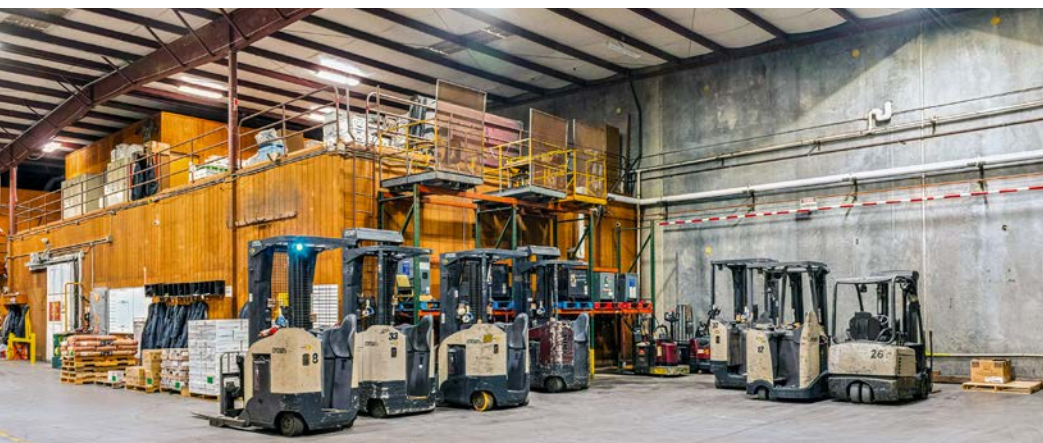




GOLD STAR FOODS

Marcus & Millichap
DUONG INVESTMENT GROUP



435 SOUTHGATE COURT, CHICO, CA 95928

OFFERING MEMORANDUM



Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



GS Foods Group: A Highly Reputable, B-Rated Industrial Tenant With Distribution Centers in 10 States



Brand New Lease: GS Foods Group Recently Signed a Six-Year Lease with 3% Annual Increases



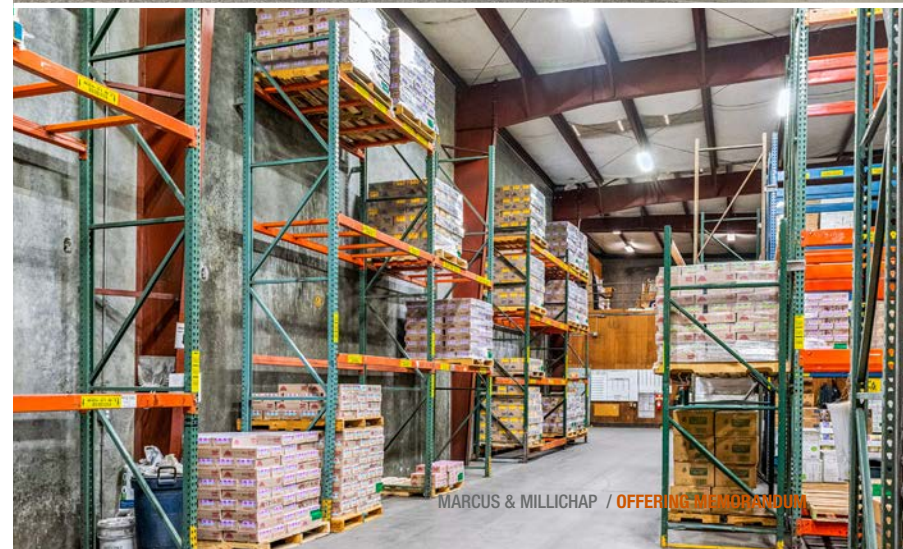
Strong Corporate Guarantee: Backed by a Tenant with Over \$1.5 Billion in Annual Revenue

High Credit Tenant

- ▶ **Market Leadership:** GS Foods Encompasses a Family of the Nation's Largest School Nutrition Providers to Provide Meals for 8.7 Million Students Per Day.
- ▶ **E-Commerce & Recession-Resilient:** GS Foods Business Model Is Well-Suited to Thrive in Various Economic Conditions
- ▶ **Mission-Critical Location with Truck Repair Facilities On-Site**
- ▶ **State-of-the-Art Solar Panels** Covering the Roof Decrease the Cost of Power for Tenant

Strong Real Estate Fundamentals

- ▶ **Highly Desirable Site:** The Property Boasts a Large 3.8-Acre Lot, a Key Feature in Today's Market
- ▶ **Prime Location:** Strategically Positioned Off the State Route 99, Allowing for Easy Access for Delivery Trucks
- ▶ **Quality Construction:** Concrete Tilt-Up with 7 Loading Docks and 2 Drive-In Doors
- ▶ **Cold Storage Space:** Rare Opportunity to Acquire Cold Storage Warehouse with 16,800 SF of Freezer Space and 2,100 SF of Refrigerated Space
- ▶ **Investor-Friendly:** This NNN Industrial Property Offers **Minimal Landlord Responsibilities**, Ideal for Investors Who Are Not Local to the Market



INVESTMENT OVERVIEW

Tenant Spotlight

Gold Star Foods Group

Gold Star Foods Group, Inc. (GS Foods) is a prominent foodservice distributor headquartered in Ontario, California. With over 50 years of industry experience, the company specializes in providing comprehensive food distribution and product solutions to various sectors, including education, non-profit organizations, business and industry, and healthcare.



