



76 Gas Station

20-YEAR ABSOLUTE NET LEASE WITH 2.5% RENT INCREASES – QUALIFIES FOR BONUS DEPRECIATION

TOP 25% MOST VISITED GAS STATION IN U.S. PER PLACER.AI

SAN RAFAEL, CA (SAN FRANCISCO MSA)



CP PARTNERS
COMMERCIAL REAL ESTATE



Listing Team

JOHN ANDREINI
ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN
kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Copyright ©2025 CP Partners Commercial Real Estate, Inc.
California DRE LIC# 01499268

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CP Partners Commercial Real Estate, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

76 Gas Station

100 MARINWOOD AVENUE, SAN RAFAEL, CA 94903 [↗](#)

\$5,097,000

PRICE

5.75%

CAP RATE

NOI	\$293,088
LEASE TYPE	Absolute NNN
LEASE TERM	20 Years
RENT INCREASES	2.5% Annually
LOT SIZE	0.59 AC



\$2B revenue company operating 500+ gas stations

A brand-new 20-year absolute NNN lease 76 Gas Station featuring 2.5% annual rental increases throughout the base term and options. The subject property is located in **extremely affluent Marin County** – **\$171,800+ average household incomes** within a 5-mile radius of the subject property – and is **the only service station** in the direct trade area serving thousands of customers.

The Offering

- Brand-new 20-year absolute NNN lease featuring 2.5% annual rental increases throughout the base term and options
- Proven location – tenant extended early for an additional 20 years
- Zero landlord expense or maintenance obligations
- Top 25% most visited gas station in the country per Placer.ai

The Tenant

- Lease is executed by Apro, LLC (United Pacific) which recently merged with Alta Convenience – combined they now operate 511+ locations across 11 states
- Top 20 largest gas operators in the U.S. - \$2B revenues

Excellent Demographics & Traffic Counts

- Located in a densely populated, high-income market
- 111,400 residents with an average household income of \$170,449 within a 5-mile radius of the subject property
- Ideally positioned off Highway 101 – the longest highway in CA (165,000+ VPD)

Historical Gas Station Site

- Subject property has operated as a gas station for 50+ years

Desirable Bay Area Location

- San Rafael is an idyllic suburb of San Francisco located just 20 miles outside the city
- The San Francisco MSA is the 13th largest in the U.S. and ranks 4th in per capita income



		CURRENT
Price		\$5,097,000
Capitalization Rate		5.75%
Lot Size (SF):		0.59
Lot Size (SF):		25,600
Stabilized Income		
Scheduled Rent		\$293,088
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$293,088

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Apro, LLC
Lease Type	Absolute NNN
Lease Term	20 Years
Rent Commencement	7/15/2024
Rental Increases	2.5% Annually
Options	Three, 5-Year Options
Year Renovated	2023
Gas Pumps	4
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME		TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
76 Gas Station		7/15/2024	7/31/2025	\$293,088	\$24,424	\$293,088
	2.5% Increase	8/1/2025	7/31/2026		\$25,035	\$300,415
	2.5% Increase	8/1/2026	7/31/2027		\$25,660	\$307,926
	2.5% Increase	8/1/2027	7/31/2028		\$26,302	\$315,624
	2.5% Increase	8/1/2028	7/31/2029		\$26,960	\$323,514
	2.5% Increase	8/1/2029	7/31/2030		\$27,634	\$331,602
	2.5% Increase	8/1/2030	7/31/2031		\$28,324	\$339,892
	2.5% Increase	8/1/2031	7/31/2032		\$29,032	\$348,390
	2.5% Increase	8/1/2032	7/31/2033		\$29,758	\$357,099
	2.5% Increase	8/1/2033	7/31/2034		\$30,502	\$366,027
	2.5% Increase	8/1/2034	7/31/2035		\$31,265	\$375,177
	2.5% Increase	8/1/2035	7/31/2036		\$32,046	\$384,557
	2.5% Increase	8/1/2036	7/31/2037		\$32,848	\$394,171
	2.5% Increase	8/1/2037	7/31/2038		\$33,669	\$404,025
	2.5% Increase	8/1/2038	7/31/2039		\$34,510	\$414,126
	2.5% Increase	8/1/2039	7/31/2040		\$35,373	\$424,479
	2.5% Increase	8/1/2040	7/31/2041		\$36,258	\$435,091
	2.5% Increase	8/1/2041	7/31/2042		\$37,164	\$445,968
	2.5% Increase	8/1/2042	7/31/2043		\$38,093	\$457,117
	2.5% Increase	8/1/2043	7/31/2044		\$39,045	\$468,545
	Option 1	8/1/2044	7/31/2049		\$40,022	\$480,259
	Option 2	8/1/2049	7/31/2054		\$45,281	\$543,369
	Option 3	8/1/2054	7/31/2059		\$51,231	\$614,772
TOTALS:				\$293,088	\$24,424	\$293,088

