

Jackson Gate South

12440 Jackson Gate Rd, Jackson, CA 95642







EXCLUSIVELY LISTED BY

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Marcus & Millichap

Why Invest In

The Rich History

Founded as one of the earliest Mother Lode mining areas in California, the town of Jackson sits nestled in the foothills of the Sierra Nevada mountains, serving today as the county seat of Amador County. The town's prime location offers convenient access to Kirkwood Ski Resort, Bear Valley Mountain Resort, and many large lakes. Once bustling with miners harvesting ore, present-day Jackson has transformed into a diverse economy with a notable wine country and abundant outdoor activities.

JACKSON, CA?

The Modern Day

The present day economy is a mix of agriculture, hospitality, medical, and more.



Hospitality & Entertainment

- Mother Lode Cruise Car Show
- Summer Main Street Theater Works
- Kennedy Gold Mine Tours
- Baker Street West
- Jackson Rancheria
- National Hotel



Outdoor Sports

- Kirkwood Ski Resort (56.1 mi)
- Bear Valley Mountain Resort (76.8 mi)
- Pardee Reservoir (9.3 mi)
- Camanche Reservoir (18.1 mi)
- New Hogan Lake (19.9 mi)
- New Melones Lake (35.4)



Wineries

- Scott Harvey Winery
- The Helwig Vineyards & Winery
- Jeff Runquist Wines
- Cooper Vineyards
- Sobon Estate
- Vino Noceto Winery
- Karmere Vineyard & Winery
- Amador Cellars



Sacramento MSA



KIRKWOOD

50 Mi

Subject Property



BEAR VALLEY



Pardee Reservoir

Camanche Reservoir

New Hogan Lake



New Melones Lake



SUBJECT PROPERTY
Jackson Gate South



18,000+
CARS PER DAY

18,500+
CARS PER DAY



McDonald's

AMADOR COUNTY AIRPORT

18,500+
CARS PER DAY

**SUBJECT
PROPERTY**
Jackson Gate
South

CALIFORNIA
49

SAFEWAY  **LOWE'S**

Jack  **Carl's Jr.**  **AMERICA'S**
TIRE CO.

Great Clips  **STARBUCKS**

PNC BANK





OFFERING SUMMARY



Listing Price
\$4,650,000



Cap Rate
6.70%



of Suites
4

FINANCIAL

Listing Price	\$4,650,000
NOI	\$311,699
Cap Rate	6.70%
Price/SF	\$373.49
Occupancy	94%

OPERATIONAL

Gross SF	12,670 SF
Rentable SF	12,450 SF
# of Suites	4
Lot Size	1.05 Acres (45,738 SF)
Year Built	2008

**Seller is willing to offer Seller Financing at 5.00% Interest to qualified Buyers. Please contact agent for details.*



JACKSON GATE SOUTH

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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale “Jackson Gate South”, which consists of three commercial buildings totaling 12,450 rentable square-feet on a 1.05 acre lot. The subject property is currently 94-percent occupied by three tenants on “Triple-Net (NNN)” Leases, and has a history of being ~90+ percent occupied and above since it’s construction in 2008.

Jackson Gate South is located at the signalized intersection of Highway 49 and Jackson Gate Road, just north of the intersection of Highway 88 & Highway 49. The subject property is visible from the intersection of Highway 88 & 49, and has multiple point of ingress & egress making the property easily accessible for the roughly 21,000 vehicles that pass the site each day. As a result of this strong location, multiple regional and national retailers have chosen the surrounding area for store locations. Retailers in the surrounding area include Safeway, Lowe’s, Starbucks, Carl’s Jr., Jack-In-The-Box, America’s Tire, PNC Bank, etc. (see included aerial photo).

The current tenants of the property are O’Reilly Auto Parts, Speedee Oil Change & Auto Service, and a local Hair Salon. O’Reilly Auto & Speedee Lube have been operating at this site for over fifteen years. In 2022, O’Reilly recently renewed their lease early. Collectively, these three tenants occupy 94% percent of the available square footage. The initial terms of O’Reilly & Speedee leases expire in 08/28, and 10/28, respectively. Both tenants have Two Five-Year Options, each of which contain rental increases. The Hair Salon signed a new 5-Year Lease which expires in 2/27, and has no option to renew.

