

OFFERING MEMORANDUM | PRICE REDUCTION

# *INVESTMENT SALE* | NEWLY REMODELED GAS STATION | 15-YEAR GROUND LEASE | PRIME I-405 & WESTMINSTER BLVD AREA

6322 WESTMINSTER BLVD, WESTMINSTER, CA 92683



15YEARGROUNDLEASENN.COM

**km** Kidder  
Mathews

# TABLE OF CONTENTS

01

EXECUTIVE  
SUMMARY

02

FINANCIALS

03

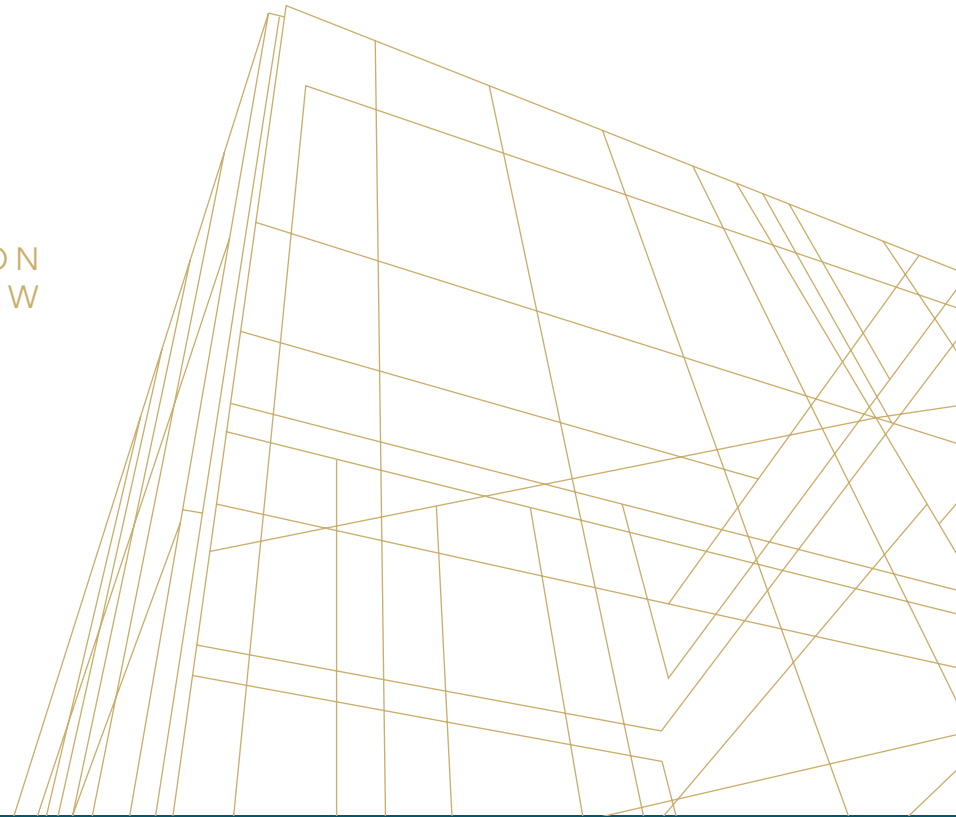
LOCATION  
OVERVIEW

04

RETAIL MARKET  
OVERVIEW

05

AREA  
OVERVIEW



*Exclusively  
Listed by*

**MICHELLE SCHIERBERL**

Senior Vice President

t 949.557.5020

c 951.440.5700

michelle.schierberl@kidder.com

LIC N° 01000058

**JIM AUTHER**

Senior Vice President, Shareholder

t 949.557.5073

c 714.928.2410

jim.auther@kidder.com

LIC N° 00761647

**KIDDER.COM**



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

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. Kidder Mathews 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 we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews 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.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



