

# FOR SALE

100% Leased 7-Eleven Anchored Retail Center

Investment Opportunity

Colliers



APPLEGATE SQUARE  
1507 - 1515 Bell Drive  
Atwater, CA

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# Investment Summary

## EXECUTIVE SUMMARY

Colliers | Central California is pleased to announce the sale offering for a prime, 7-Eleven-anchored multi-tenant retail center in Atwater, California. Located just off the Applegate Road exit on California State Highway 99, this highly visible, approximately 5,428 square foot retail building is 100% leased to three nationally recognized tenants. Situated within a newly developed retail hub, the property serves not only Atwater and its neighboring communities, but also attracts a significant number of commuters and travelers passing through on Highway 99 each day. This retail center offers a stable, income-producing investment opportunity in a growing area with excellent exposure to daily traffic flow. The combination of nationally recognized anchor tenants, prime location, and diverse tenant mix makes this property an attractive addition to any investment portfolio.

## INVESTMENT SUMMARY

Address:	1507 - 1515 Bell Drive Atwater, CA
Price:	\$3,421,560.00
CAP Rate:	5%
Occupancy:	100%
Building Size:	±5,428 SF
Land Size:	±35,699 SF
APN:	001-260-035
Year Built:	2013
Zoning:	BP (Business Park)
Net Operating Income:	\$171,078.00

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## STRONG REAL ESTATE FUNDAMENTALS

### Prime Real Estate:

Core asset in best retail trade area in Atwater. Located at the intersection of Bell Drive and Applegate Road.

### Long Term Tenancy:

The National Tenants (7-Eleven, Togo's and Verizon Wireless) have been long term tenants since 2014, showing their commitment to the site.

## LOCATION & INVESTMENT HIGHLIGHTS

- 100% leased to National Tenants
- NNN leases
- Signalized hard corner location with great visibility, frontage and access
- Located near the on/off ramps to Highway 99 with over 100,000 cars per day
- Active retail growth area
- Neighboring National Tenants include McDonald's, Starbucks, Panda Express, Carl's Jr., Arco AM/PM, O'Reilly Auto Parts and Tractor Supply Company
- Located adjacent to a major regional shopping center with includes Walmart Supercenter, Super Target, Petco, Marshalls, Dollar Tree, Big 5 Sporting Goods, Dress Barn, Famous Footwear, AT&T, T-Mobile and many more.
- Sale is contingent on Seller finding a suitable 1031 exchange property.

# APPLEGATE SQUARE





# Tenant Summary

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## 7-Eleven, Inc. Overview

7-Eleven, Inc. is the major U.S. subsidiary of Seven-Eleven Japan Co., Ltd., and holds the title of the world's largest convenience store retail chain. With approximately 55,000 stores spanning 16 countries, 7-Eleven is a globally recognized brand, of which over 10,400 locations are in North America. Founded in 1927 and headquartered in Dallas, Texas, the company operates, franchises, and licenses nearly 8,700 convenience stores across the U.S. and Canada.

Known for its 24/7 operations, diverse product offerings, and commitment to convenience, 7-Eleven continues to dominate the convenience retail space. Their presence in nearly every major market makes them a highly attractive and reliable tenant for retail properties, providing long-term stability and consistent foot traffic. This is a corporate signature lease with 7-Eleven, Inc. For more information visit: [www.7-eleven.com](http://www.7-eleven.com)



## Verizon Wireless Overview

Verizon Wireless is the largest wireless carrier in the United States, serving over 114 million retail connections and operating more than 1,700 retail locations nationwide. Globally, Verizon provides voice and data services in over 200 destinations and boasts the largest 4G LTE network in the U.S., covering more than 98% of the population across more than 500 markets. With a 2023 revenue surpassing \$134.0 billion, Verizon is a dominant player in the telecommunications sector, offering extensive coverage and reliable service to millions of customers.