Offered at \$4,650,000 or a 6.70-percent cap rate, this offering presents an investor with the opportunity to acquire a low management asset with an attractive yield.

INVESTMENT HIGHLIGHTS

- Per Placer.AI, O’Reilly is ranked in the top 77th percentile. and Speedee Oil is ranked in the top 67th percentile.
- Situated at Signalized Intersection of Highway 49 and Jackson Gate Road, With Exposure to 20,950 Cars Per Day.
- 89-Percent of Square Footage is Leased By Recession Resistant Tenants With Nearly 15 Years of Operating History.
- Triple-Net (NNN) Leases Provide Consistent Returns and Low Management.

PROPERTY DETAILS // Jackson Gate South

SITE DESCRIPTION

Assessors Parcel Number	044-030-023-000
Zoning	C2
Floors	1
Year Built/Renovated	2008/-
Rentable SF	12,450 SF
Ownership	Fee Simple
Lot Size	1.05 Acres
Parking Ratio	4.33 / 1000 SF
Parking Spaces	54
Access Points	3

CONSTRUCTION

Foundation	Concrete Slab
Framing	Concrete Block
Exterior	Stucco
Roof	Flat Membrane & Steel

UTILITIES

Electric	PG&E
Sewer	City of Jackson
Water	City of Jackson



TENANT OVERVIEW

Company:	O'Reilly Auto Parts
Founded:	1957
Locations:	5,616
Total Revenue:	\$12.8B
Net Income:	\$1.75B
Headquarters:	Springfield, MO
Website:	https://www.oreillyauto.com/



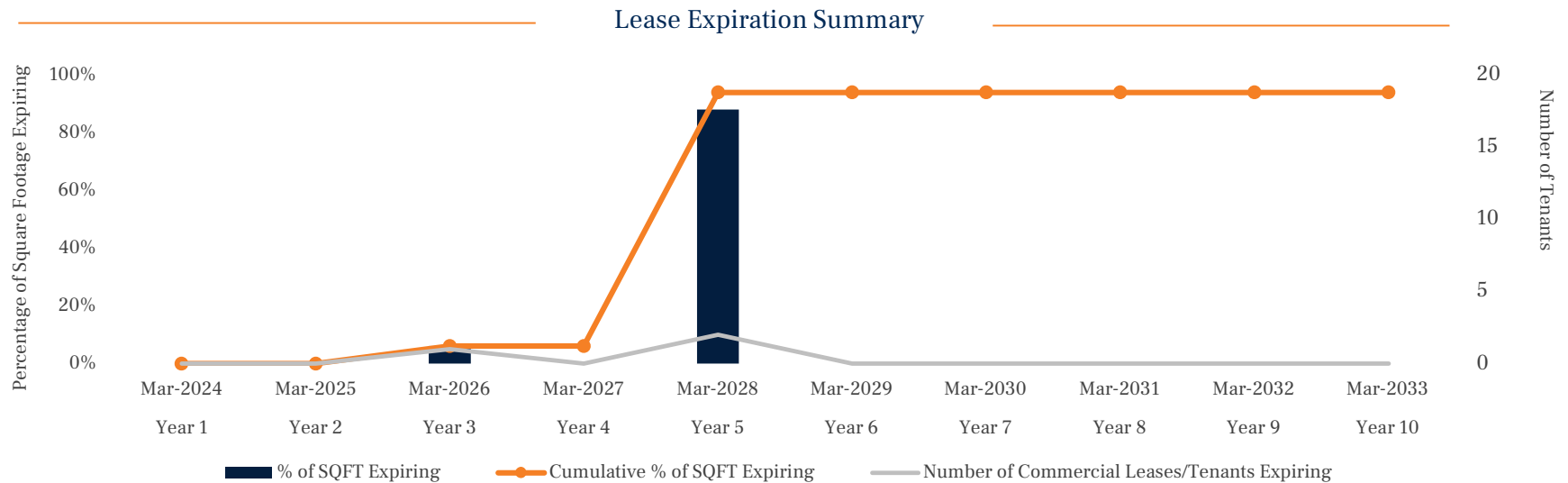
TENANT OVERVIEW

Company:	Speedee Oil Change & Auto Service
Founded:	1980
Locations:	150 Company-Wide
Headquarters:	Greenwood Village, CO
Website:	https://www.speedeeoil.com/