<b>Price</b>	\$4,440,000
<b>Cap Rate</b>	5%
<b>Lease Term</b>	±15 year, commenced July 1, 2025
<b>Base Rent</b>	\$17,000
<b>Gallonage Minimum</b>	\$1,500
<b>Current Minimum Monthly</b>	\$18,500
<b>Current Minimum Annual</b>	\$222,000
<b>July 2026 Minimum Annual Rent</b>	\$226,440 (at 2% minimum CPI)
<b>Rent Notes</b>	Both base rent and minimum gallonage rent have annual CPI adjustments of 2% minimum to 9% maximum
<b>Address</b>	6322 Westminster Blvd Westminster, CA 92602
<b>Parcel Size</b>	±0.59 Acre
<b>Building Size</b>	±1,189 SF
<b>Zoning</b>	Commercial

*Ownership of this ground-lease offers a stable-income stream that has annual CPI increases with 2% minimum and to a 9% maximum, plus a minimum gallonage rent equal to the greater of \$1,500 per month or 0.015 cents per gallon over 50,000 gallons.*

#### INVESTMENT HIGHLIGHTS

- Just off the I-405 freeway on the SEC of Westminster Avenue & Willow Lane in Westminster, California.
- Tenant has operated a gas station at this location since 1964 and recently replaced the tanks and remodeled the convenience store after signing a new lease extension.
- Ground Lease is a fully NNN investment

#### TENANT OVERVIEW

Apro, LLC a Delaware limited liability company is one of the largest independent regional gas operators in the Western United States who operates as United Pacific Companies. They have been in business since 1955 and operate 674 stations under various gas brands but predominately United Oil and 76 stations with convenience stores branded as Rocket. They operate in California, Oregon, Washington and Colorado and continue to expand operations. They have been at this site since 1965. It was branded as a 76 station until a few months ago it underwent a remodel and the station and rebranded to United Oil.

Fortress Investment Group who specializes in private equity investments has been the principal sponsor of United Pacific since its early expansion, providing strategic oversight and capital to support acquisitions, operations, and recapitalizations. Fortress Investment Group is a leading global investment management firm with over \$40 billion in assets under management.

