



OFFERING MEMORANDUM

Stanford Ranch Rd.

Value Add, Owner User Opportunity in High Traffic Retail Corridor

6810 FIVE STAR BLVD, ROCKLIN CA 95677



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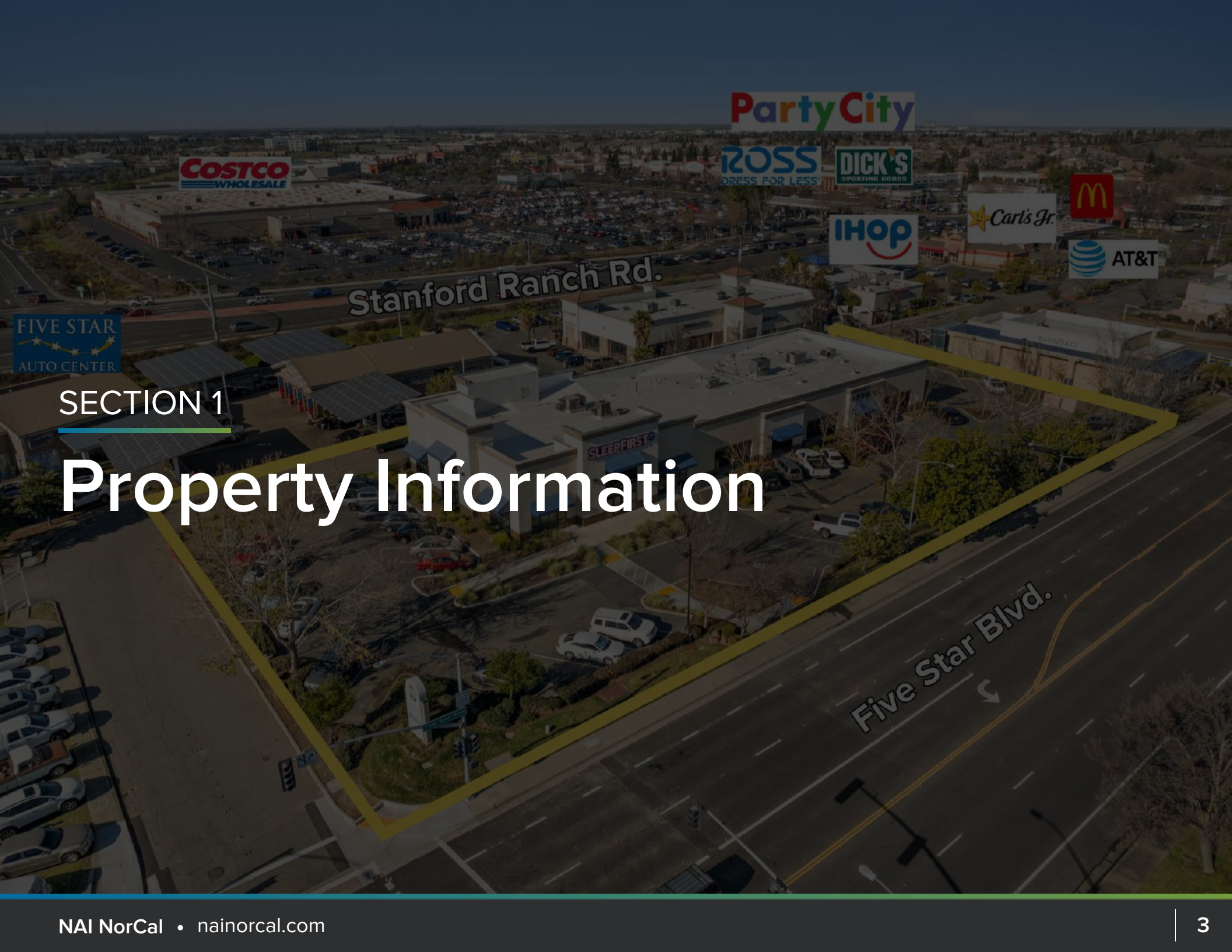
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FIVE STAR
AUTO CENTER

