

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

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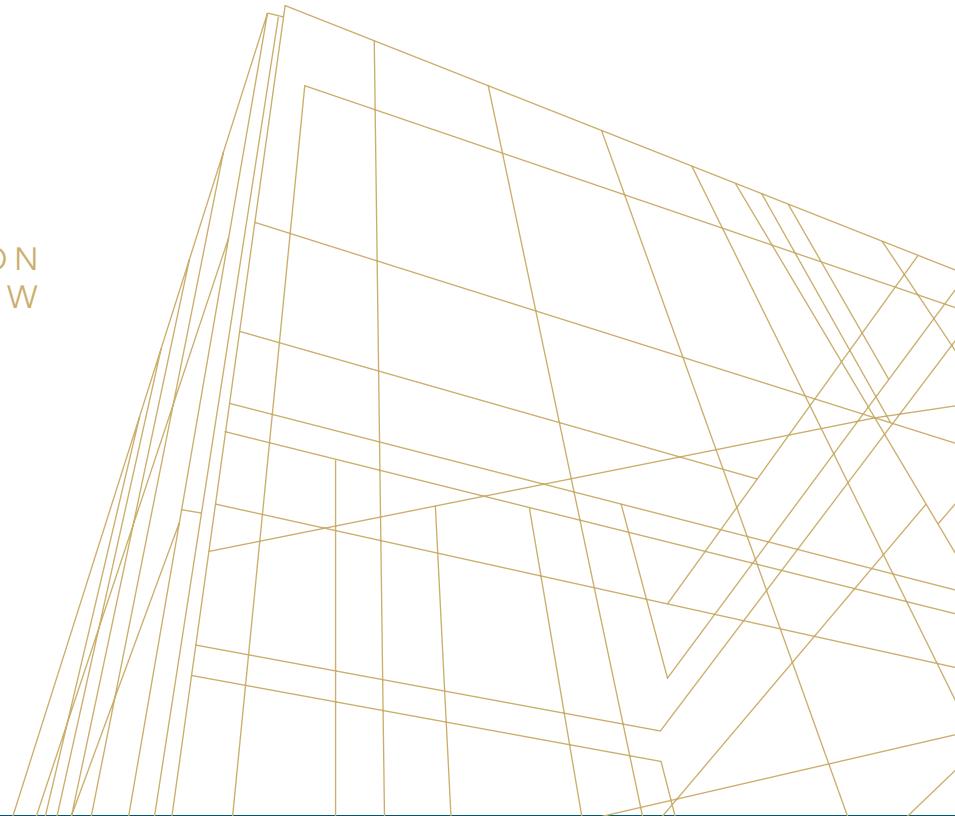
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Price	\$4,440,000
Cap Rate	5%
Lease Term	±15 year, commenced July 1, 2025
Base Rent	\$17,000
Gallonage Minimum	\$1,500
Current Minimum Monthly	\$18,500
Current Minimum Annual	\$222,000
July 2026 Minimum Annual Rent	\$226,440 (at 2% minimum CPI)
Rent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



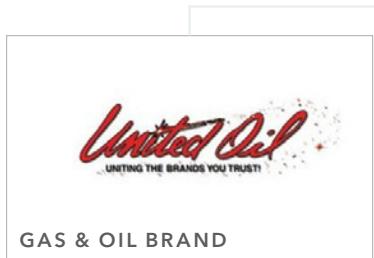
EXECUTIVE SUMMARY

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 expense, keep and maintain the premises in good order and condition.



TENANT OVERVIEW



GAS & OIL BRAND



CONVENIENCE STORE BRAND

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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