## EXECUTIVE SUMMARY



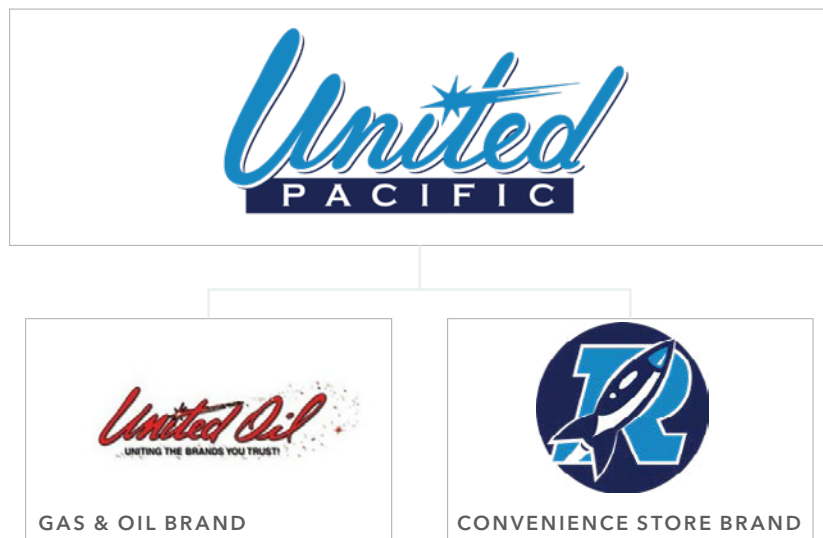
## EXECUTIVE SUMMARY

### LEASE ABSTRACT

ADDRESS	6322 Westminster Blvd, Westminster, CA 92602
TENANT	Apro, LLC a Delaware limited liability company operates under the corporate name of United Pacific
GAS STATION BRAND	United Oil
CONVENIENCE STORE BRAND	Rocket
TERM	15 years with a commencement date of July 1, 2025
OPTION	One option of five (5) years, requires written notice 12 months prior
BASE RENT	\$17,000 per month which is adjusted per CPI (see Adjustment for inflation)
ADDITIONAL RENT FOR GALLONAGE	Minimum rent for gallonage is \$1,500 per month currently which is adjusted annually per CPI. (see Adjustment for inflation) in addition one and one-half cents per gallon above 50,000 gallons of fuel delivered. Gallonage is reported monthly.
ADJUSTMENT FOR INFLATION	Commencing July 1, 2026 and annually thereafter, the Base Rent and Gallonage Payment shall be adjusted for the following year with a 2% minimum and 9% maximum CPI adjustment.
PREFERENTIAL RIGHT	Tenant shall have the preferential right to purchase. Landlord must give written notice of a proposed sale on price, and other terms and conditions. Tenant has 30 days after receipt to elect to exercise said right.
TAXES	Tenant shall pay all taxes on all personal property and improvements of Tenant and shall pay all ad valorem taxes on land and improvements.
INSURANCE	Tenant is required to carry liability insurance of \$5m general liability and name Landlord as additional named insured.
REPAIRS AND MAINTENANCE	Tenant at their sole cost and expanse, keep and maintain the premises in good order and condition.



## TENANT OVERVIEW



Apro, LLC a Delaware limited liability company is one of the largest independent regional gas operators in the Western United States who operates as United Pacific Companies. They have been in business since 1955 and operate 674 stations under various gas brands but predominately United Oil and 76 stations with convenience stores branded as Rocket. They operate in California, Oregon, Washington and Colorado and continue to expand operations. They have been at this site since 1965. It was branded as a 76 station until a few months ago it underwent a remodel and the station and rebranded to United Oil.

Fortress Investment Group who specializes in private equity investments has been the principal sponsor of United Pacific since its early expansion, providing strategic oversight and capital to support acquisitions, operations, and recapitalizations. Fortress Investment Group is a leading global investment management firm with over \$40 billion in assets under management.



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	28,203	178,126	511,992
2020 CENSUS	28,782	184,712	523,846
2025 ESTIMATED	27,995	183,860	519,638
2030 PROJECTED	27,646	180,313	506,399

