	2,000
5	Kaiser Permanente	1,065
6	University of Pacific	1,029



DEMOGRAPHICS / COLONIAL PLAZA



POPULATION

	1 Mi	2 Mi	3 Mi	5 Mi
2023 Estimated Population	21,124	57,744	117,552	228,830
2023 Projected Population	21,628	58,799	122,400	236,088

HOUSEHOLDS

2023 Estimated Households	7,439	20,547	41,081	76,108
2028 Projected Households	7,979	21,902	44,689	82,171
2020 Census Households	7,295	19,864	39,584	73,371

AVERAGE HOUSEHOLD INCOME

2023 Est Avg HH Income	\$106,187	\$120,970	\$119,339	\$106,271
2023 Est Median HH Income	\$79,995	\$90,239	\$87,907	\$81,917

DAYTIME DEMOGRAPHICS

2023 Est Total Businesses	315	1,016	3,173	5,612
2023 Est Total Employees	2,662	6,936	24,391	46,147

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