LEGEND

Property Boundary

25,600
Lot Size SF

4
Gas Pumps


Egress



An Iconic, Top Tier Gas Station Chain



\$2 Billion

REVENUES

511+

TOTAL LOCATIONS
OPERATED BY TENANT

About the Tenant: Apro, LLC (dba United Pacific and Rocket Stores)

- United Pacific was founded in 1955, has 511+ locations, and is the top 20 largest gas operators in the U.S.
- Their locations span across California, Oregon, Washington, and Colorado, the company continues to expand its reach
- United Pacific provides fuel under renowned brands such as 76, Conoco, Phillips 66, Shell, Chevron, and United Oil, while also offering convenience items through their Rocket Stores

About 76

- 76 Gas Station, a subsidiary of Phillips 66, is a well-established and renowned provider of fuel, convenience, and automotive services across the U.S.
- With a rich history dating back to 1932, the brand has built a strong reputation for reliability, quality, and customer satisfaction
- Beyond fuel, 76 provides a quick and hassle-free shopping experience through their convenience stores
- Widely recognized by the iconic orange ball, 76 has sponsored the Los Angeles Dodgers, Pac-12 Conference, Portland Timbers, Portland Thorns, Houston Dynamo FC, and Atlanta United FC

[Tenant Website](#)



165,222 VPD



10,088 VPD