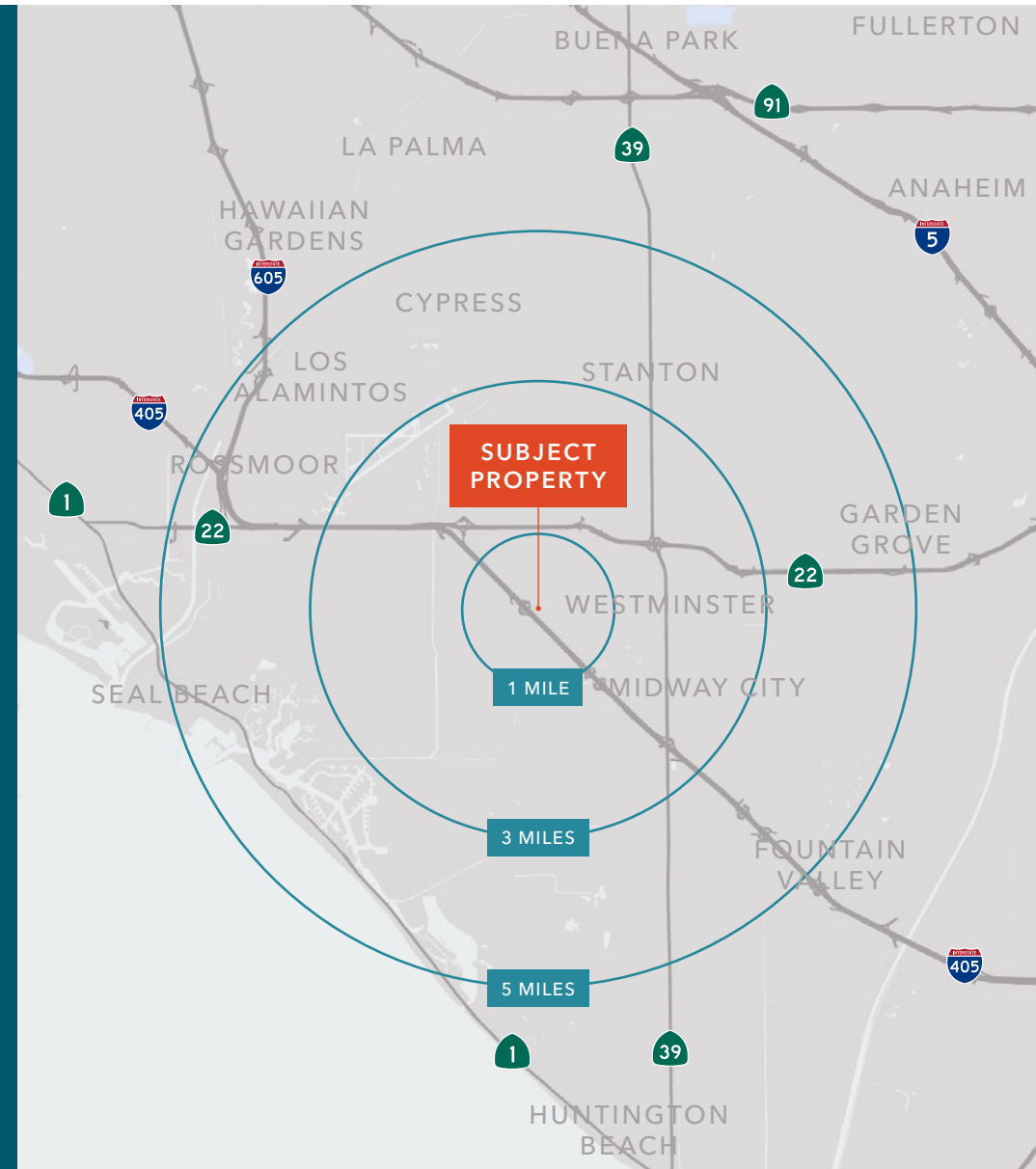
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.7	41.2	41.8
% FEMALE	50.6%	50.7%	50.8%
% MALE	49.4%	49.3%	49.2%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$107,609	\$107,124	\$109,456
2030 MEDIAN PROJECTED	\$106,110	\$106,031	\$108,656
2025 AVERAGE	\$126,425	\$128,045	\$134,972
2030 AVERAGE PROJECTED	\$124,077	\$126,094	\$133,106

2025 Demographics Source: Regis Online, ©2025, Sites USA



# WESTMINSTER, CA DEMOGRAPHICS

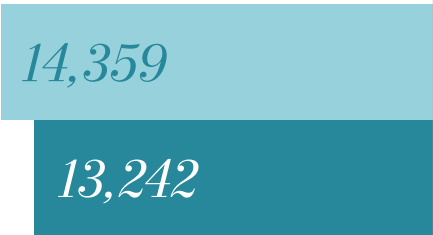
91,050  
POPULATION

3.3  
AVG HH SIZE

\$114,305  
AVG HH INCOME

41.6  
MEDIAN AGE

## HOUSING OCCUPIED BY



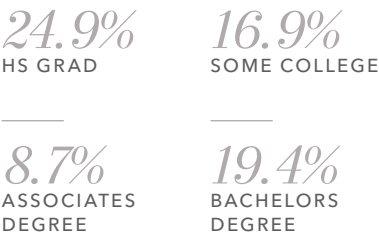
■ Owners ■ Renters

## RACE & ETHNICITY

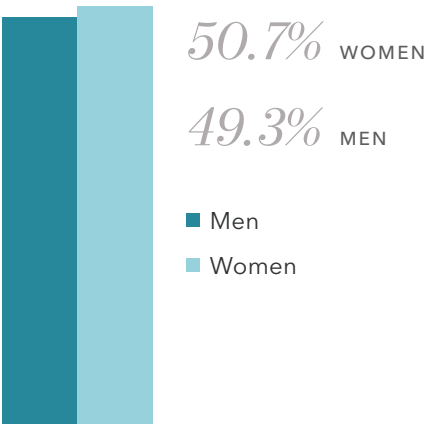
WHITE	30.6%
HISPANIC	27.1%
ASIAN	43.3%
AFRICAN-AMERICAN	1.5%
PACIFIC ISLANDER	0.5%
TWO OR MORE RACES	9.8%