SECTION 1

Property Information

Executive Summary

SALE PRICE
\$3,000,000

BUILDING SIZE
12,035 SF

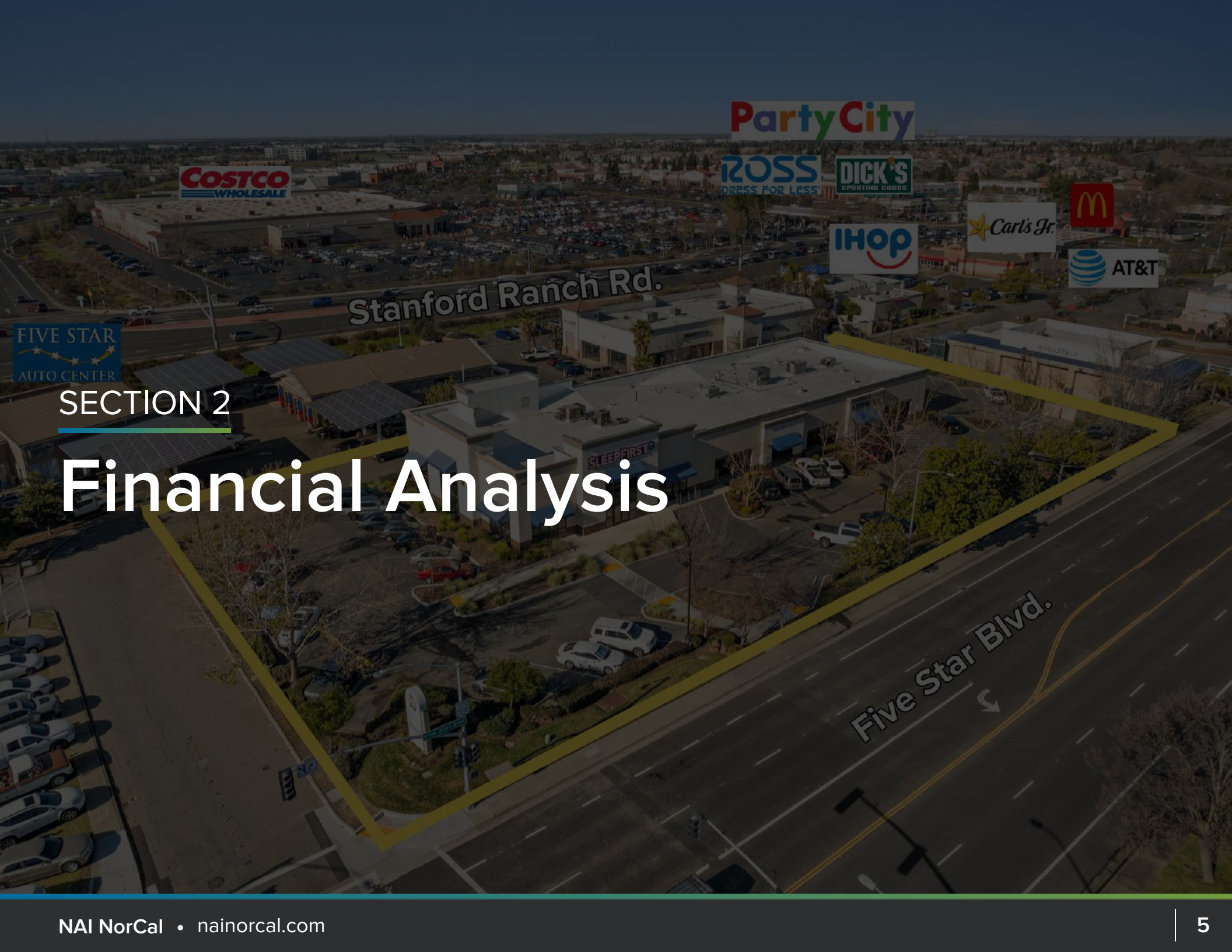
PROFORMA CAP RATE
6.7%

Other Details

Price / SF:	\$249
Occupancy Rate:	47%
NOI:	\$78,831
Proforma NOI:	\$201,735
Building Size:	12,035 SF
Lot Size:	1.4 AC
Year Built:	2000
Zoning:	PD-C
APN:	016-351-007-000

Property Highlights

- Perfect opportunity for an owner user or value add investor with 53% GLA (6,412 SF) currently vacant.
- My Salon, an individually rentable salon suites concept currently occupies 47% GLA (5,664 SF).
- New roof.
- Excellent freeway visibility .
- Monument signage.
- Corner lot with signalized intersection.
- Excellent average household income of \$152,392 within a 5 mile radius.
- High traffic retail corridor: Traffic count of 46,282 ADT on Stanford Ranch Rd west of the property, 117,400 ADT on Hwy-65 southbound from Stanford Ranch Rd and 110,000 ADT on Hwy-65 north of Stanford Ranch Rd.



FIVE STAR
AUTO CENTER

SECTION 2

Financial Analysis

Stanford Ranch Rd.

Five Star Blvd.

COSTCO
WHOLESALE

Party City

ROSS
DRESS FOR LESS

DICK'S
SPORTING GOODS

IHOP

Carl's Jr.

McDonald's

AT&T

SLEEPFIRST

Rent Roll

Tenant	Unit Number	Unit Size (SF)	Monthly Rent/SF	Monthly Rent	Annual Rent	% Of GLA	Price Per SF/YR	Lease Start/End	Lease End	Options
My Salon	300	5,664	\$1.75	\$9,912	\$118,944	47%	\$21.00	9/28/2020	9/29/2030	2 X 5 yr
Vacant (Proforma)	200	1,412	\$1.94	\$2,742	\$32,900	12%	\$23.30			
Vacant (Proforma)	100	5,000	\$1.50	\$7,500	\$90,000	41%	\$18.00			
Totals/Averages		12,076	\$1.67	\$20,154	\$241,844	100%				

My Salon rent increase schedule: Yrs 1-5: \$118,944; Yrs 6-10: \$130,838; Option 1: \$143,922; Option 2: Reassessed at FMV, but shall not be any less than previous rate.

Suite 200 is currently in cold shell condition.

Income & Expenses

Income Summary	Current	Proforma
Annual Gross Rental Income	\$118,944	\$241,848
CAM Charges	\$49,846	\$49,846
Passthru Property Tax (Salon)	\$15,826	\$15,826
Passthru Insurance	\$5,384	\$5,384
Gross Income	\$190,000	\$312,904

Expenses Summary	Current	Proforma
Landscaping	\$12,942	\$12,942
Security/Life Safety	\$2,970	\$2,970
Parking Lot Lighting & Maintenance	\$4,748	\$4,748
Extermination	\$600	\$600
Power Washing	\$900	\$900
Grounds Pick Up	\$5,820	\$5,820
Repairs & Maintenance	\$3,700	\$3,700
Roof	\$4,000	\$4,000
Management Fees	\$15,000	\$15,000
Utilities - Electricity, Water, Sewer, Trash	\$16,474	\$16,474
Water-Fire Sprinkler	\$450	\$450
Insurance	\$5,394	\$5,394
New Property Taxes (reassessed upon sale)	\$33,741	\$33,741
Professional Fees	\$1,500	\$1,500
Non-Recoverable Expenses	\$2,930	\$2,930

