

JUST LISTED

NAI Capital **NAI NorCal**
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



85 Unit La Quinta Inn

\$5,990,000

547-569 W. CLOVER RD., TRACY, CA 95376

MAJOR HIGHLIGHTS

- **2005 Construction, 100% Leased with Long Term Tenants, Anchored Starbucks Drive Thru**
- **Shadow Anchored by In-N-Out Burger (NAP)**
- **Over 100,000 People Within 5 Mile Radius**
- **Over \$152,000 Average Income Within 5 Mile Radius**

Exclusively Listed & Presented By:

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DISCLAIMER STATEMENT

Seller has retained NAI Capital as exclusive advisor for the sale of the above referenced property. This Analysis has been prepared to provide summary, unverified, information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained here in is not a substitute for a thorough due diligence investigation, nor does it purport to be all inclusive or to contain all of the information which perspective investors may need or desire. All projections have been developed by Seller, NAI Capital and designated sources and are based upon assumptions relating to the general economy, competition and other forces beyond the control of the Seller and are therefore subject to variation.

NAI Capital 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 contamination substances, PCB's mold or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. No representation is made by Seller or NAI Capital as to the accuracy or the completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained in this Analysis has been obtained from sources we believe to be reliable; however, NAI Capital has not verified, and will not verify, any of the information contained herein, nor has NAI Capital conducted any investigation regarding these matters and makes no warranty or representation what so ever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Seller and NAI Capital each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ or terminate the discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by the Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

By proceeding forward and accepting in this Analysis, you accept the terms set forth above. The term of this agreement shall be for the later of (i) one (1) year, or (ii) until such a time that Seller no longer owns the Property.

EXECUTIVE SUMMARY

547-569 West Clover Road
Tracy, CA

PROPERTY LOCATION: 547-569 W. Clover Rd. Tracy, CA 95376

PARCEL #: 214-210-070-000

LOCATION:

Located approximately 60 miles from San Francisco, Fountain Plaza is positioned at the intersection of West Clover Road and North Tracy Boulevard in Tracy, CA. The property benefits from excellent visibility from Highway 205, with easy access to the freeway's nearby entrance and exit, making it highly convenient and accessible.

ABOUT THE SITE:

Fountain Plaza is a retail center offering 10,875 square feet of space, constructed in 2005 on an approximately 1.03-acre lot. The property is anchored by a Starbucks drive-thru and is situated adjacent to highly successful, high-traffic businesses like In-N-Out Burger, McDonald's, and Giant Burgers. The building and landscaping are meticulously maintained, featuring patio dining, awnings, and consistent, attractive signage.

There are a total of nine tenants, primarily long-term. Most tenants are currently on gross leases or have fixed CAM (Common Area Maintenance) charges, offering the new owner the opportunity to transition to true NNN (Triple Net) leases as the existing leases expire, including renewal options.



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RENT ROLL AS OF DEC. 1, 2024