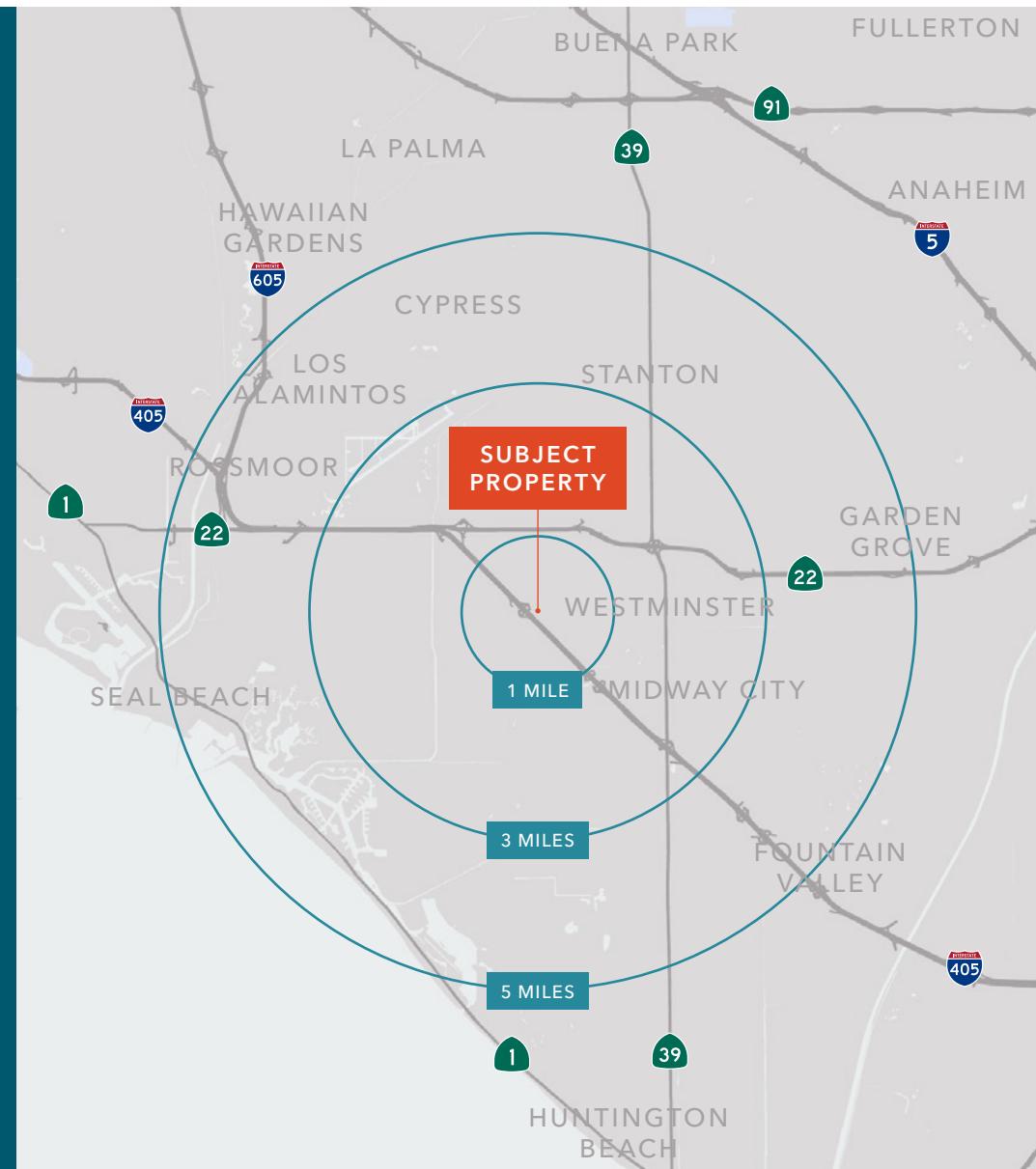
MEDIAN AGE & GENDER

	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

HOUSING OCCUPIED BY

14,359
13,242

Owners Renter

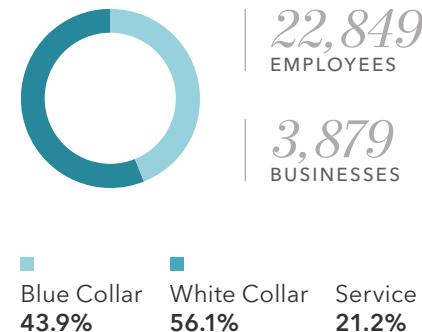
EDUCATION

24.9% HS GRAD
16.9% SOME COLLEGE
8.7% ASSOCIATES DEGREE
19.4% BACHELORS DEGREE

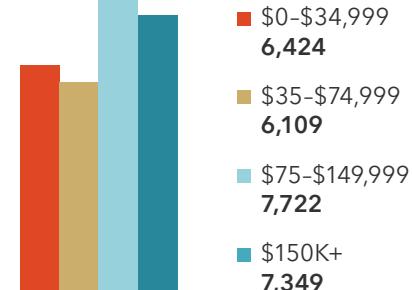
GENDER

50.7% WOMEN
49.3% MEN
Men Women

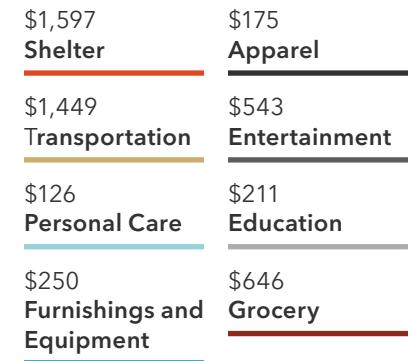
EMPLOYMENT