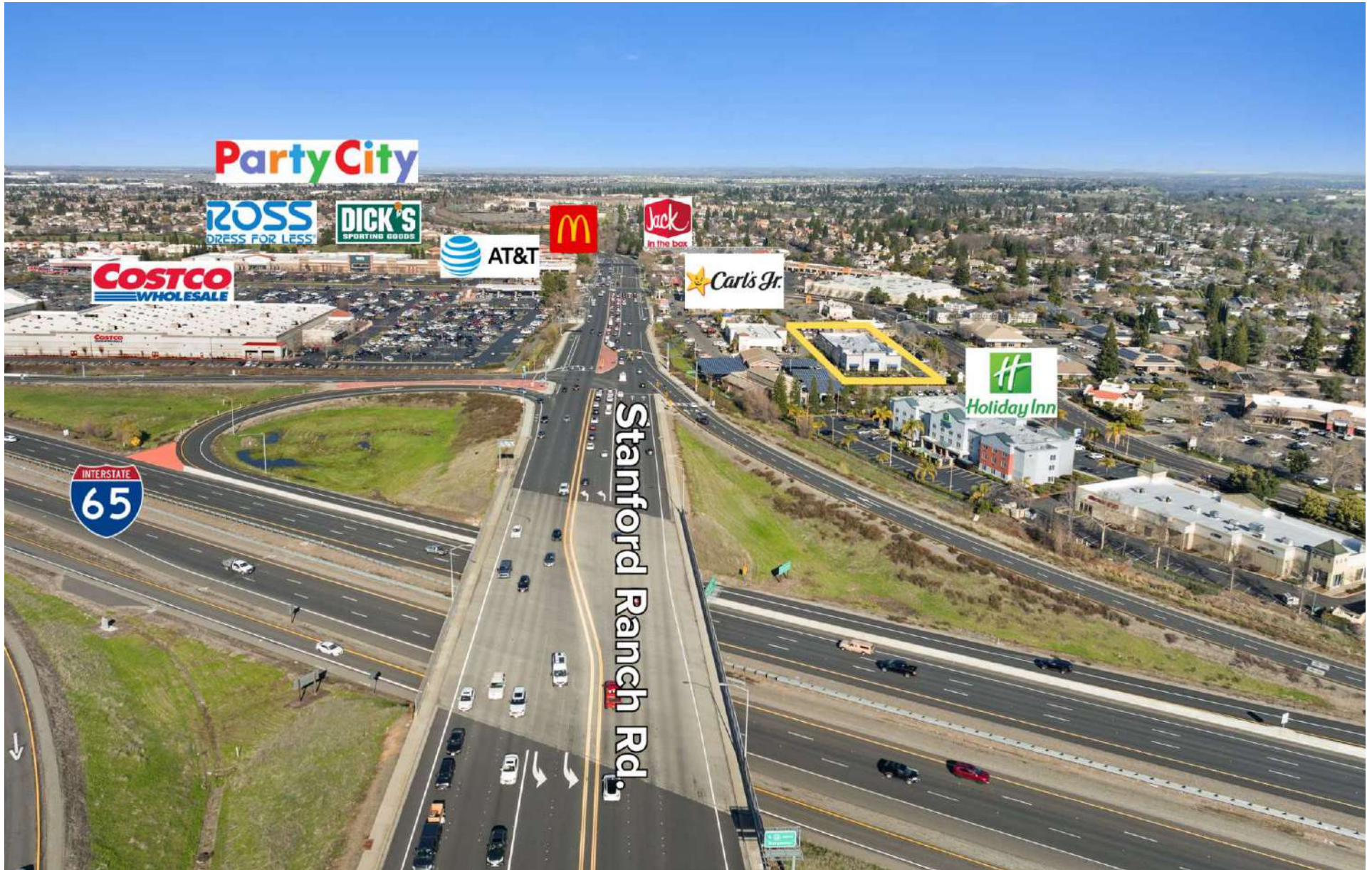
Income & Expenses

Operating Expenses	\$111,169	\$111,169
Net Operating Income	\$78,831	\$201,735

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



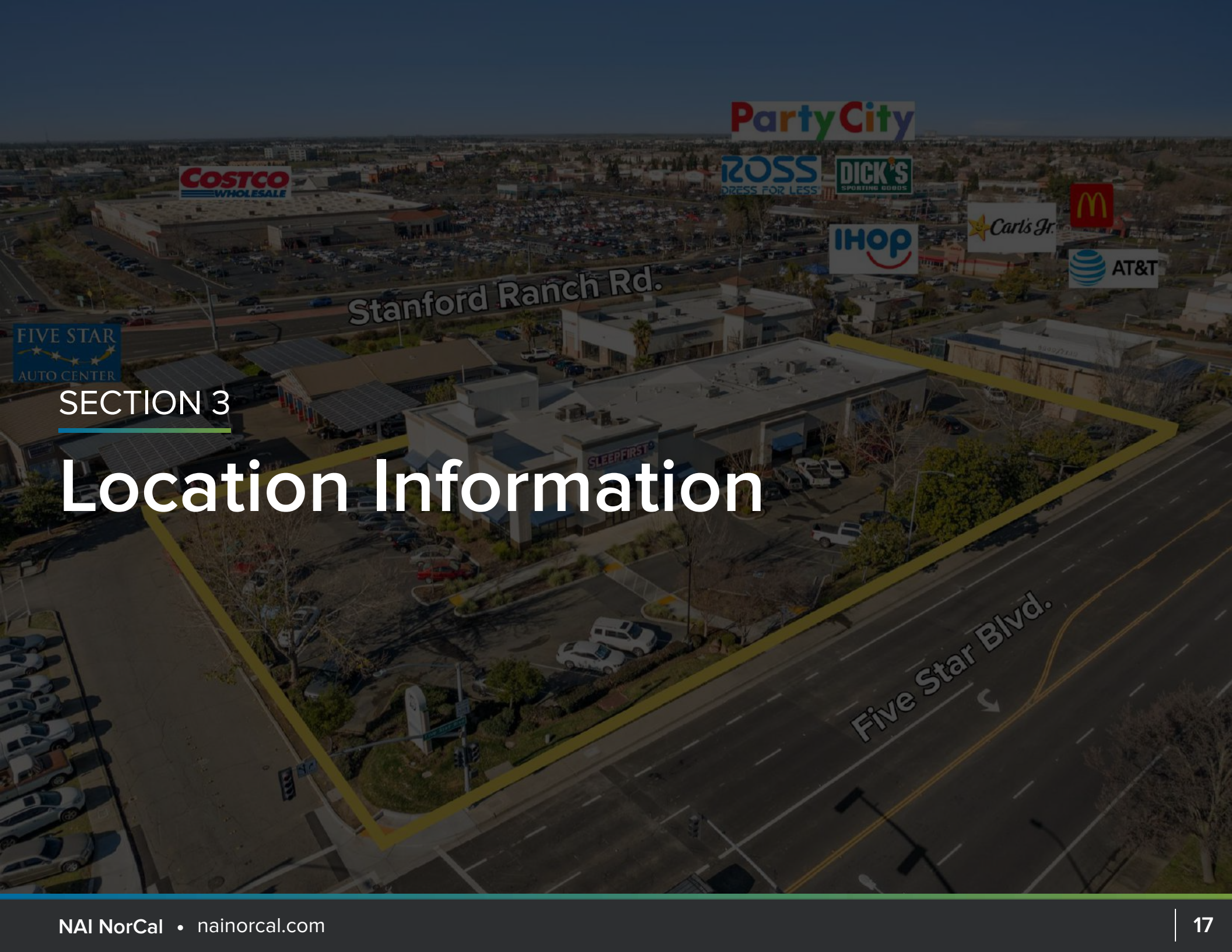
Additional Photos



Floor Plan



SUITE	TENANT	SQ FT
100	AVAILABLE	5,000
200	AVAILABLE	1,412
300	My Salon Suite Rocklin	5,664



COSTCO
WHOLESALE

Party City

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Stanford Ranch Rd.