Located in thriving Marin County

165,222

VEHICLES PER DAY ALONG US 101 REDWOOD HWY

10,088

COMBINED VEHICLES PER DAY AT THE INTERSECTION

23 miles

TO SAN FRANCISCO

101

193,185 VPD

2,365 VPD

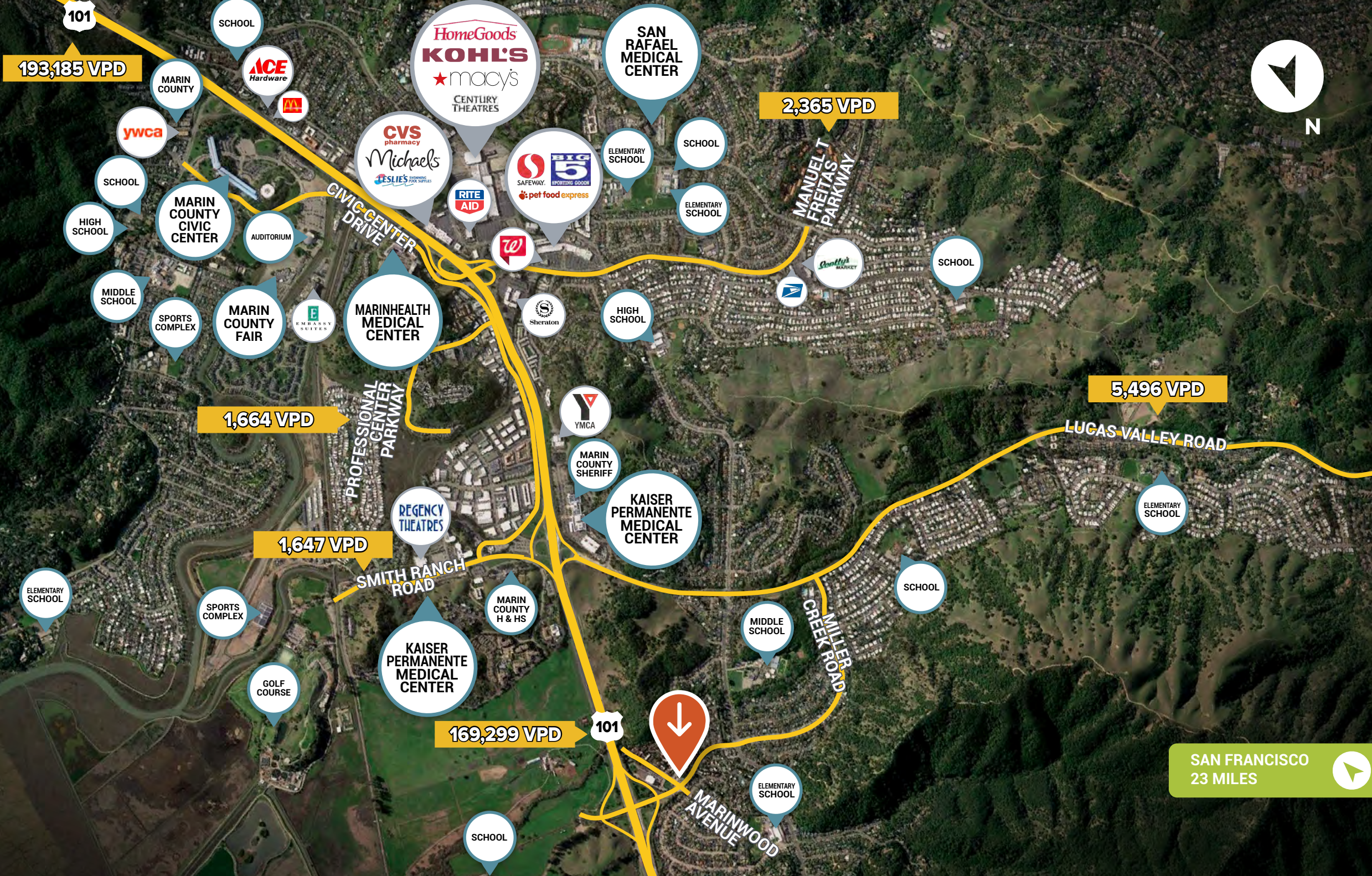
1,664 VPD

5,496 VPD

1,647 VPD

169,299 VPD

SAN FRANCISCO
23 MILES



MARIN COUNTY

SCHOOL

ACE Hardware

McDonald's

ywca

SCHOOL

HIGH SCHOOL

MARIN COUNTY CIVIC CENTER

AUDITORIUM

MIDDLE SCHOOL

SPORTS COMPLEX

MARIN COUNTY FAIR

EMBASSY SUITES

MARINHEALTH MEDICAL CENTER

CIVIC CENTER DRIVE

CVS pharmacy

Michaels

ESLIE'S Learning & Office Supplies

RITE AID

SAFEWAY

BIG 5 SPORTING GOODS

pet food express

Walgreens

Sheraton

ELEMENTARY SCHOOL

SCHOOL

ELEMENTARY SCHOOL

HIGH SCHOOL

MANUEL T. FREITAS PARKWAY

Scott's MARKET

SCHOOL

YMCA

MARIN COUNTY SHERIFF

KAISER PERMANENTE MEDICAL CENTER

REGENCY THEATRES

SMITH RANCH ROAD

ELEMENTARY SCHOOL

SPORTS COMPLEX

GOLF COURSE

KAISER PERMANENTE MEDICAL CENTER

MARIN COUNTY H & HS

101

MIDDLE SCHOOL

MILLER ROAD

SCHOOL

C. CREEK ROAD



MARINWOOD AVENUE

ELEMENTARY SCHOOL

SCHOOL

ELEMENTARY SCHOOL

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	5,158	46,307	111,400

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$171,806	\$158,821	\$170,449
Median	\$121,466	\$112,944	\$120,562