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APN# 214-210-070-000

Unit	Tenant	Sq. Ft.	% to Total	Current Rent		Lease Type	Lease Terms				Notes	
				Annual	per Sq. Ft.		CAM	CAM/Ft	Move-In	Expire		
547	Phone King Repair	1,000	9.2%	\$3,677	\$3.68	Gross	\$0.00	\$0.00	05/01/21	04/30/28	5/1/2025 5/1/2026 5/1/2027	\$3,787 \$3,901 \$4,018
549	Papa Urbs	1,100	10.1%	\$3,398	\$3.09	Fixed CAM	\$660.00	\$0.60	10/01/10	10/31/25	No Tax, pays CAM & Insurance/ Fixed CAM	
551	Tandoori Flavors	1,100	10.1%	\$3,388	\$3.08	NNN	\$869.00	\$0.79	09/01/24	08/31/29	9/1/2025 9/1/2026 9/1/2027 9/1/2028	\$3,490 \$3,598 \$3,594 \$3,813
553	Wonder Nails	1,125	10.3%	\$3,203	\$2.85	NNN	\$675.00	\$0.60	02/01/05	07/31/25	Fixed CAM, 5 Yrs option at FMV	
557	Tracy & Harbour Fish & Chips	1,350	12.4%	\$4,117	\$3.05	Gross	\$810.00	\$0.60	08/01/10	07/31/25		
563	Ling Nam Boba Int'l	1,350	12.4%	\$4,594	\$3.40	Gross	\$0.00	\$0.00	10/01/18	09/30/28	10/1/2025 10/1/2026 10/1/2027	\$4,732 \$4,874 \$5,020
565	Oriental Massage & Spa	1,100	10.1%	\$4,145	\$3.77	Gross	\$0	\$0.00	09/01/19	08/31/29	9/1/2025 9/1/2026 9/1/2027 9/1/2028	\$4,249 \$4,376 \$4,507 \$4,643
567	Milano Pizza	1,100	10.1%	\$3,162	\$2.87	NNN	\$660.00	\$0.60	09/01/05	08/31/29	Fixed CAM	
569	Starbucks	1,650	15.2%	\$6,508	\$3.94	NN	\$1,393	\$0.84	08/01/06	07/31/35	No Tax Increase. Cap on Main/Util/Admin 6% 8/1/2025 \$85,910 8/1/2030 \$85,910 Options: 8/1/2035 \$94,501 8/1/2040 \$103,951 8/1/2050 \$125,781	
TOTAL		10,875	100.0%	\$36,192	\$3.33		\$5,067					

*Upon giving Landlord at least one hundred and eighty (180) days prior written notice, Tenant may terminate the Lease on the last day of the sixth (6th) lease year (7/31/2030). If exercised, Tenant shall pay Landlord a termination fee equal to four (4) months of the then base rent upon vacating the premises.

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	In Place Income
Gross Rent	\$434,308
Expense Recovery	\$60,809
Total Income	\$495,117
Expenses	(\$185,906)
Total Net Operating Income	\$309,211
Sale Price:	\$5,990,000
Building Sq. Ft.	10,875
Price Per Sq. Ft.	\$550.80
Cap Rate	5.16%
Down payment 50%	\$2,995,000
Loan 6.25% Int. Rate 25 Years Amort.	\$2,995,000
Loan Payment	(\$221,289)
Cash Flow	\$87,923
Cash on Cash	2.94%
Principal reduction Year 1	\$35,095
Total Income w/ P.R	\$123,018
Total Return on Investment Year 1	4.11%



PROPERTY PHOTOS

547-569 West Clover Road
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TENANT PROFILES

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Starbucks Corporation was founded in 1971 and now it is an American multinational chain of coffeehouses, headquartered in Seattle, Washington. Starbucks stock is under NASDAQ: SBUX. In 2023, the company operates 38,587 stores. The Company's string customer bases resulted in 9.4 Billion in the first quarter of 2024. Starbucks revenue exceeded 35 Billion in 2023 with 10,628 Stores in USA and over 36,000 location world wide. Starbucks has approximately 383,000 employees.



Phone King is a phone repair shop as well as buying and reselling cell phones. Phone King Mobile opened its doors to the public in this location in early 2021.



Papa Urb's Grill serves traditional and fusion Filipino food favorites. They started in this location in 2010. Their 2nd location is located in Stockton, CA.



Tandoori Flavors is the first of its kind in Central Valley, California, bringing the rich tradition of tandoori cooking to your table. It is a family-owned and operated business. The ownership stated that they crafted a unique blend of tandoori marinades that infuse every cut of meat with the authentic taste of India. They use freshest meats from local suppliers, ensuring that every bite is as tender and flavorful as it can be.



Wonder Nails provide guests with wine, coffee and other beverages. They also offer specials for events and holidays. In their salon, they offer variety of manicures, pedicures, facials, and wraps. They offer specials for each event and holidays



Tracy Harbour Fish & Chips offers an array of seafood and chips pairings, including freshly prepared, hand-battered fish and prawns and grilled chicken teriyaki bowls. Tracy Harbour Fish & Chips serves American, Asian, Filipino and Japanese inspired dishes while also offering online ordering for convenient service to-go



Milano Pizza is a community favorite pizza restaurant located in Tracy, CA and has been serving our community since 2005. Ownership says; They take pride in their amazing pizza recipes that everyone loves, and also offer Halal food options like Mediterranean kabobs and wraps. They use only the freshest ingredients and craft each pizza with care.