INCOME BY HOUSEHOLD



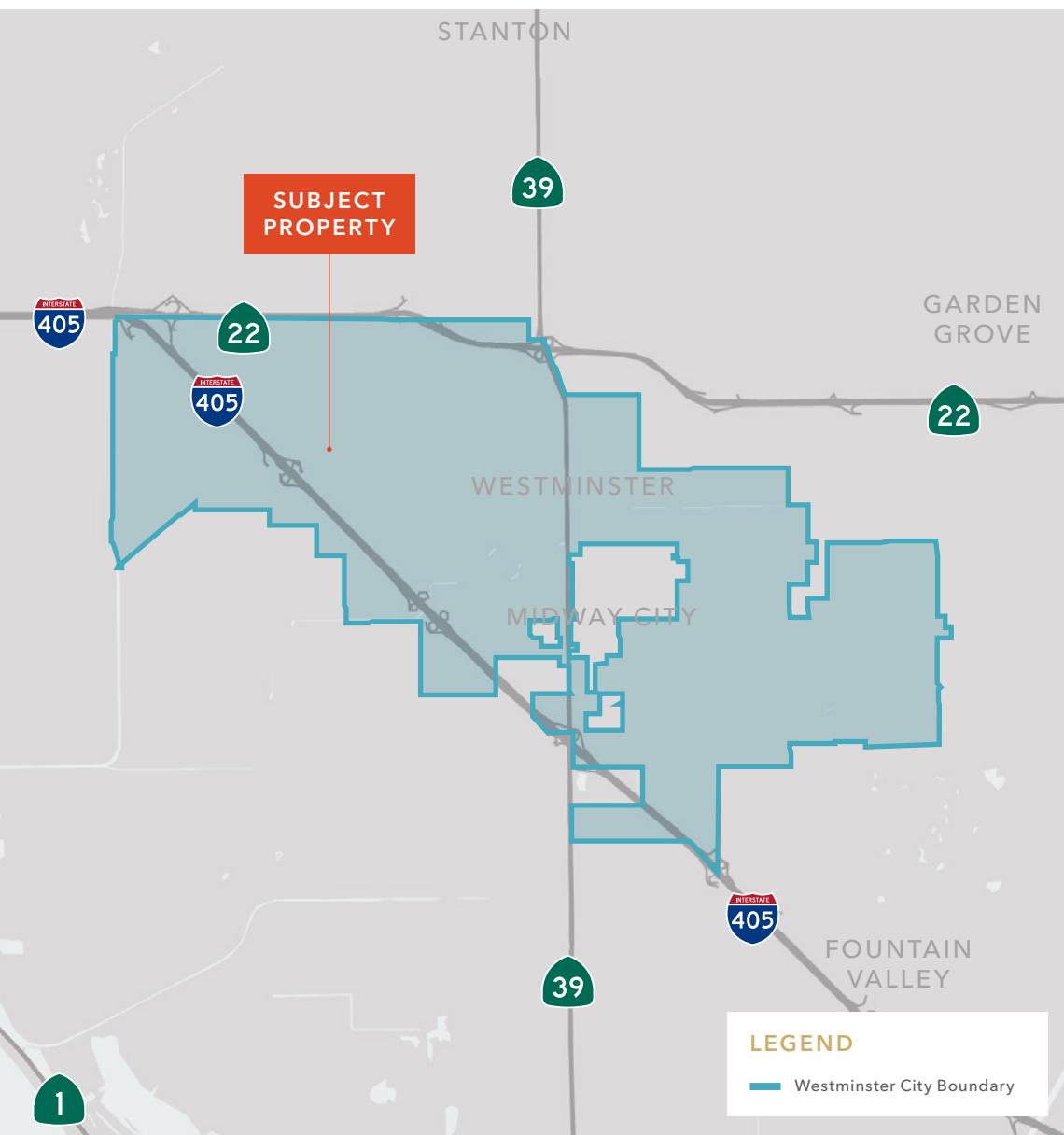
MONTHLY CONSUMER SPENDING



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



WESTMINSTER OVERVIEW

The City of Westminster 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. Westminster's development consists of residential density and established commercial corridors, creating a functional urban atmosphere suitable for both living and business activity.

