



BRAND NEW 7-ELEVEN

(CORPORATE GUARANTY)

15-YEAR ABSOLUTE NNN LEASE

(LAND & IMPROVEMENTS)

**QUALIFIES FOR BONUS/ACCELERATED
DEPRECIATION • LOCATED IN OPPORTUNITY ZONE**

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	19,024	157,614	318,491
DAYTIME/EMPLOYEES	9,227	58,010	83,206
AVERAGE HH INCOME	\$94,379	\$84,676	\$98,374

**Construction Progress
as of April 29, 2025**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**NNN INVESTMENT
GROUP**

NETLEASEDINVESTMENTS



44,000 CPD

3230 WEST LANE, STOCKTON, CA 95204

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE
\$6,185,000

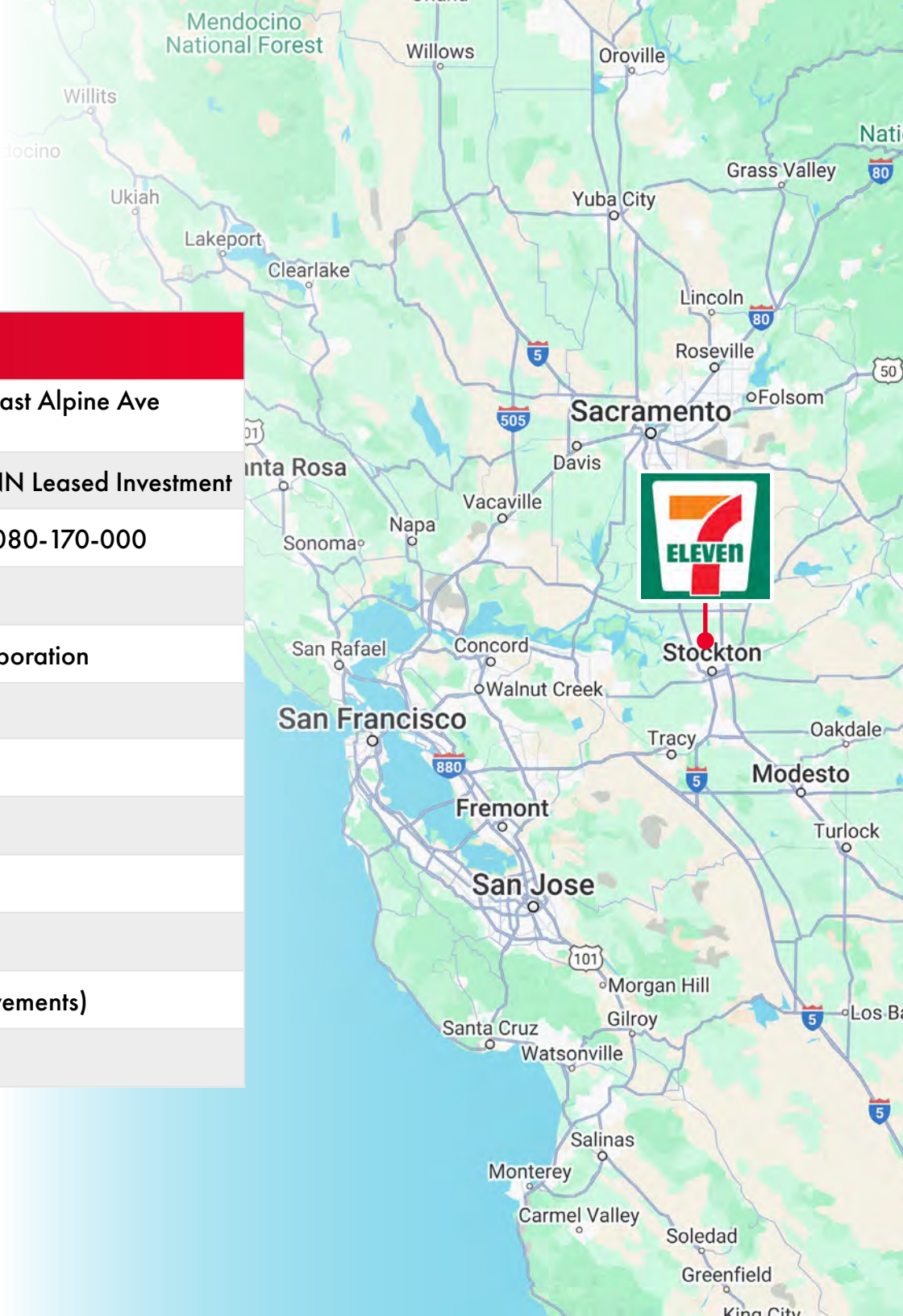
CAP RATE
4.85%

NOI
\$300,000



OFFERING SUMMARY

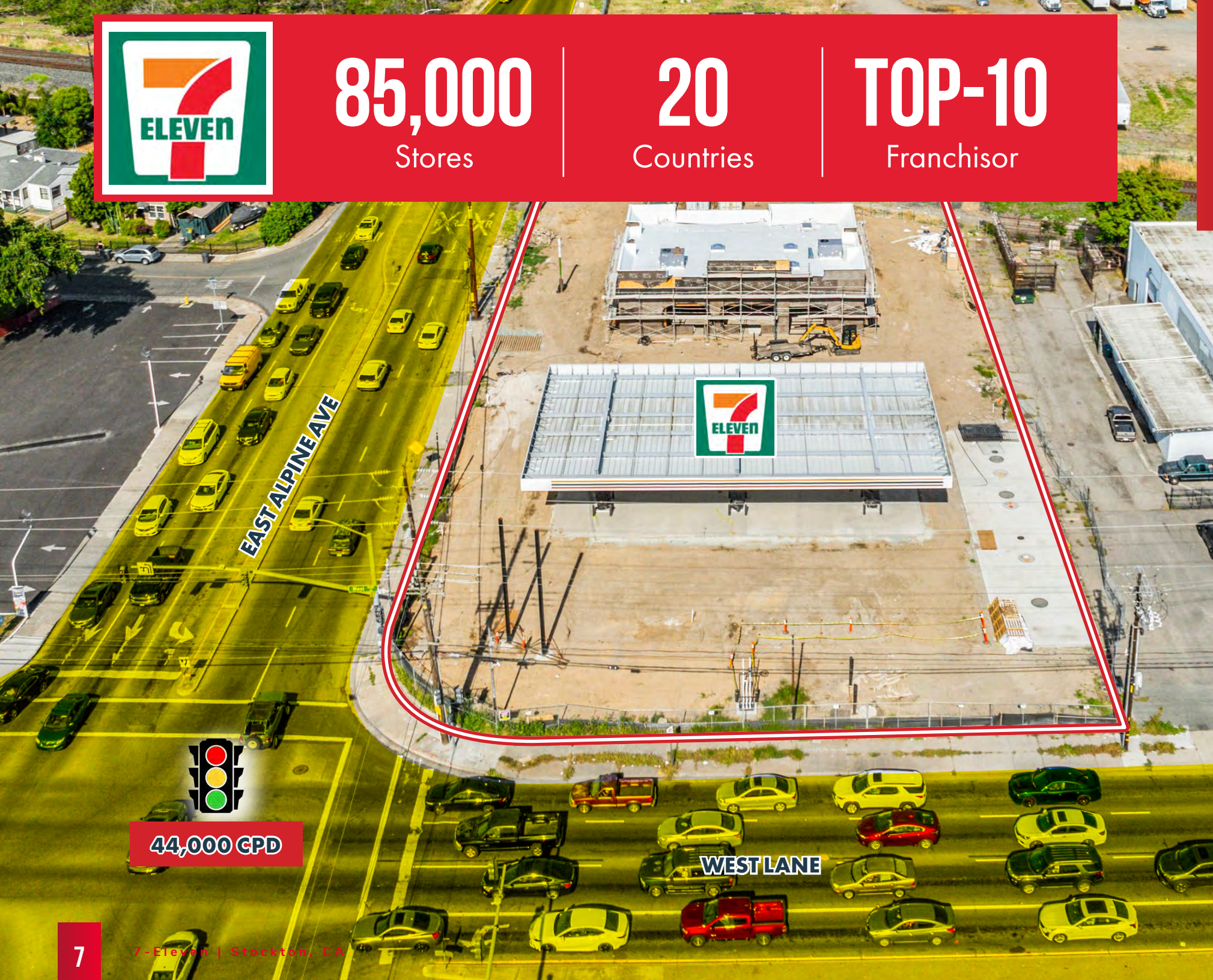
PROPERTY SUMMARY	
Address	3230 West Lane & 1360 East Alpine Ave Stockton, CA 95204
Tenancy	Single Tenant Absolute NNN Leased Investment
Parcel No.	117-080-050-000 & 117-080-170-000
Store #	41256
Tenant	7 Eleven, Inc., a Texas Corporation
Guarantor	Corporate Guaranty
Credit Rating	S&P: "A"
Building Size (GLA)	4,088 SF
Land Size	45,311 SF (1.04 AC)
Year Built	2025
Ownership	Fee Simple (Land & Improvements)
MPDs	6