GOLD STAR FOODS

GS Foods is backed by two multi-billion dollar private equity groups (Highview Capital and A&M Capital Partners). Operating through its subsidiaries, GS Foods has a significant presence in the K-12 education sector, delivering approximately 8.7 million meals to students each day.

Website www.gsfoodsgroup.com

Annual Revenue **\$1.5 Billion+**

Locations In **10+ States**

Students Served **±8.7 Million Per Day**

Company Growth

In recent years, GS Foods has pursued strategic acquisitions to expand its market reach and enhance service capabilities. Recent acquisitions include:

- ▶ **Diamond Foods Acquisition (January 2024):** GS Foods acquired Diamond Foods, a regional K-12 food distributor based in New Orleans, Louisiana. This move strengthened GS Foods' commitment to the K-12 market in the region.
- ▶ **The Danielsen Company Acquisition (March 2025):** The company further expanded its footprint in Northern California by acquiring The Danielsen Company, a trusted foodservice provider based in Chico, California. This acquisition enhanced GS Foods' operations and supply chain efficiency in the area.

Why Choose GS Foods?

GS Foods Group stands as a significant player in the foodservice distribution industry, demonstrating consistent growth through strategic acquisitions and a strong presence in specialized markets such as K-12 education.

For commercial real estate investors, GS Foods represents a tenant with a robust operational history and a commitment to expanding its market reach, factors that contribute to its stability and potential for long-term occupancy.



INVESTMENT OVERVIEW

Aerial Photo



NOTE: Property boundaries are estimated and must be independently verified by potential buyers.

FINANCIAL ANALYSIS

Offering Summary

| | |
|---------------------------|--|
| Property Name | Gold Star Foods Group |
| Property Address | 435 Southgate Court Chico, CA 95928 |
| Assessor's Parcel Number | 040-400-050-000 |
| Year Built | 2004 |
| Gross Leasable Area (GLA) | ±52,989 Square Feet |
| Lot Size | ±3.78 Acres (±164,656 Square Feet) |

Pricing

| | |
|----------|--------------|
| Price | \$10,060,000 |
| Cap Rate | 6.50% |
| Price/SF | \$189.85 |

Annualized Operating Data

| | |
|----------------------|-----------|
| Net Operating Income | \$654,050 |
|----------------------|-----------|

Lease Information

| | |
|-------------------------|--|
| Lease Commencement Date | April 16, 2025 |
| Lease Expiration Date | April 15, 2031 |
| Total Lease Term | ±6 Years |
| Lease Term Remaining | ±5 Years |
| Increases | 3% Annual |
| Options | One, Five-Year |
| Lease Type | NNN |
| Lease Type Details | Landlord responsible for roof & structure replacement only. Tenant responsible for all maintenance. |

Seller shall provide a contract (or Seller credit) for a brand new TPO roof + 10-year warranty through escrow.