This particular Verizon Wireless location is operated by Z Wireless, a premium Verizon Wireless retailer founded in 2000. Headquartered in Minneapolis, Minnesota, Z Wireless has grown into one of the largest Verizon Wireless Premium Retailers in the nation, with over 360 stores across 18 states. The company's footprint spans from California to Eastern Pennsylvania and from the Canadian border to the Gulf of Mexico. Z Wireless offers a full range of Verizon services, including mobile devices, plans, and accessories, continuing to expand its market presence through exceptional customer service and robust retail operations.

As a franchise location, this Verizon Wireless store benefits from the backing of one of the nation's most trusted wireless networks and is supported by one of the leading retailers in the industry, ensuring a strong, sustainable tenant with significant brand recognition. This lease is signed by a Verizon franchisee, AKA Diversified Holdings, Inc. (dba Z Wireless). For more information visit: [www.verizon.com](http://www.verizon.com) & [www.zwireless.com](http://www.zwireless.com)



## Togo's Overview

Founded in 1971 in San Jose, California, Togo's has built a strong reputation for its commitment to fresh, made-to-order sandwiches with generous portions. Staying true to its original vision, Togo's has become a beloved brand, known for its wholesome and high-quality ingredients. Over the years, the company has grown significantly, with more than 320 locations now open or under development across eight Western states.

Togo's has experienced strong and sustained growth, including four consecutive years of same-store sales increases, which speaks to the continued popularity and customer loyalty it enjoys. In 2023, the company launched a multi-unit franchise development incentive program aimed at accelerating expansion in key growth markets. This initiative is designed to attract new franchisees and fuel the brand's growth in strategic areas, further solidifying Togo's position as a leader in the fast-casual sandwich sector.

With a proven business model and a strong commitment to quality, Togo's remains a popular choice for those seeking fresh, customizable sandwiches in a welcoming, fast-casual environment. This lease is signed by a Togo's franchisee, Ishaya, LLC (dba Togo's). For more information visit: [www.togos.com](http://www.togos.com)



Property  
Photos



Pylon sign with Highway  
99 visibility offering  
excellent exposure



Not part of sale



Not part of sale



◀ Turlock, CA  
17.3 miles



HWY 99  
On Ramp

HWY 99  
Off Ramp



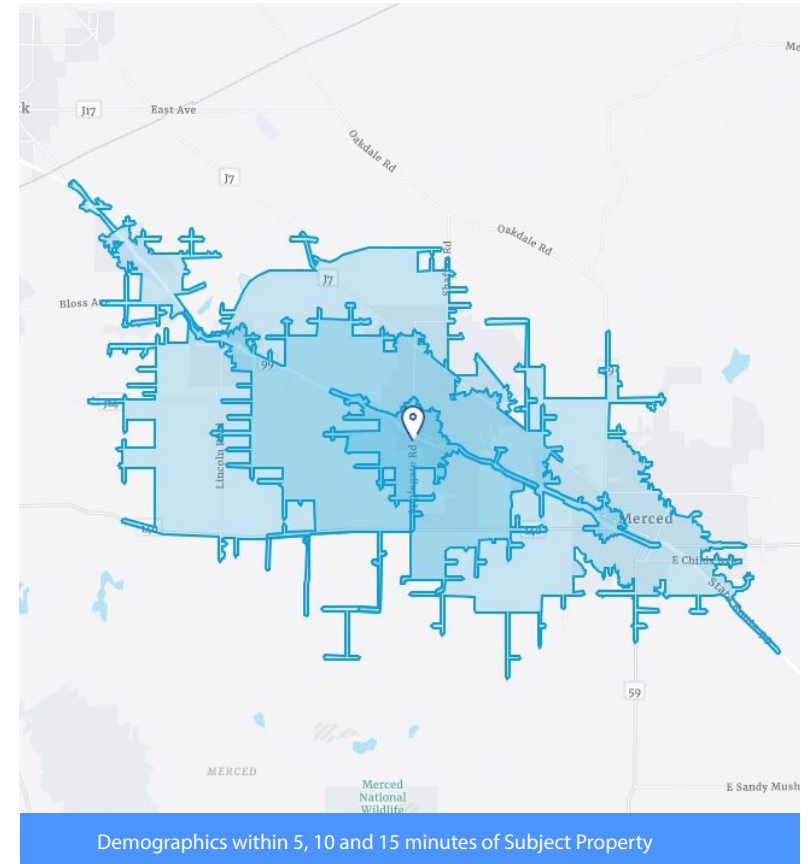
Merced, CA  
8.6 miles ▶

SURROUNDING AMENITIES  
**Applegate Square**  
Atwater, California  
Investment Opportunity