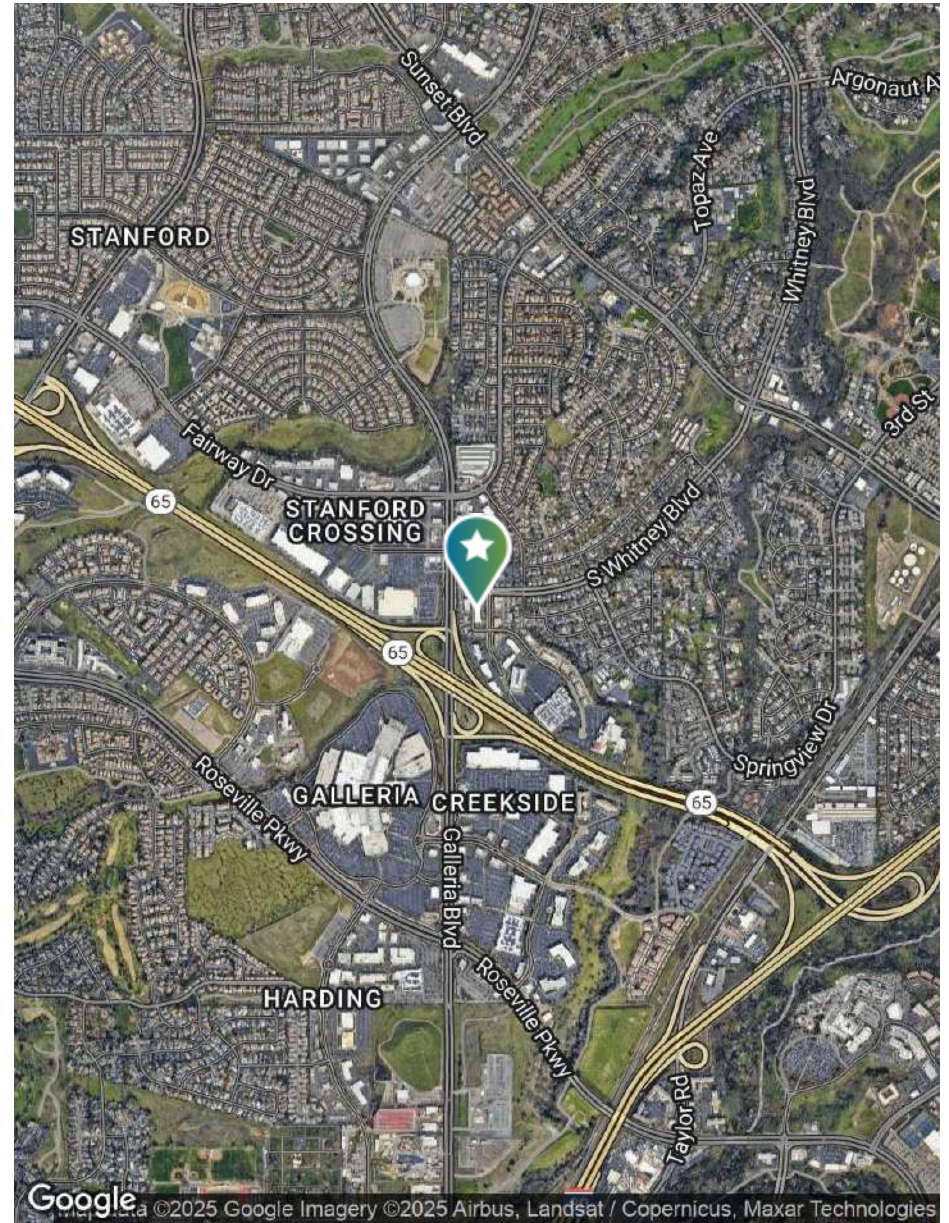
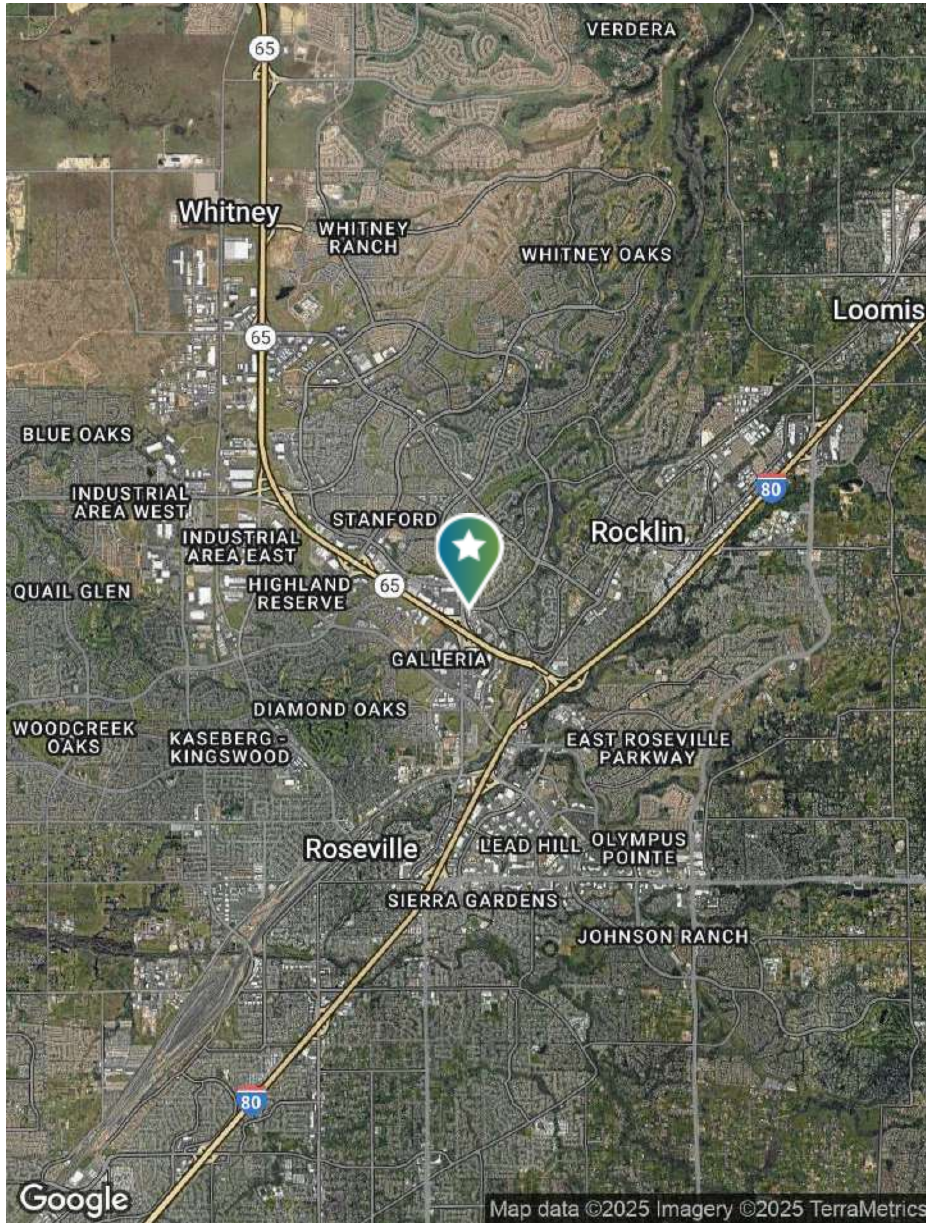
FIVE STAR
AUTO CENTER

SECTION 3

Location Information

Five Star Blvd.

Regional Map





FIVE STAR
AUTO CENTER

SECTION 4

Sale Comparables

Sale Comparables



Subject Property

6810 Five Star Blvd | Rocklin, CA 95677

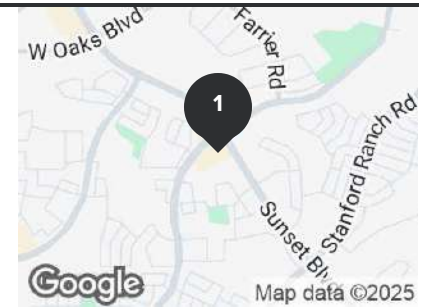
Sale Price:	\$3,000,000	NOI:	\$78,831	CAP:	2.63%
Price PSF:	\$249.27	Building SF:	12,035 SF	Year Built:	2000
Lot Size:	61,077 SF				