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The City of Tracy, with a population of over 98,000, is centered in a triangle formed by the major interstates of 580, 205 and 5. Tracy is conveniently situated an hour from Sacramento, San Francisco and San Jose and just a few hours from Los Angeles. Tracy is also convenient to the Bay Delta, Yosemite, Tahoe, and the San Francisco Bay. Tracy is located in county of San Joaquin.

POPULATION AND GROWTH

Tracy has experienced significant growth in recent decades. As of the 2020 census, the population was around 93,000. The city has been a popular choice for people looking for more affordable housing compared to the Bay Area, while still being within commuting distance. This has fueled its development into a suburban community.

ECONOMY

Tracy's economy historically revolved around agriculture, but in recent years, logistics, warehousing, and distribution have become major industries. The city is home to several large distribution centers due to its strategic location along major highways (Interstate 205, I-580, and I-5). Companies like Amazon, Safeway, and Costco operate large facilities in Tracy, providing employment for residents.

Tracy has seen rapid residential development, with many new neighborhoods offering a suburban lifestyle for Bay Area workers. Despite the growth, housing prices in Tracy are still generally lower than in the Bay Area, which makes it attractive to families and first-time homebuyers.

PARKS AND RECREATION

Tracy has a variety of parks, recreational facilities, and sports leagues. The city also hosts annual community events like the Tracy Dry Bean Festival, which reflects its agricultural roots. The Grand Theatre Center for the Arts is a cultural hub in downtown Tracy, offering performances, exhibitions, and arts education.

CLIMATE

Tracy has a Mediterranean climate, with hot, dry summers and mild, wet winters. The area gets plenty of sunshine year-round, making it ideal for outdoor activities, though summer temperatures can often reach over 90°F (32°C).

FUTURE DEVELOPMENT

Tracy is poised for continued growth with new residential, commercial, and industrial projects. The city has worked to manage this growth with strategic planning to balance housing needs with the expansion of services and infrastructure.



AREA MAP

547-569 West Clover Road
Tracy, CA



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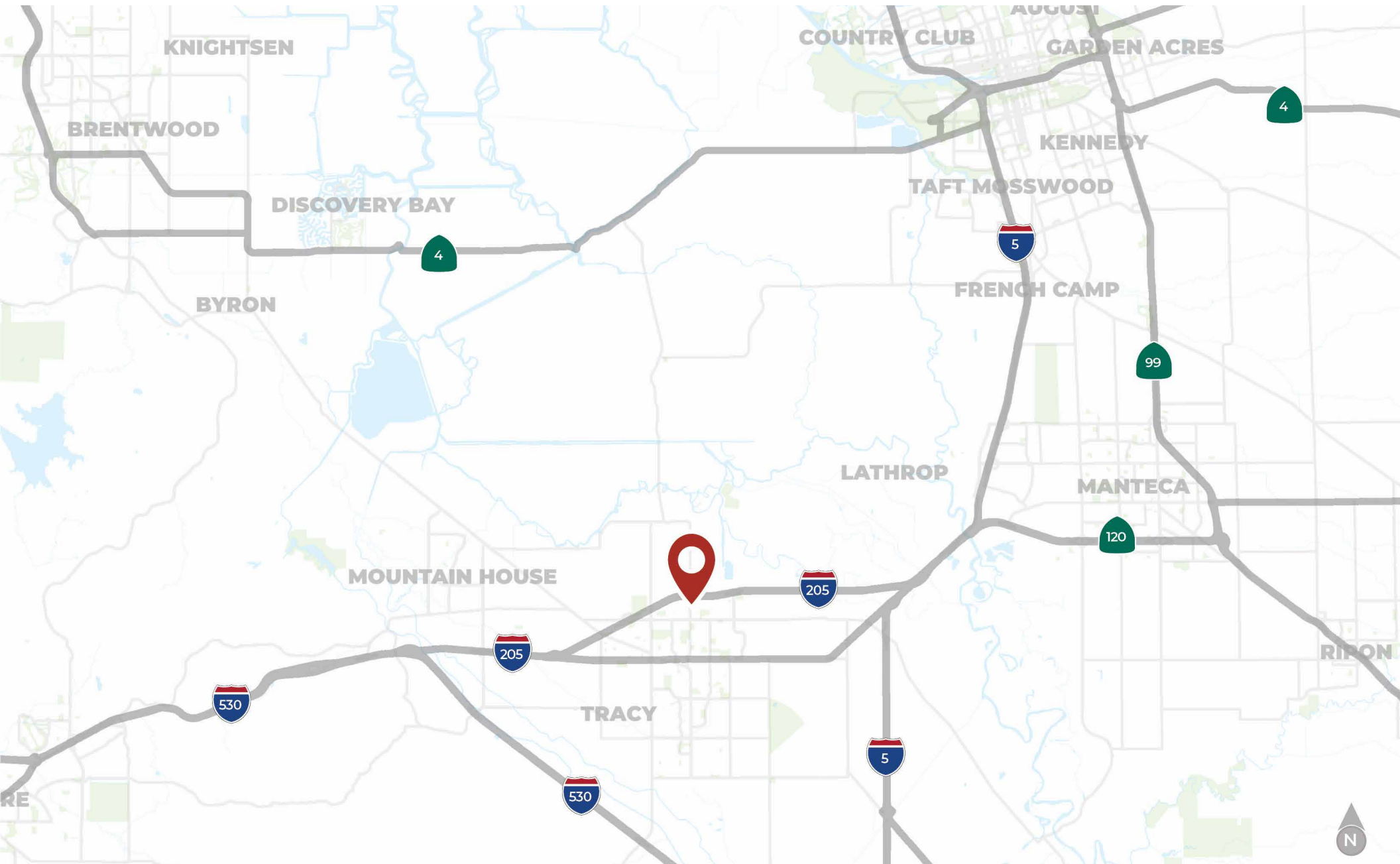
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LOCATION MAP