# Executive Demographic Summary

	5 minutes	10 minutes	15 minutes
<b>Current Year Summary</b>			
Total Population	9,735	55,942	143,606
Total Households	3,013	17,159	42,990
Total Family Households	2,285	13,274	32,283
Average Household Size	3.20	3.25	3.31
Median Age	33.4	34.2	32.5
Population Age 25+	5,955	34,694	87,189
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.65%	0.90%	0.73%
2020-2023 Total Population: Annual Growth Rate (CAGR)	1.06%	0.20%	0.57%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	0.54%	0.40%	0.56%
Households	0.67%	0.52%	0.66%
Families	0.67%	0.51%	0.66%
Median Household Income	2.94%	2.80%	2.64%
<b>Current Year Population by Sex</b>			
Male Population	4,893	28,091	72,451
% Male	50.3%	50.2%	50.5%
Female Population	4,842	27,851	71,155
% Female	49.7%	49.8%	49.5%
<b>Current Year Race and Ethnicity</b>			
Total	9,735	55,941	143,606
White Alone	37.2%	36.8%	31.8%
Black Alone	2.8%	2.8%	3.6%
American Indian Alone	2.9%	3.3%	3.1%
Asian Alone	3.8%	6.9%	9.5%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	33.2%	30.9%	33.3%
Two or More Races	20.0%	19.1%	18.5%
Hispanic Origin	66.1%	62.8%	64.9%
Diversity Index	83.9	85.4	86.0
<b>Current Year Educational Attainment</b>			
Total	5,958	34,691	87,187
Less than 9th Grade	20.0%	16.0%	17.4%
9th - 12th Grade, No Diploma	10.9%	10.8%	11.5%
High School Graduate	26.9%	25.2%	24.1%
GED/Alternative Credential	2.5%	3.1%	3.5%
Some College, No Degree	17.4%	19.1%	19.6%
Associate Degree	8.0%	8.4%	9.0%
Bachelor's Degree	10.4%	12.4%	10.8%
Graduate/Professional Degree	4.1%	5.0%	4.1%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$59,171	\$68,476	\$62,344
Average Household Income	\$81,522	\$89,759	\$82,869



## Location Overview About Atwater

Atwater, located in Merced County in California's San Joaquin Valley, is a city rich in history and agricultural significance. Positioned along Highway 99, it sits about 8 miles west-northwest of Merced and 17 miles west-southwest of Turlock. The city's central location within the valley, often referred to as the "breadbasket of the world," places it at the heart of one of the most productive agricultural regions in the United States.

Founded in 1922, Atwater was once known as the "Garden Spot of the World," a nickname that highlights its fertile soil and the abundance of fruit and vegetable crops grown in the region. Today, agriculture remains a cornerstone of the local economy, with over 250 crops cultivated in the area, contributing an estimated \$17 billion to the industry each year.

Atwater is also home to historical landmarks that reflect its agricultural roots and

small-town charm, preserving a sense of community amidst its growing economy. One notable feature of the area is the nearby Castle Air Force Base, a former World War II military site that closed in 1995. The site now operates as a public airport and is home to the Castle Air Museum, a popular destination for aviation enthusiasts, offering a glimpse into the city's military past.

The city's central location—approximately 105 miles south of Sacramento, 90 miles southeast of San Francisco, and 65 miles north of Fresno—makes it an accessible hub for both local and regional transportation, contributing to its continued growth and development in the agricultural sector.

Atwater's blend of history, agriculture, and military heritage makes it a unique and important part of the San Joaquin Valley.



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