2230 Sunset Blvd - Shops 3

Rocklin, CA 95765

Sale Price:	\$6,229,764	Closed:	11/23/2022	Price PSF:	\$461.46
Building SF:	13,500 SF	Year Built:	2001	Lot Size:	3.45 Acres



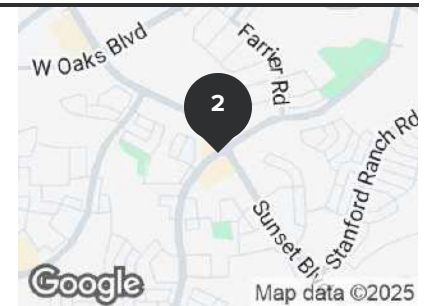
Part of Portfolio



2210 Sunset Blvd

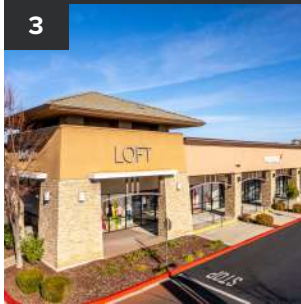
Rocklin, CA 95765

Sale Price:	\$7,069,285	Closed:	11/23/2022	Price PSF:	\$565.54
Building SF:	12,500 SF	Year Built:	2001	Lot Size:	3.45 Acres



Part of Portfolio

Sale Comparables



3

1208 Galleria Blvd

Roseville, CA 95678

Sale Price: \$13,678,921
Price PSF: \$854.93
Lot Size: 19.7 Acres

Closed: 09/29/2023
Building SF: 16,000 SF

CAP: 6.05%
Year Built: 1999



4

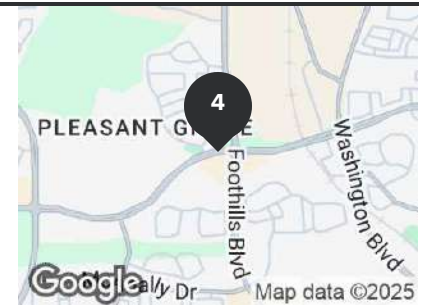
1263 Pleasant Grove Blvd

Roseville, CA 95747

Sale Price: \$2,325,000
Price PSF: \$476.43
Lot Size: 0.69 Acres

Occupancy: 100%
Building SF: 4,880 SF

Closed: 09/30/2022
Year Built: 2001



5

9250 Fairway Dr

Roseville, CA 95678

Sale Price: \$2,925,000
Year Built: 2007

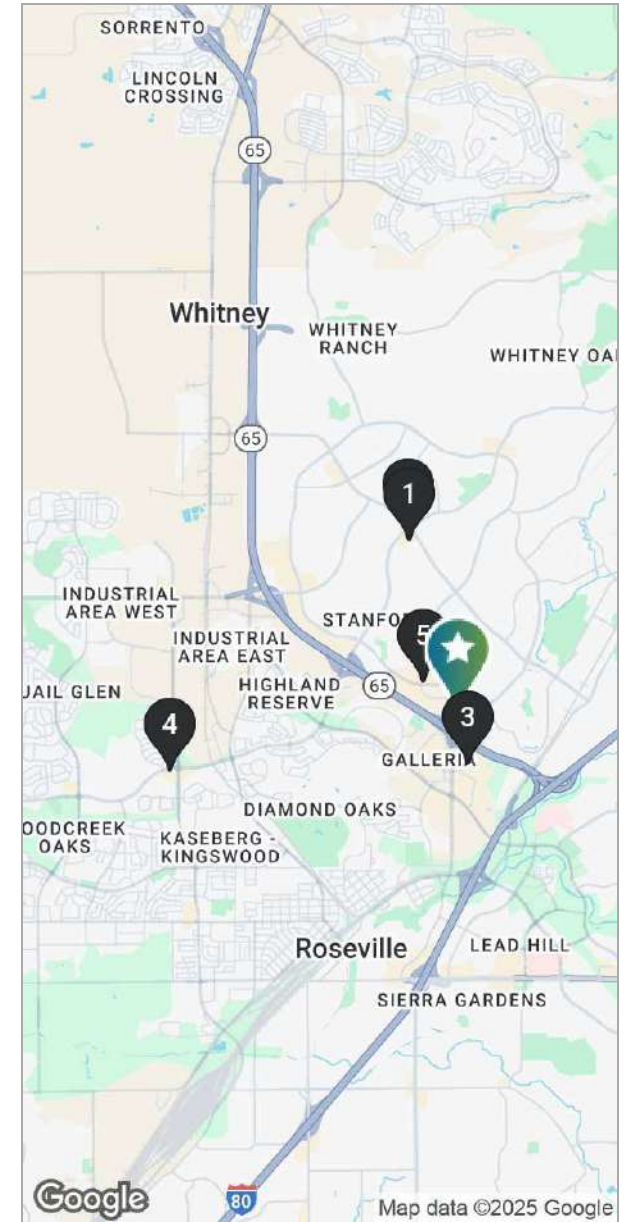
Price PSF: \$375.14
Lot Size: 0.25 Acres