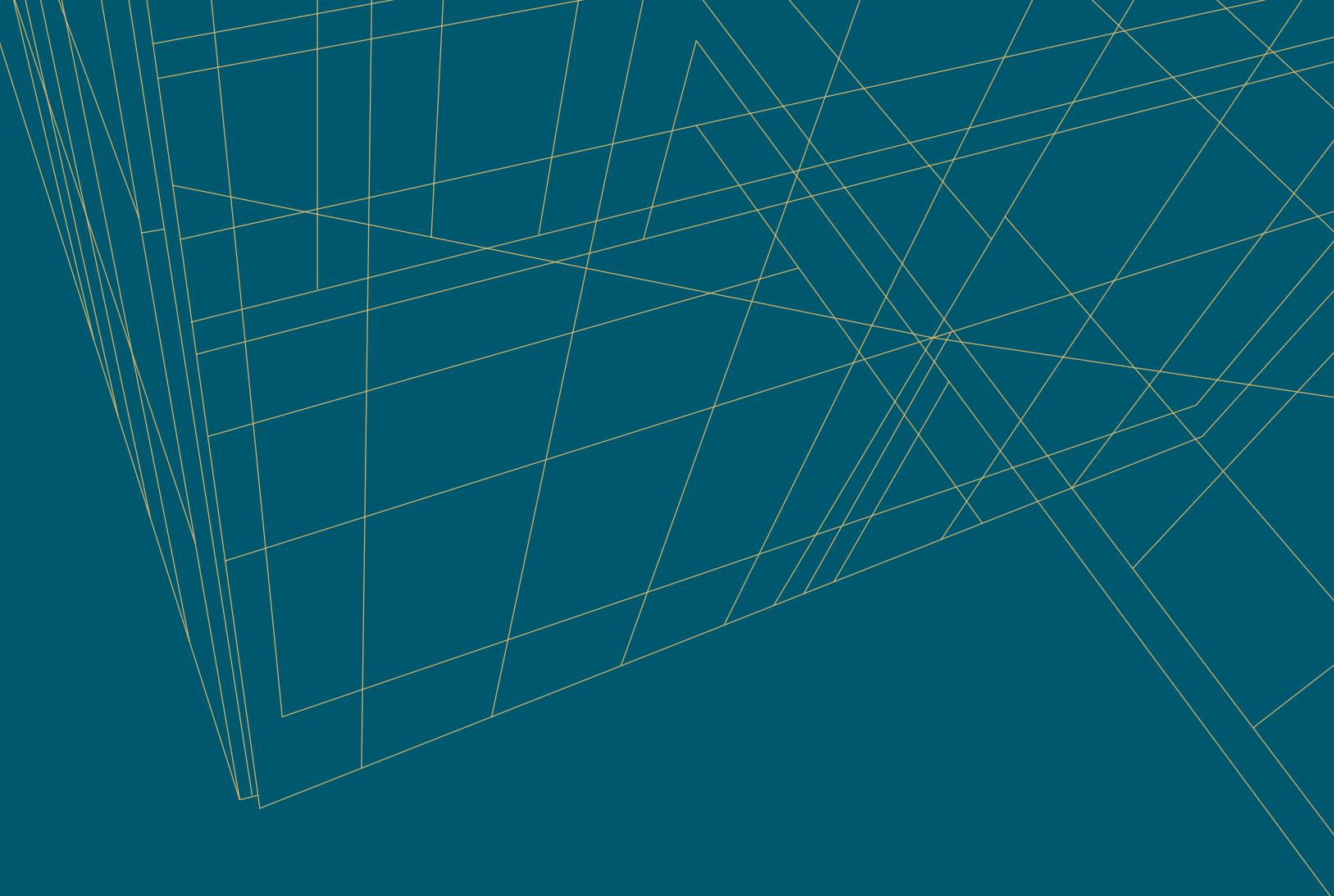
Westminster also benefits from a skilled and diverse labor pool supported by numerous educational institutions in the surrounding area. This access to talent provides a critical resource for businesses and supports hiring needs across various industries and skill levels. The city's mature infrastructure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

Westminster 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 Westminster 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





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