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	1 mi radius		3 mi radius		5 mi radius		
	Population						
	Estimated Population (2024)	15,844	67,360	100,131			
	Projected Population (2029)	16,124	68,571	102,637			
	Average Household Income						
	Estimated Average Household Income (2024)	\$118,681	\$137,798	\$152,338			
	Projected Average Household Income (2029)	\$123,477	\$143,653	\$159,338			
	Projected Annual Change (2024-2029)	\$4,796	80.0%	\$5,855	0.8%	\$6,944	0.9%
	Historical Annual Change (2000-2024)	\$58,579	4.1%	\$71,010	4.4%	\$82,795	5.0%
	Total Age Distribution (2024)						
	Age 15 to 19 Years	1,224	7.7%	5,292	7.9%	8,060	8.0%
	Age 20 to 24 Years	1,080	6.8%	4,665	6.9%	6,835	6.8%
	Age 25 to 29 Years	1,164	7.3%	4,557	6.8%	6,387	6.4%
	Age 30 to 34 Years	1,237	7.8%	4,832	7.2%	6,816	6.8%
	Age 35 to 39 Years	1,161	7.3%	4,788	7.1%	6,946	6.9%
	Age 40 to 44 Years	1,229	7.8%	4,974	7.4%	7,534	7.5%
	Age 45 to 49 Years	1,229	6.3%	4,496	6.7%	6,938	6.9%
	Age 50 to 54 Years	995	6.1%	4,628	6.9%	7,141	7.1%
	Age 55 to 59 Years	966	5.4%	4,151	6.2%	6,385	6.4%
	Age 60 to 64 Years	851	4.7%	3,565	5.3%	5,420	5.4%
	Total	745	3.8%	2,674	4.0%	4,042	4.0%
	Female Age Distribution (2024)						
	Female Population	7,854	49.6%	33,643	49.9%	49,975	49.9%
	Age 20 to 64 Years	4,602	58.6%	20,238	60.2%	30,026	60.1%
	Male Age Distribution (2024)						
	Male Population	7,990	50.4%	33,717	50.1%	50,156	50.1%
	Age 20 to 64 Years	4,825	60.4%	20,420	60.6%	30,375	60.6%



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