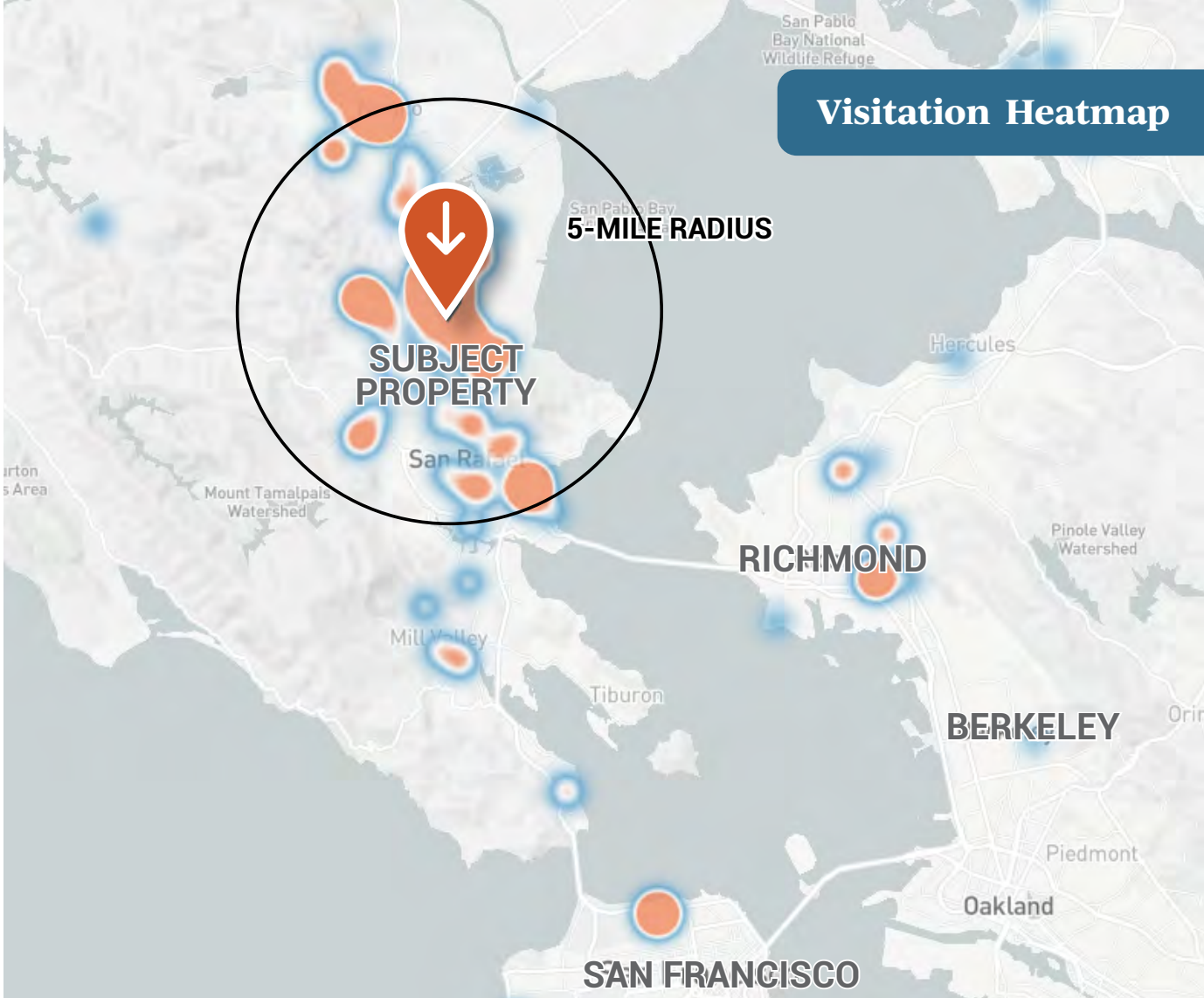
52% of visitors who visited the subject property in the last 12 months are individuals with **annual incomes of greater than \$100K**

28.5K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

35 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

San Rafael, CA

THE LARGEST AND OLDEST CITY OF MARIN COUNTY



A Beautiful Historic City

- San Rafael is the county seat of Marin County, home to approximately 59,971 residents and a county population of 256,018
- Known for its artistic community, iconic architecture, and beautiful parklands
- The Mission San Rafael Archangel is a shining historic landmark in the center of Downtown San Rafael
- Home to Dominican University, a top ranked private university in the Western Region (total enrollment of 1,928 students in Fall 2022)