Building SF: 7,797 SF

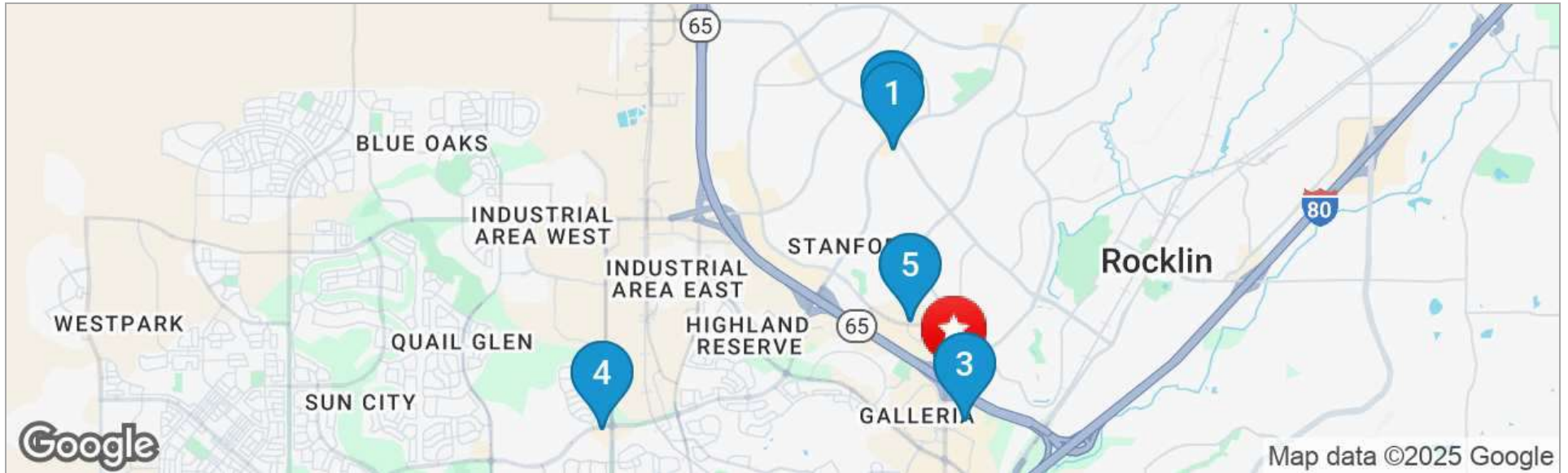


Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Year Built	Price/SF	Deal Status
★	6810 Five Star Blvd Rocklin, CA	\$3,000,000	12,035 SF	2000	\$249.27	Subject Property
1	2230 Sunset Blvd - Shops 3 Rocklin, CA	\$6,229,764	13,500 SF	2001	\$461.46	Sold 11/23/2022
2	2210 Sunset Blvd Rocklin, CA	\$7,069,285	12,500 SF	2001	\$565.54	Sold 11/23/2022
3	1208 Galleria Blvd Roseville, CA	\$13,678,921	16,000 SF	1999	\$854.93	Sold 9/29/2023
4	1263 Pleasant Grove Blvd Roseville, CA	\$2,325,000	4,880 SF	2001	\$476.43	Sold 9/30/2022
5	9250 Fairway Dr Roseville, CA	\$2,925,000	7,797 SF	2007	\$375.14	On Market
Averages		\$6,445,594	10,935 SF	2001	\$546.70	



Sale Comps Map



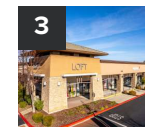
★ Subject Property
6810 Five Star Blvd | Rocklin, CA 95677



1 2230 Sunset Blvd - Shops 3
Rocklin, CA
95765



2 2210 Sunset Blvd
Rocklin, CA
95765



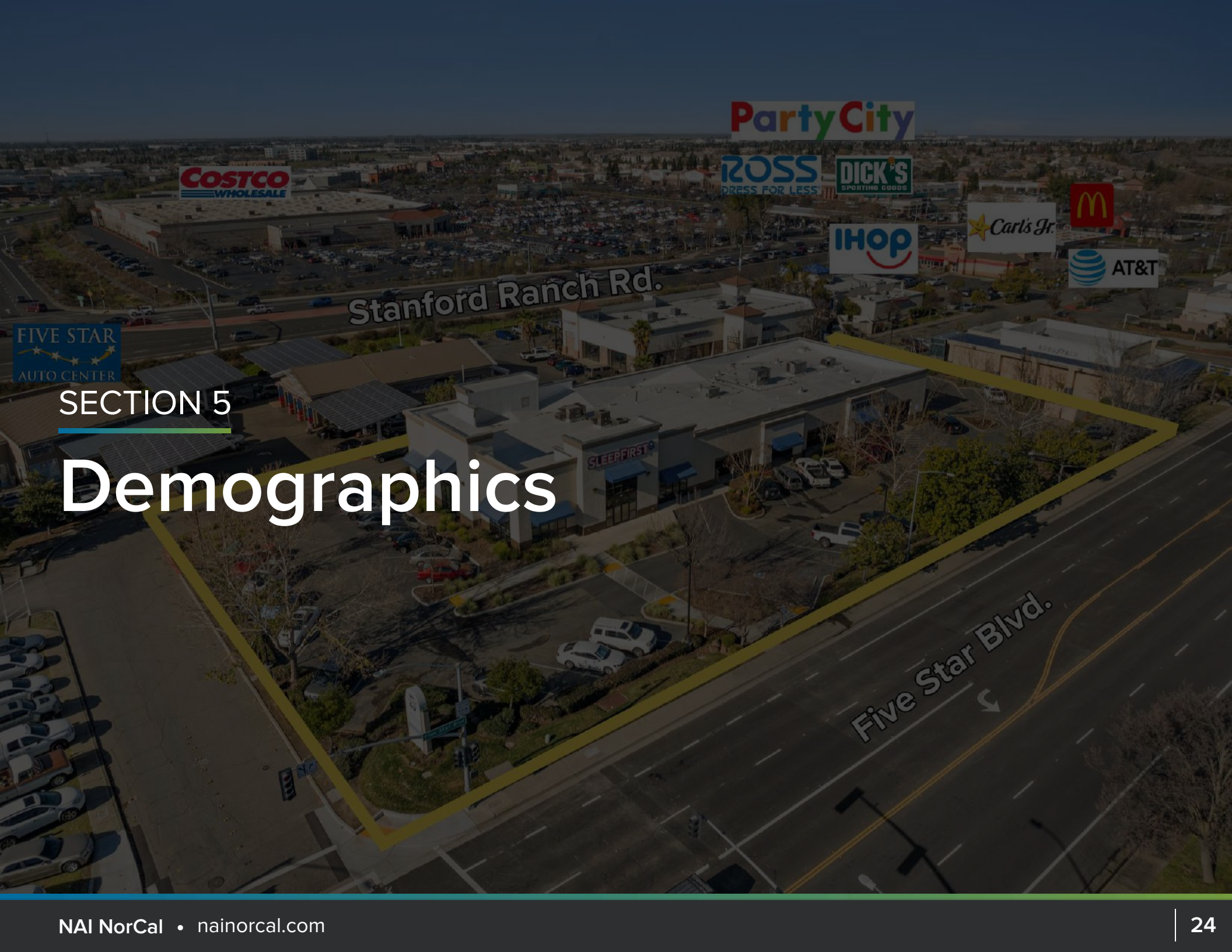
3 1208 Galleria Blvd
Roseville, CA
95678



