



OFFERING MEMORANDUM

3130 24th St., Bakersfield, CA 93301





INVESTMENT OVERVIEW & HIGHLIGHTS

INVESTMENT OVERVIEW

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE

AERIAL MAP

AREA MAP

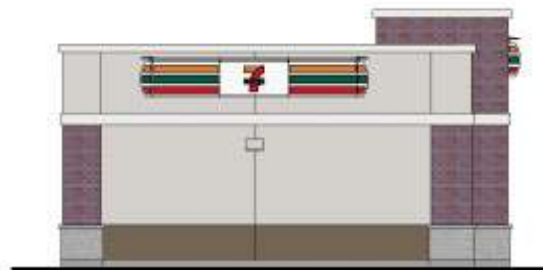
SITE PLAN

DEMOGRAPHICS

DISCLAIMER

CONTACT INFORMATION

- **Store Location** | Positioned on the going home side. Supports daytime business activity along with populated permanent demographics immediately surrounding the site.
- **Construction** | Opened in 2020
- **Secure Income Stream** | 7-Eleven has one of the highest investment credit ratings in the market, currently rated (“AA-“)
- **Long-Term Passive Investment Opportunity** | 7-Eleven is operating under a new 15-Year Net Lease with minimal landlord obligations
- **Stable Income Growth** | Incorporates fixed 10% increases every 5-Years and in each of the Four, 5-Year Options
- **Signalized Hard Corner** | Excellent visibility, high traffic counts (73,262 VPD approx.), and close proximity to freeway interchange (158,000 VPD approx.)





INVESTMENT OVERVIEW

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE

AERIAL MAP

AREA MAP

SITE PLAN

DEMOGRAPHICS

DISCLAIMER

CONTACT INFORMATION





INVESTMENT OVERVIEW

SITE	PRICE	CAP RATE	NOI
3130 24th St., Bakersfield, CA 93301	\$3,825,000.00	*5.15%	Years 1-5 \$179,049.96 Years 6-10 \$196,954.96 Years 11-15 \$216,650.00

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE

AERIAL MAP

AREA MAP

SITE PLAN

DEMOGRAPHICS

DISCLAIMER

CONTACT INFORMATION

VITAL DATA

GLA	LOT SIZE	YEAR BUILT
Approximately 2,320 Sq. Ft.	22,651 SF	2020

LEASE SUMMARY

Lease Type	Double-Net (NN)
Original Lease Term	15 Years
Lease Commencement	August 4th, 2020
Lease Expiration	Estimated August 3rd, 2035
Lease Term Remaining	12 Years
Increases Years 1-5	\$179,049.96 (Current Term)
Increases Years 6-10	\$196,954.96
Renewal Options	Four, 5-Year Options
CAM	Tenant Reimbursement
Real Estate Taxes	Tenant Reimbursement
Insurance	Tenant Reimbursement
Repairs & Maintenance	Tenant Reimbursement
Roof & Structure	Landlord Responsibility
Fuel Installation	Tenant Responsibility



- Landlord is responsible for maintaining structural soundness of building
- Tenant is responsible for maintaining interior components, all building systems, as well as fuel facilities

*NOI based off of 9-1-2025 Rent Adjustment. Seller to credit Rental Income Gap at close of escrow.

Anthony Olivieri, CCIM, CRX
 LIC. 01325989
 (661) 617-1850
 anthony@oliviericommercial.com



7-ELEVEN CORPORATION

INVESTMENT OVERVIEW

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE

AERIAL MAP

AREA MAP

SITE PLAN

DEMOGRAPHICS

DISCLAIMER

CONTACT INFORMATION

1927 marks the year when what started on an ice dock evolved into more than 78,029 stores located in 19 countries around the world. The 7-Eleven brand is a well-known company that developed and established what is now known as the convenience store. Their iconic products such as the Slurpee have now become part of the American culture. With their significant growth over the years, 7-Eleven welcomes ideas of innovation and community.