FINANCIAL DETAILS // Jackson Gate South

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Monthly RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.								
O'Reilly Auto Parts	12440	7,000	56.2%	7/18/08	7/31/28	\$2.24	\$15,695	\$188,339	Aug-2028	\$17,107	NNN	\$30,233	(2) Five-Year Options W/ 9% Increases
SpeeDee Oil Change	12470	3,950	31.7%	12/21/07	10/1/28	\$2.62	\$10,364	\$124,366	Jan-2026	\$11,297	NNN	\$22,650	(3) Five-Year Options at FMV, Not Less Than Prior Year's Rent
Andrea Bossaert (Hair Salon)	12500A	750	6.0%	3/1/22	2/28/27	\$1.47	\$1,100	\$13,200	Mar-2027	\$1,300		\$4,301	None
Vacant	12500B	750	6.0%			\$0.00	\$0	\$0	Jun-2025	\$1,125	NNN	\$0	None
Total		12,450				\$2.18	\$27,159	\$325,905				\$57,184	
Occupied Tenants: 3		Unoccupied Tenants: 1		Occupied GLA: 94.00%		Unoccupied GLA: 6.00%							



Jackson Gate South // FINANCIAL DETAILS

INCOME		Year 1	PER SF	Year 2	PER SF	NOTES
Scheduled Base Rental Income		325,905	26.18	339,405	27.26	
Expense Reimbursement Income						
CAM		9,375	0.75	9,375	0.75	
Total Reimbursement Income	0.0%	\$57,184	80.1%	\$57,184	80.1%	\$4.59
Effective Gross Revenue		\$383,088	\$30.77	\$396,588	\$31.85	
OPERATING EXPENSES		Year 1	PER SF	Year 2	PER SF	NOTES
Common Area Maintenance (CAM)						
Comon Area Electricity		900	0.07	900	0.07	
Common Area Water (Landscaping)		600	0.05	600	0.05	
Landscaping		2,400	0.19	2,400	0.19	
Backflow Test		80	0.01	80	0.01	
Administrative		240	0.02	240	0.02	
Insurance		1,430	0.11	1,430	0.11	
Real Estate Taxes		49,444	3.97	49,444	3.97	
Management Fee		16,296	4.3%	16,296	4.1%	1.31
Total Expenses		\$71,390	\$5.73	\$71,390	\$5.73	
Expenses as % of EGR		18.6%		18.0%		
Net Operating Income		\$311,699	\$25.04	\$325,199	\$26.12	

Notes and assumptions to the above analysis are on the following page.

NOTES TO OPERATING STATEMENT

- [1] Amador county currently has this property assessed at \$4,762,618. Seeing as the list price is \$4,650,000, no increase in property taxes has been assumed.
- [2] Year 2 assumes Suite 12500B is leased by 06/01/2025 at \$1,125/mo.
- [3] The Current Owner has kept expenses low and his CAM Reimbursements reflect this. The Leases do have caps on how much CAM costs can increase Y-O-Y, which accounts for the CAM slippage shown in the financials. This Operating Statement assumes a ~4% management fee, \$8,700 for landscaping and lot sweeping, and a \$1,000 Painting reserve. These financials show these additional costs being partially reimbursed (25% in Year 1, 29% in Year 2) by the Tenants.
- [4] Year 1 and Year 2 Expenses are assumed to remain the same.

FINANCIAL DETAILS // Jackson Gate South

PRICING DETAILS

SUMMARY		
Price	\$4,650,000	
Down Payment	\$2,325,000	50%
Number of Suites	4	
Price Per SqFt	\$373.49	
Gross Leasable Area (GLA)	12,450 SF	
Lot Size	1.05 Acres	
Year Built/Renovated	2008	
Occupancy	93.98%	

RETURNS	Year 1	Year 2
CAP Rate	6.70%	6.99%
Cash-on-Cash	6.39%	6.97%
Debt Coverage Ratio	1.91	1.99

Financing	1st Loan
Loan Amount	\$2,325,000
Loan Type	New
Interest Rate	5.00%
Amortization	25 Years
Year Due	2029

*Seller is willing to offer Seller Financing at 5.00% interest to qualified Buyers. Please contact agent for details.