GOLD STAR FOODS

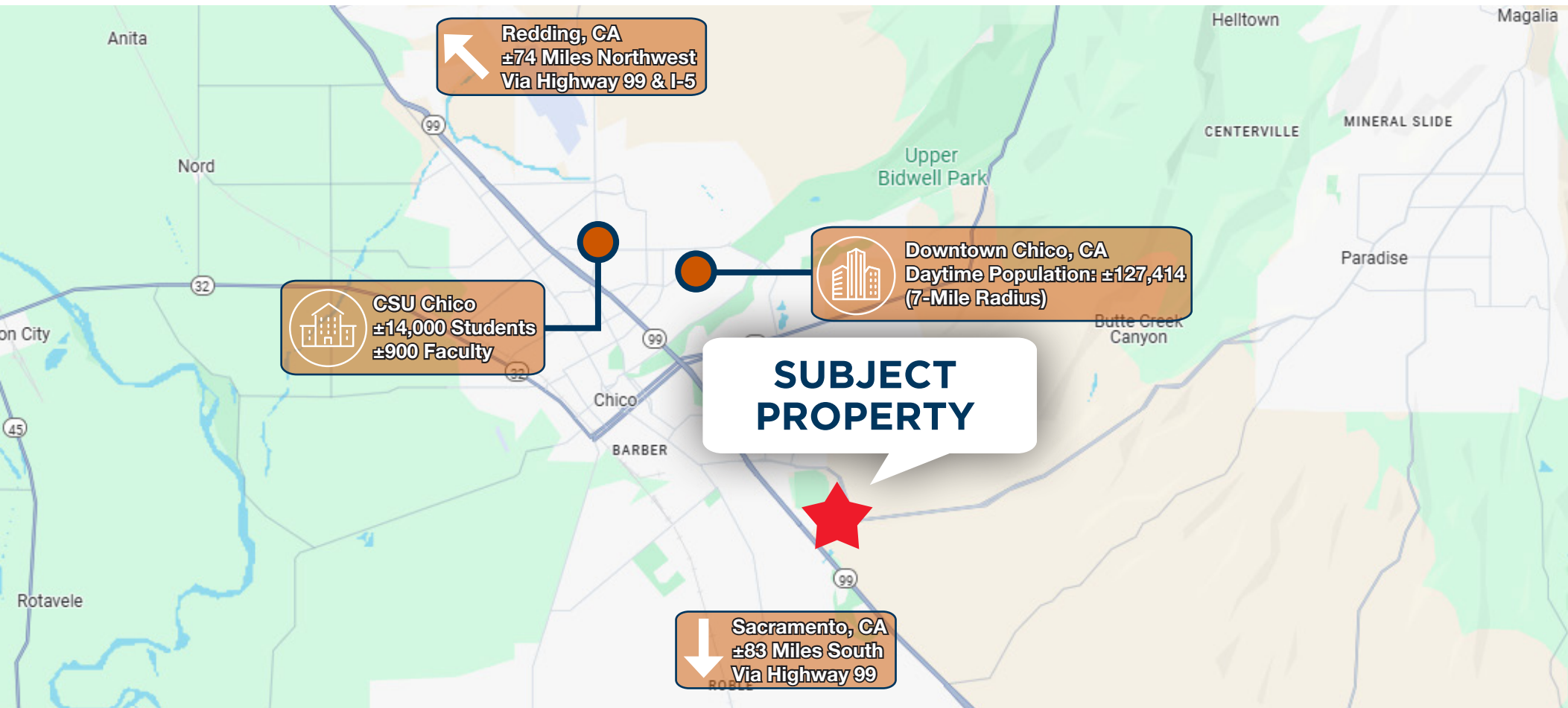
MARKET OVERVIEW

Property Photos



MARKET OVERVIEW

Regional Map



±80,000

CARS PER DAY ON THE
NEARBY 99 FREEWAY



±9 MILES

TO CHICO REGIONAL
AIRPORT (CIC)



±6 MILES

TO CALIFORNIA STATE
UNIVERSITY, CHICO



±25 MILES

VIA CA-99 & CA-32
TO I-5 FREEWAY

1

2

3

MARKET OVERVIEW

MARKET OVERVIEW

The City Of Chico, CA

Located in the heart of Northern California's Sacramento Valley, Chico is a growing regional hub with a strong economic foundation rooted in education, healthcare, agriculture, and light manufacturing. As the largest city in Butte County, Chico offers commercial real estate investors a stable, mid-sized market with access to skilled labor, affordable land, and a supportive municipal framework. Anchored by California State University, Chico and the presence of major employers such as Enloe Medical Center and Sierra Nevada Brewing Co., the city has cultivated a resilient and diversified economy.

From an industrial standpoint, Chico is strategically positioned to serve both local and regional distribution needs. With direct access to State Route 99 and proximity to Interstate 5—just 20 miles west—Chico is well-connected to Northern California's key transportation corridors. Its location between Sacramento and Redding makes it a compelling option for tenants seeking cost-effective alternatives to the high rents and congestion of larger metropolitan areas, while still maintaining logistical efficiency.

The city has also seen growth in the development of business parks and light industrial facilities, especially in the south Chico and Chico Airport Industrial areas. Zoning flexibility and expansion-ready parcels provide an opportunity for investors to meet the rising demand for warehousing, logistics, and last-mile distribution space. Coupled with population growth and a strong university presence, Chico is becoming increasingly attractive to businesses seeking long-term operational stability outside of California's high-cost urban centers.