As a marketplace leader, their customers, employees, Franchisees, and community leaders continue to be key roles in the continuity of success for 7-Eleven. Such success can be recognized by being ranked #1 by *Entrepreneur Magazine* in the 2017 annual “Franchise 500” ranking and being an investment grade rated company with a Standard & Poor’s rating of AA-.

7-Eleven believes being a great neighbor is all about investing and getting involved. With responsibility as a key business principle, they place a focus on serving

people, improving their products, and protecting the environment.

From “Tote’m Stores” to now, worldwide-brand, “7-Eleven,” has set a standard for the convenience industry. 7-Eleven has made a reputable name for themselves in the franchise business and is consistently ranked as a top-five franchisor. A turnkey business model, world-class training, ongoing corporate support, and special financing programs are just some of the tools that are provided to equip their Franchisees with success. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven’s business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions, and a clean, friendly shopping environment. Each store’s selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests.



*Not actual photo of store

www.7-eleven.com



INVESTMENT OVERVIEW

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE

AERIAL MAP

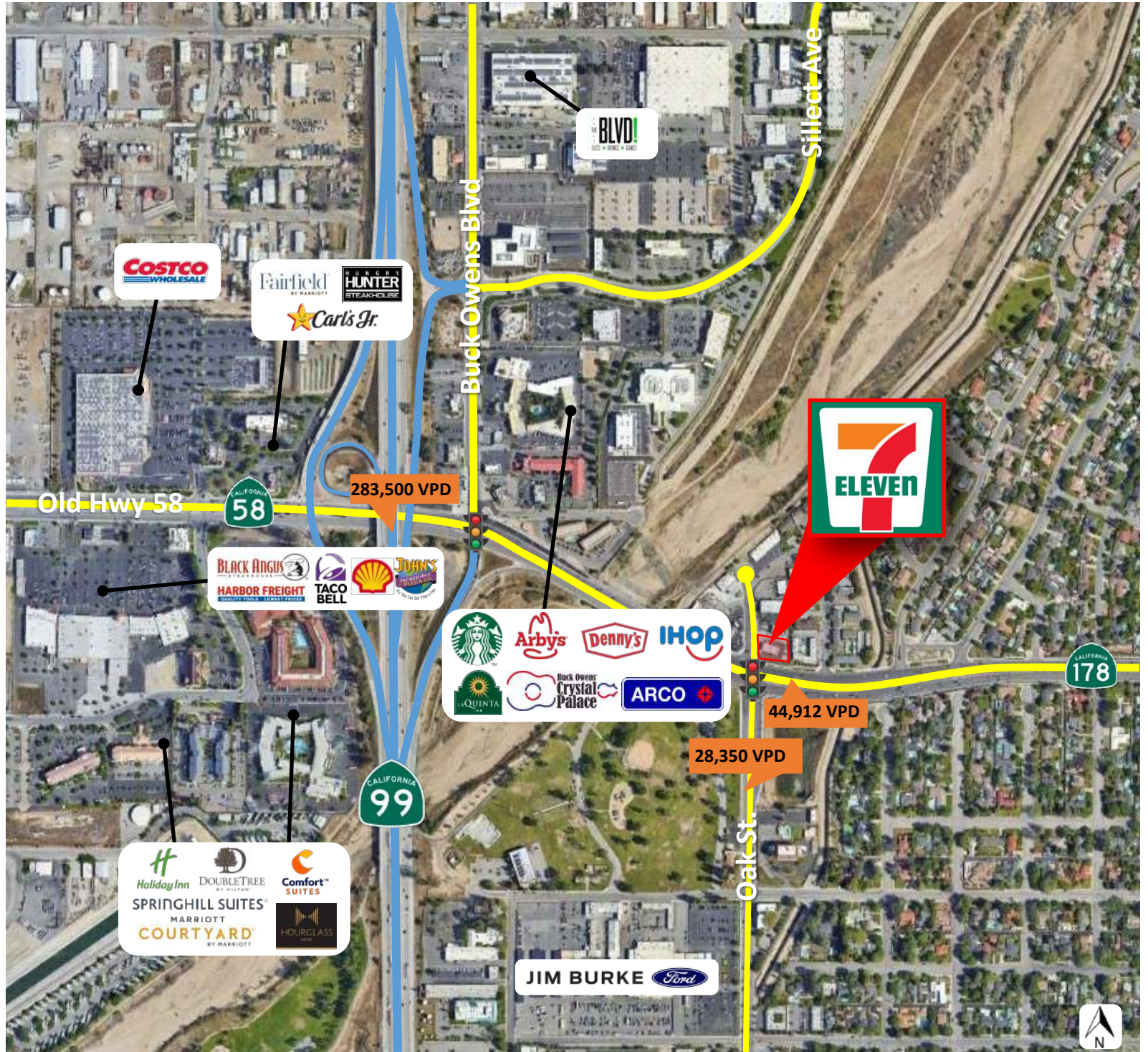
AREA MAP

SITE PLAN

DEMOGRAPHICS

DISCLAIMER

CONTACT INFORMATION





INVESTMENT OVERVIEW

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE

AERIAL MAP

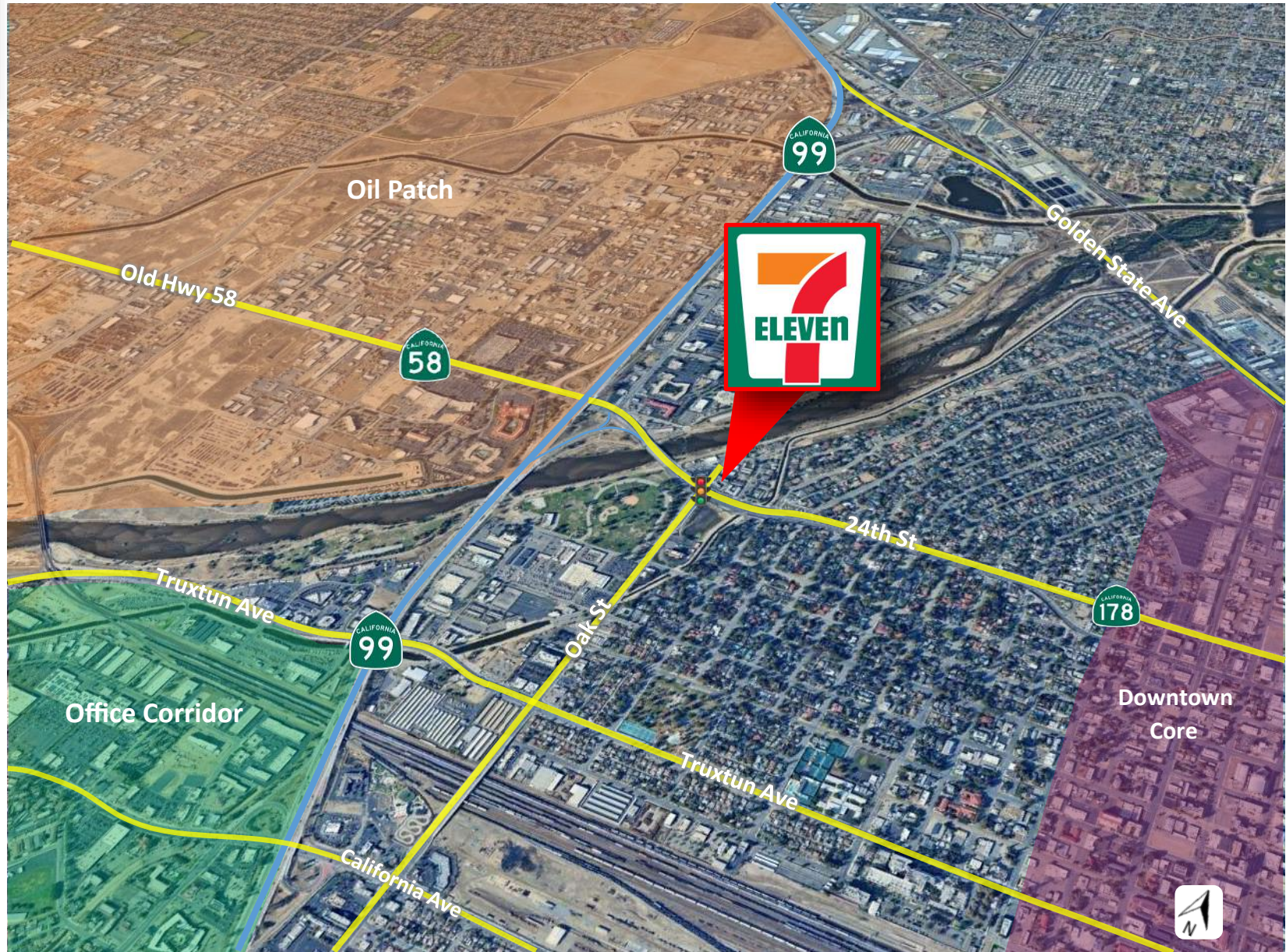
AREA MAP

SITE PLAN

DEMOGRAPHICS

DISCLAIMER

CONTACT INFORMATION





INVESTMENT OVERVIEW

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE

AERIAL MAP

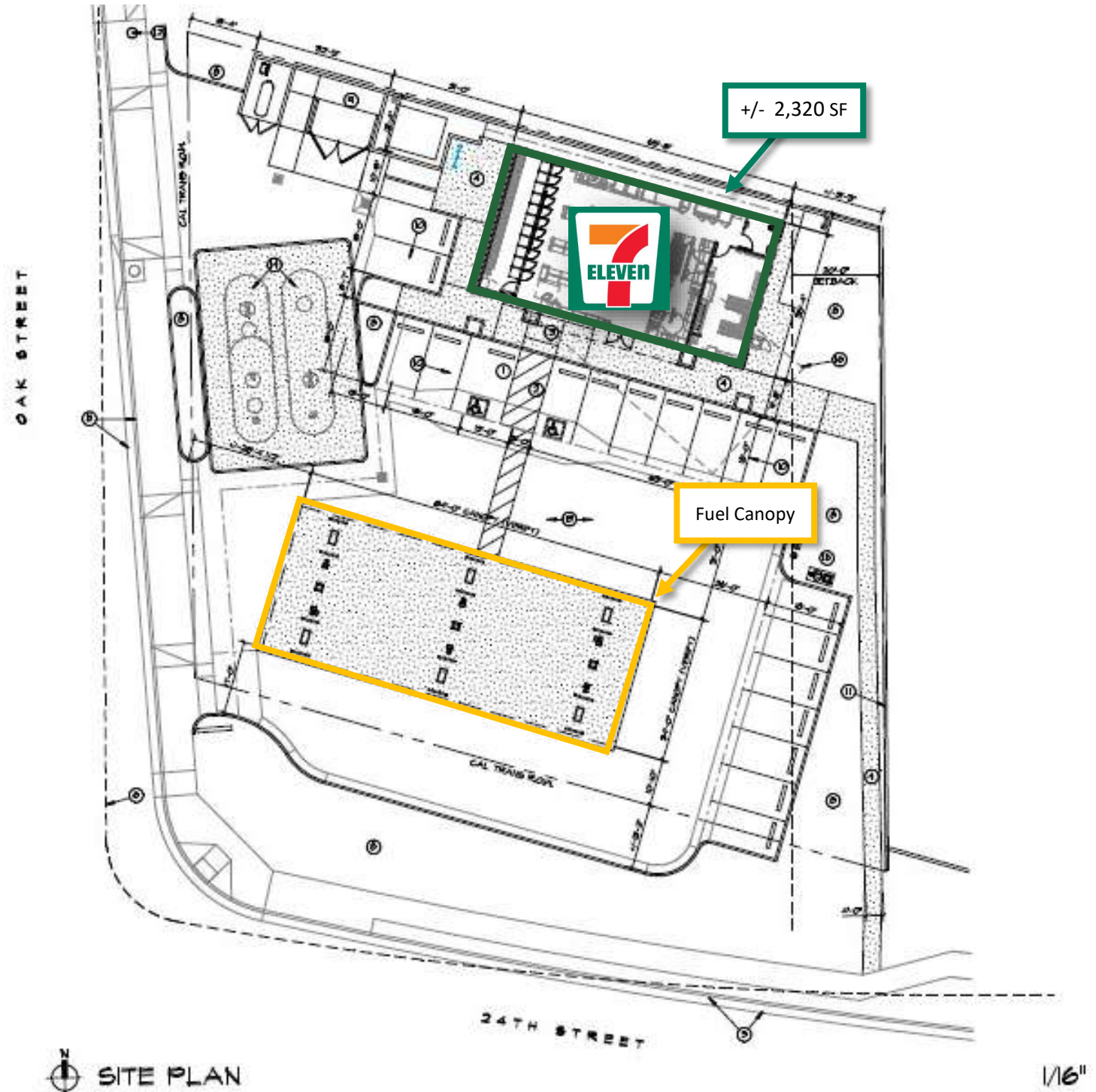
AREA MAP

| SITE PLAN

DEMOGRAPHICS

DISCLAIMER

CONTACT INFORMATION



N SITE PLAN

1/16"