4 1263 Pleasant Grove Blvd
Roseville, CA
95747



5 9250 Fairway Dr
Roseville, CA
95678



FIVE STAR
AUTO CENTER

SECTION 5

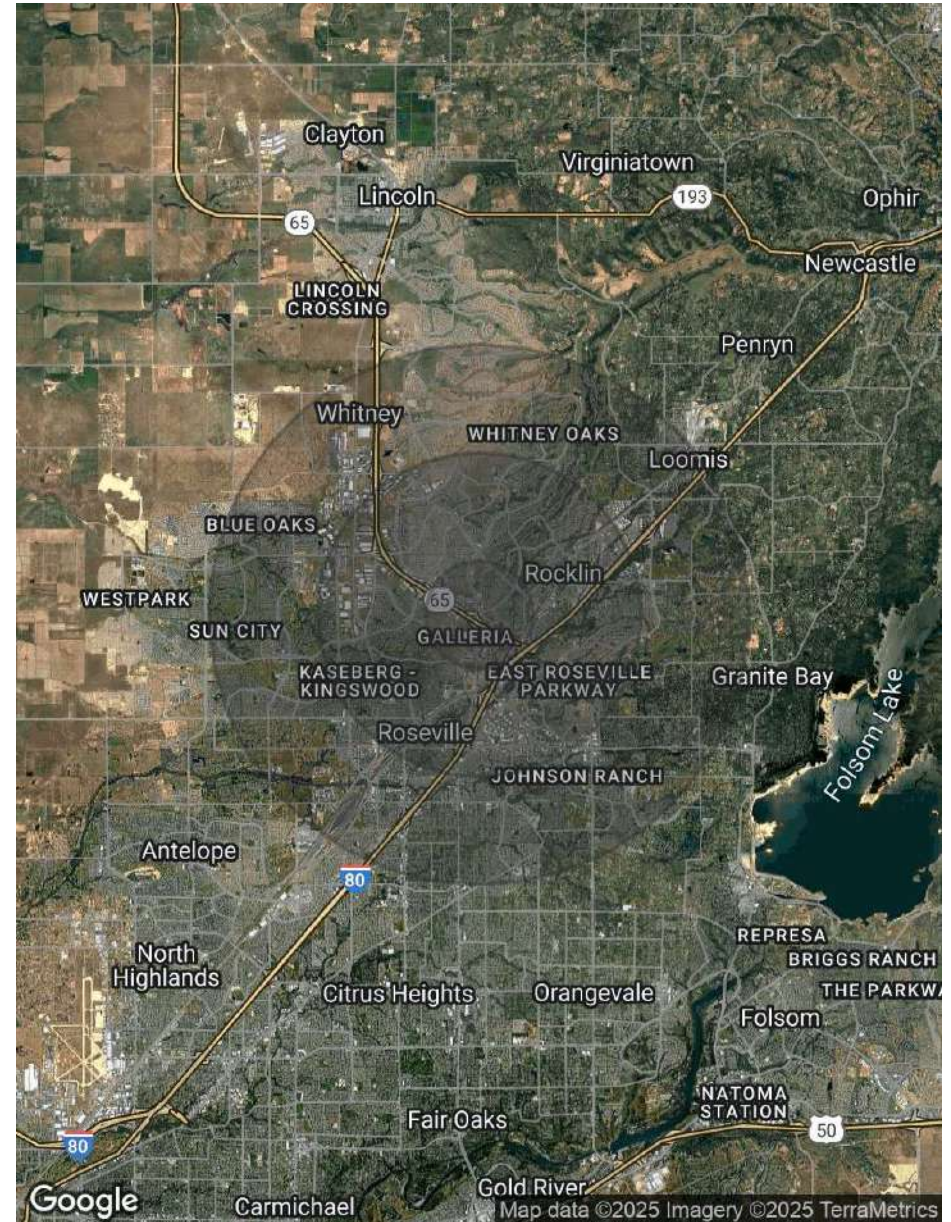
Demographics

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	13,650	106,686	233,110
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,491	40,654	86,531
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$124,836	\$146,509	\$152,392
Average House Value	\$633,634	\$695,030	\$732,196

Demographics data derived from AlphaMap



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