Nearby Major Cities

- San Rafael is situated across the Golden Gate Bridge in the North Bay region of the San Francisco Bay Area, approximately 20 miles north of San Francisco
- The city is well connected to the rest of the Bay Area cities through the main north-south freeway US 101 and I-580, which cuts across the Richmond-San Rafael Bridge to the East Bay

Breathtaking Landscape

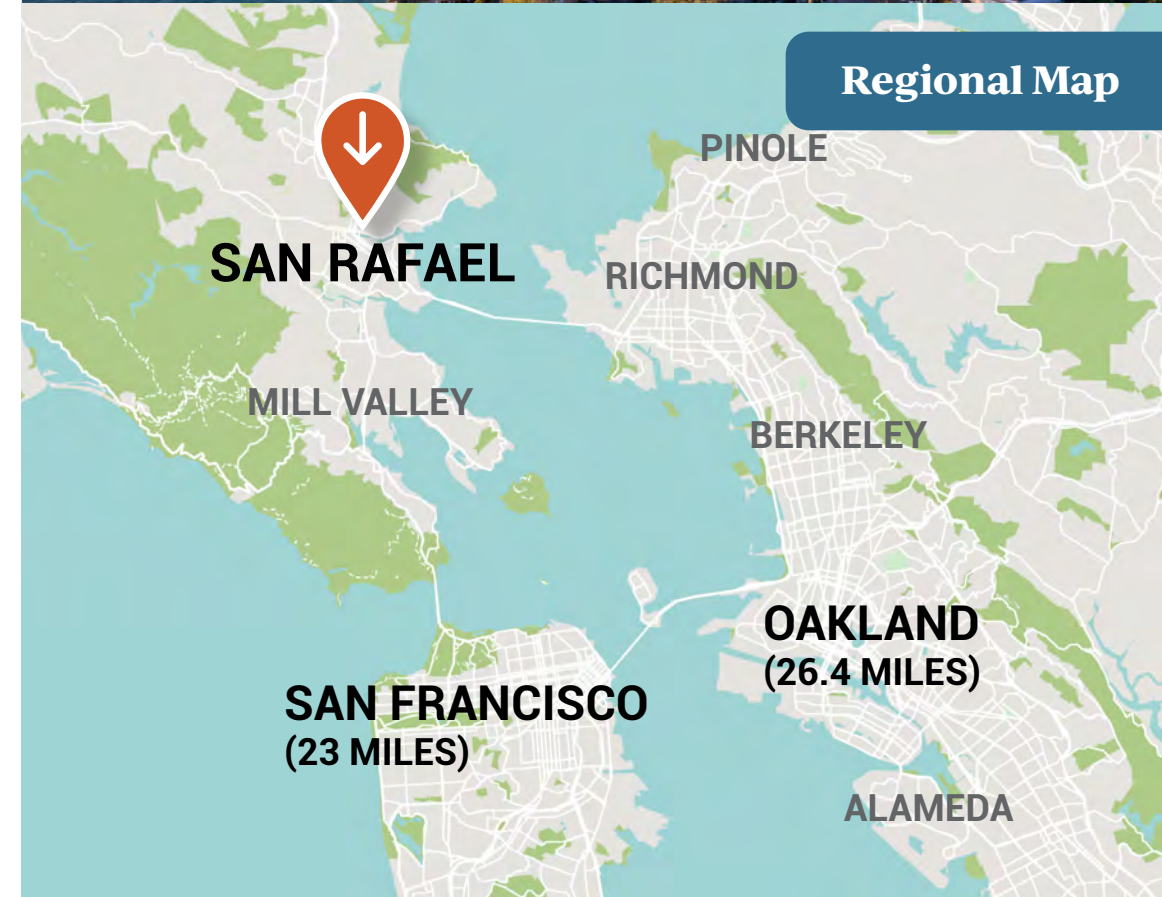
- San Rafael is surrounded by national parks including Muir Woods National Monument and Point Reyes National Seashore
- State Parks include Mt. Tamalpais, China Camp, and Angel Island
- The vast Golden Gate National Recreation Area spreads through Marin County and encompasses Marin Headlands, Muir Beach, and Stinson Beach

7.5 Million

SAN FRANCISCO BAY AREA
ESTIMATED POPULATION

\$654.7 B

SAN FRANCISCO MSA GDP





Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008