OPERATING DATA				
INCOME		Year 1	Year 2	
Scheduled Base Rental Income		\$325,905		\$339,405
Total Reimbursement Income	17.5%	\$57,184	16.8%	\$57,184
Other Income		\$0		\$0
Potential Gross Revenue		\$383,088		\$396,588
General Vacancy		\$0		\$0
Effective Gross Revenue		\$383,088		\$396,588
Less: Operating Expenses	18.6%	(\$71,390)	18.0%	(\$71,390)
Net Operating Income		\$311,699		\$325,199
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$311,699		\$325,199
Debt Service		(\$163,101)		(\$163,101)
Net Cash Flow After Debt Service	6.39%	\$148,598	6.97%	\$162,098
Principal Reduction		\$47,939		\$50,392
Total Return	8.45%	\$196,538	9.14%	\$212,490
OPERATING EXPENSES		Year 1	Year 2	
CAM		\$4,220		\$4,220
Insurance		\$1,430		\$1,430
Property Taxes		\$49,444		\$49,444
Management Fee		\$16,296		\$16,296
Other Expenses - Non Reimbursable		\$0		\$0
Total Expenses		\$71,390		\$71,390
Expenses/SF		\$5.73		\$5.73

DEMOGRAPHICS // Jackson Gate South

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	1,710	8,716	10,697
2021 Estimate			
Total Population	1,680	8,536	10,475
2010 Census			
Total Population	1,591	7,995	9,812
2000 Census			
Total Population	1,477	7,342	9,004
Daytime Population			
2021 Estimate	2,353	9,425	11,402
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	794	3,967	4,813
2021 Estimate			
Total Households	771	3,843	4,666
Average (Mean) Household Size	2.2	2.2	2.2
2010 Census			
Total Households	719	3,558	4,323
2000 Census			
Total Households	630	3,136	3,805
Occupied Units			
2026 Projection	898	4,489	5,456
2021 Estimate	870	4,333	5,270
HOUSEHOLDS BY INCOME			
	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$150,000 or More	7.2%	10.2%	10.7%
\$100,000-\$149,999	10.1%	11.2%	12.2%
\$75,000-\$99,999	15.6%	15.1%	15.0%
\$50,000-\$74,999	19.9%	19.4%	19.1%
\$35,000-\$49,999	15.0%	13.4%	13.5%
Under \$35,000	32.2%	30.8%	29.5%
Average Household Income	\$69,953	\$77,536	\$79,878
Median Household Income	\$53,178	\$57,404	\$59,196
Per Capita Income	\$32,461	\$35,337	\$35,989

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$121,625	\$126,543	\$129,442
Consumer Expenditure Top 10 Categories			
Housing	\$21,801	\$22,577	\$23,040
Transportation	\$8,984	\$9,342	\$9,559
Food	\$8,383	\$8,659	\$8,816
Personal Insurance and Pensions	\$6,444	\$6,666	\$6,848
Healthcare	\$4,618	\$4,907	\$5,021
Entertainment	\$2,829	\$2,917	\$2,992
Cash Contributions	\$2,371	\$2,538	\$2,623
Apparel	\$1,557	\$1,639	\$1,685
Gifts	\$1,248	\$1,309	\$1,352
Education	\$1,141	\$1,197	\$1,234
POPULATION PROFILE			
	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	1,680	8,536	10,475
Under 20	19.9%	18.9%	18.4%
20 to 34 Years	16.6%	16.0%	15.4%
35 to 39 Years	6.5%	5.5%	5.3%
40 to 49 Years	11.6%	10.4%	10.2%
50 to 64 Years	19.9%	20.9%	21.4%
Age 65+	25.5%	28.3%	29.3%
Median Age	46.0	49.2	50.6
Population 25+ by Education Level			
2021 Estimate Population Age 25+	1,278	6,576	8,129
Elementary (0-8)	2.3%	1.7%	1.9%
Some High School (9-11)	7.4%	7.0%	6.6%
High School Graduate (12)	26.3%	25.5%	25.5%
Some College (13-15)	34.1%	33.0%	32.4%
Associate Degree Only	10.6%	10.7%	10.9%
Bachelor's Degree Only	15.3%	16.5%	17.0%
Graduate Degree	4.0%	5.6%	5.7%

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Activity ID #ZAC0420085

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