Noteworthy Items - Chico, CA

- ▶ Highways & Transportation
 - State Route 99 (North-South corridor through Chico)
 - 20 miles to Interstate 5 (a key West Coast logistics artery)
 - State Route 32 (East-West connector)
- ▶ Airports
 - Chico Municipal Airport (supports general aviation and future cargo potential)
 - Sacramento International Airport (~90 minutes south)
- ▶ Commerce & Employment Hubs
 - Chico State University (a major economic driver and source of workforce)
 - Enloe Medical Center (largest healthcare employer in the region)
 - Chico Airport Industrial Park (growing hub for industrial and light manufacturing)



Downtown Chico



CSU Chico Campus



Chico Farmer's Market



MARKET OVERVIEW

Demographic Summary

| Population | 3-Miles | 5-Miles | 7-Miles |
|-----------------|---------|---------|---------|
| 2028 Population | 15,604 | 69,486 | 114,111 |
| 2023 Population | 15,219 | 68,640 | 111,638 |
| 2020 Population | 15,074 | 67,212 | 109,354 |
| 2010 Population | 13,178 | 62,744 | 100,425 |

| Households | 3-Miles | 5-Miles | 7-Miles |
|-----------------|---------|---------|---------|
| 2028 Households | 6,297 | 28,219 | 46,673 |
| 2023 Households | 6,140 | 27,881 | 45,650 |
| 2020 Households | 6,047 | 27,672 | 45,050 |
| 2010 Households | 5,160 | 24,931 | 40,509 |



111,638

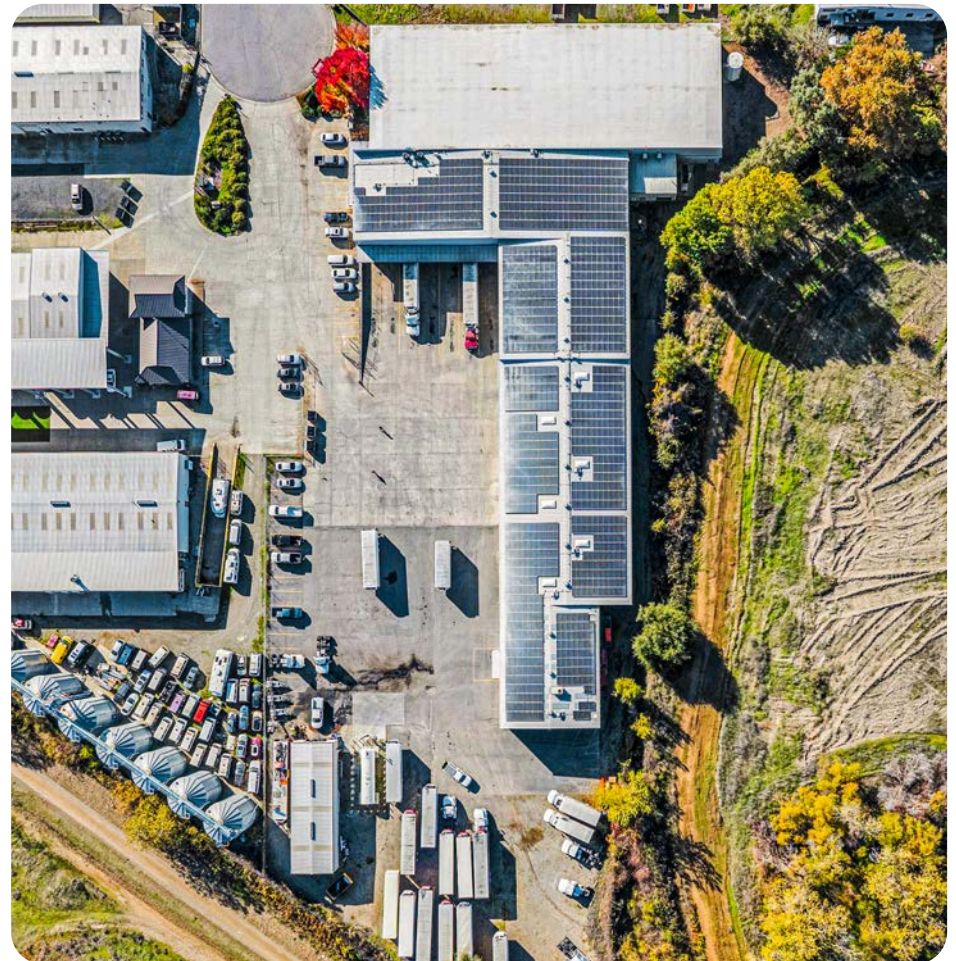
2023 Population
(7-Mile Radius)



\$91,383

2023 Average Household Income
(7-Mile Radius)

| Income & Economics | 3-Miles | 5-Miles | 7-Miles |
|--------------------------|----------|----------|----------|
| Average Household Income | \$98,036 | \$91,374 | \$91,383 |
| Median Household Income | \$61,767 | \$56,446 | \$58,253 |
| 2023 Daytime Population | 25,521 | 94,050 | 127,414 |





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