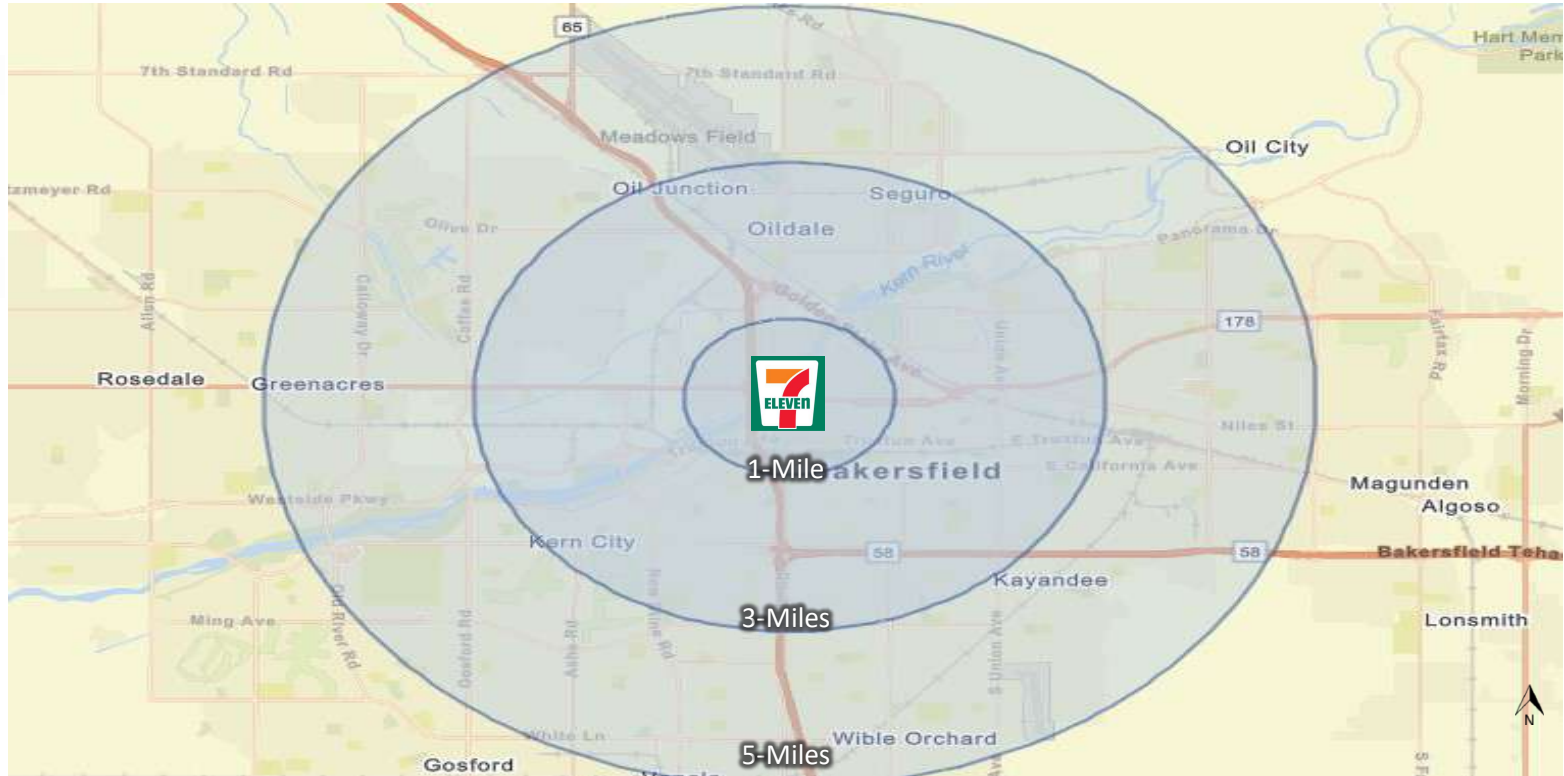


INVESTMENT OVERVIEW

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE



AERIAL MAP

AREA MAP

SITE PLAN

DEMOGRAPHICS

DISCLAIMER

CONTACT INFORMATION

	Population	1-Mile	3-Mile	5-Mile	Income	1-Mile	3-Mile	5-Mile
	2028 Population	5,182	106,660	301,105	2023 Average HH Income	\$92,937	\$62,032	\$76,194
	2023 Population	5,211	107,771	303,328	2023 Median HH Income	\$61,720	\$40,125	\$49,716
	2020 Population	5,175	107,876	302,323	\$200,000+	7.9%	3.0%	4.9%
	2010 Population	5,009	100,910	287,248	\$150,000 - \$199,999	5.9%	3.4%	5%
	2023 Median Age	38.5	32.8	32.2	\$100,000 - \$149,999	16%	8.6%	12.4%
	Households	1-Mile	3-Mile	5-Mile	\$75,000 - \$99,999	11.7%	10%	11.7%
	2028 Households	2,233	38,007	102,052	\$50,000 - \$74,999	19.4%	15.5%	15.9%
	2023 Households	2,227	38,166	102,087	\$35,000 - \$49,999	12.6%	16.4%	15.6%
	2020 Households	2,197	38,039	101,357	\$25,000 - \$34,999	6.1%	12.7%	10.9%
	2010 Households	2,173	36,036	95,971	\$15,000 - \$24,999	9.0%	12.5%	10.6%
	2023 Median size	2.30	2.76	2.93	<\$15,000	11.4%	17.8%	13.2%



INVESTMENT OVERVIEW

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE

AERIAL MAP

AREA MAP

SITE PLAN

DEMOGRAPHICS

DISCLAIMER

CONTACT INFORMATION

DISCLAIMER

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Olivieri Commercial Group, Inc., (“OCG”) and should not be made available to any other person or entity without the written consent of OCG. This Marketing Brochure 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 herein is not a substitute for a thorough due diligence investigation. Olivieri Commercial Group, Inc., 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, PCB’s 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.

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable; however, Olivieri Commercial Group, Inc., has not verified, and will not verify, any of the information contained herein, nor has Olivieri Commercial Group, Inc., conducted any investigation regarding these matters and makes no warranty or representation whatsoever 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.



CONTACT INFORMATION

INVESTMENT OVERVIEW

AERIAL IMAGE

FINANCIAL SUMMARY

TENANT PROFILE

AERIAL MAP

AREA MAP

SITE PLAN

DEMOGRAPHICS

DISCLAIMER



Exclusively Offered By:

Anthony Olivieri, CCIM, CRX

Lic. 01325989

661.617.1850

anthony@oliviericommercial.com



Olivieri Commercial Group

9810 Brimhall Road

Bakersfield, CA 93312

www.oliviericommercial.com

| CONTACT INFORMATION