2025 Demographics Source:  
Regis Online, ©2025, Sites USA

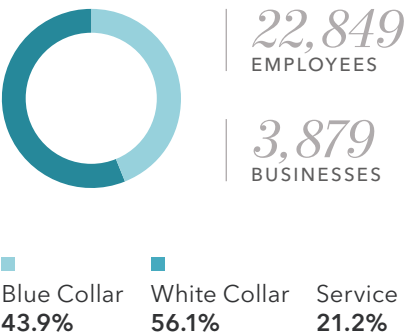
## EDUCATION



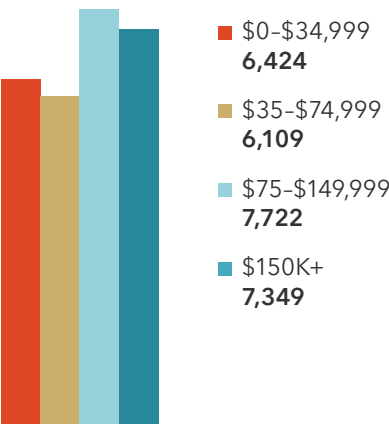
## GENDER



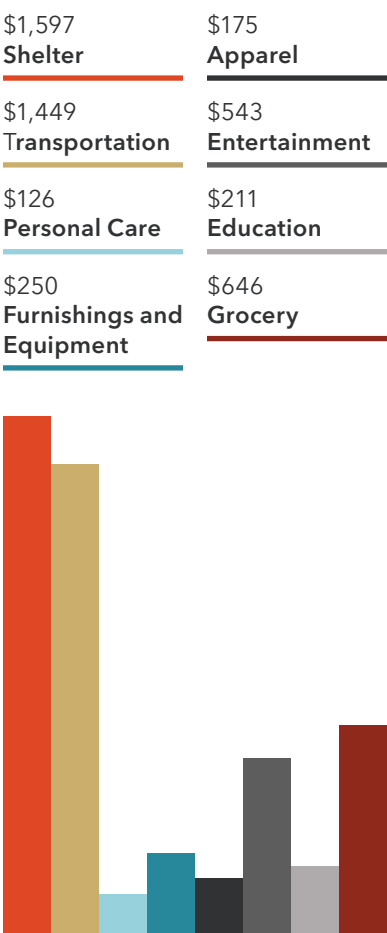
## EMPLOYMENT

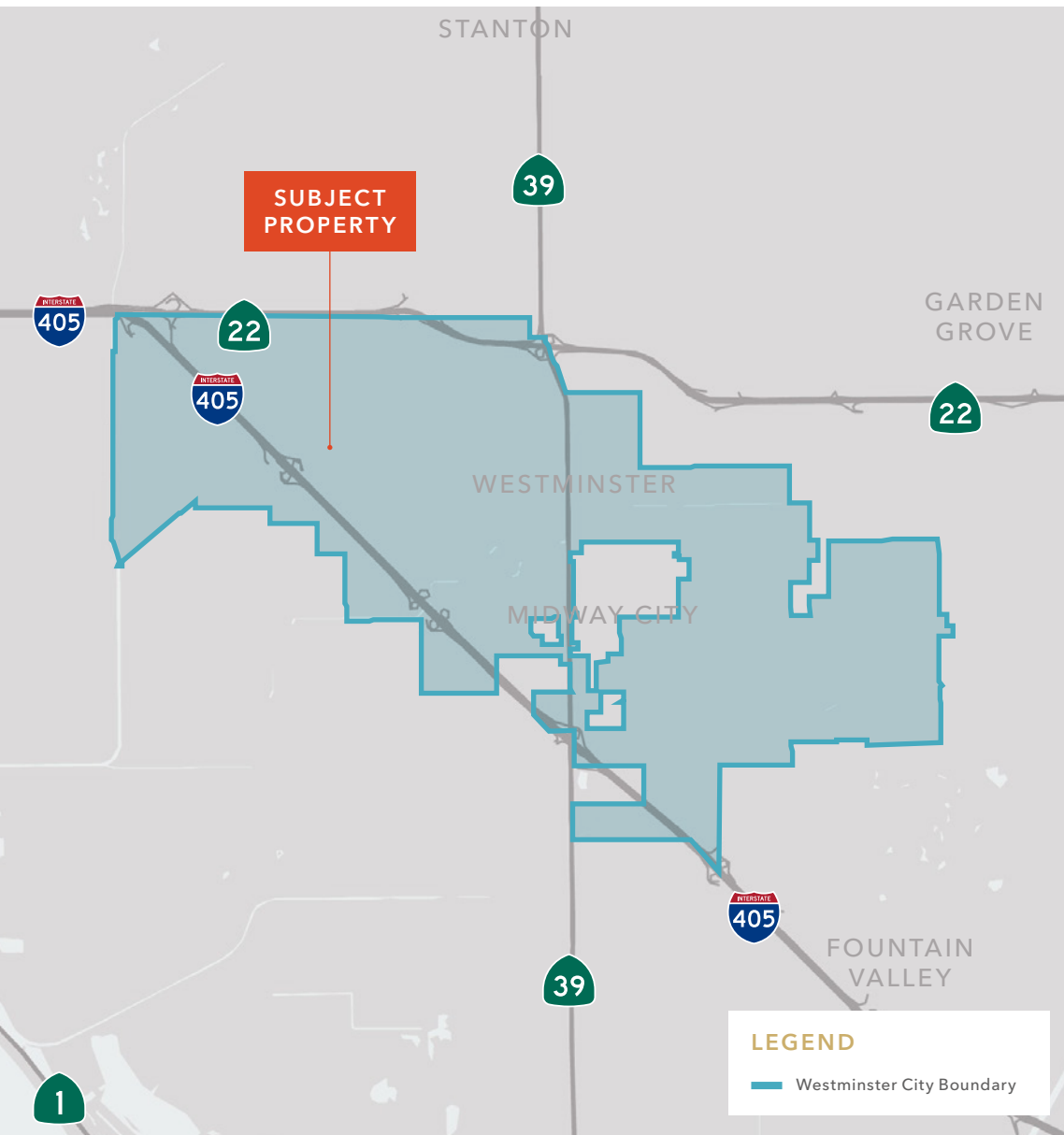


## INCOME BY HOUSEHOLD



## MONTHLY CONSUMER SPENDING





# WESTMINSTER OVERVIEW

The City of Westminister maintains a central location in Orange County with direct access to major freeways from its road network. This regional connectivity is essential for business operations and employee commutes, allowing for efficient access across Southern California. Westminister's development consists of residential density and established commercial corridors, creating a functional urban atmosphere suitable for both living and business activity.

Westminister also benefits from a skilled and diverse labor pool supported by numerous educational institutions in the surrounding area. This access to talent provides a critical resource for businesses and supports hiring needs across various industries and skill levels. The city's mature infrastructure and proximity to significant economic centers make it a logical location for companies looking to optimize their workforce and operations.

Westminister has a history of trying to enhance the resident experience through its managed parks and community facilities. The city provides public spaces for recreation, social events, and organized sports to support the overall quality of life. The availability of these amenities ensures residents have accessible areas for leisure and community use.

The local economy of Westminister is diverse and consists of retail, services, and local businesses. The city features specialized retail areas that draw regional customers. Its established commercial base provides a stable environment for investment and continued business activity.

## AREA OVERVIEW



*Exclusively listed by*

**MICHELLE SCHIERBERL**

Senior Vice President

✆ 949.557.5020

☎ 951.440.5700

michelle.schierberl@kidder.com

LIC N° 01000058

**JIM AUTHER**

Senior Vice President, Shareholder

✆ 949.557.5073

☎ 714.928.2410

jim.auther@kidder.com

LIC N° 00761647

[15YEARGROUNDLEASENNN.COM](http://15YEARGROUNDLEASENNN.COM)

[KIDDER.COM](http://KIDDER.COM)