85,000
Stores

20
Countries

TOP-10
Franchisor



44,000 GPD

WEST LANE

INVESTMENT HIGHLIGHTS



BRAND NEW 7-ELEVEN ABSOLUTE NNN CORPORATE LEASE (LAND & IMPROVEMENTS)

- BRAND NEW 15-YEAR ABSOLUTE NNN LEASE (ZERO MANAGEMENT RESPONSIBILITIES)
- CORPORATE GUARANTY WITH INVESTMENT GRADE TENANT- (CREDIT RATING: S&P “A”)
- 10% RENTAL INCREASES EVERY 5 YEARS; 3 (5-YEAR) EXTENSION OPTIONS
- PRIDE OF OWNERSHIP, 2025 PROTOTYPE CONSTRUCTION
- ACCELERATED DEPRECIATION BENEFITS (CONSULT YOUR TAX PROFESSIONAL FOR MORE INFORMATION)



LOCATED IN PRIMARY REGIONAL POPULATION CENTER (#5 CSA IN THE U.S.) WITH STRONG DEMOGRAPHICS

- CITY OF STOCKTON, CA FACTS:
 - PART OF THE SAN JOSE-SAN FRANCISCO-OAKLAND, CA COMBINED STATISTICAL AREA (CSA), WHICH IS THE 5TH LARGEST CSA IN THE U.S. (2024)
 - 60TH LARGEST CITY IN THE U.S. (2023)
 - 11TH LARGEST CITY IN CALIFORNIA (2023)
- DENSE, INFILL, MIDDLE-INCOME DEMOGRAPHICS (2024)
 - 1-MILE POPULATION – 19,024
 - 1-MILE DAYTIME/EMPLOYMENT POPULATION - 9,227
 - 1-MILE AVERAGE HOUSEHOLD INCOME - \$94,379
- CLOSE PROXIMITY TO REGIONAL BUSINESS/TRANSPORTATION HUBS:
 - SACRAMENTO INTERNATIONAL AIRPORT (SAC) – 57 MILES, < 1 HOUR DRIVE
 - OAKLAND INTERNATIONAL AIRPORT (OAK) – 60 MILES, 75 MINUTE DRIVE
 - SAN FRANCISCO/SAN JOSE – 80 MILES, 90 MINUTE DRIVE



HIGH IMAGE LOCATION AT SIGNALIZED, HARD-CORNER INTERSECTION OF TWO MAJOR ARTERIAL THOROUGHFARES

- STRONG COMBINED INTERSECTION TRAFFIC COUNTS OF OVER 44,000 CPD
- MULTIPLE POINTS OF CONVENIENT INGRESS/EGRESS SERVING BOTH WEST LANE AND EAST ALPINE AVENUE.
- BOTH WEST LANE AND EAST ALPINE AVENUE PROVIDE SUBJECT PROPERTY CUSTOMERS CONVENIENT ACCESS TO INTERSTATE 5 AND S.R.-99
- HYBRID DEMOGRAPHIC TRADE AREA BENEFITS FROM BOTH DENSE 1-MILE RESIDENTIAL POPULATION AND DAYTIME/EMPLOYMENT GENERATORS, PROVIDING STRONG DAYTIME/EVENING AND WEEKEND CUSTOMER TRAFFIC.
- SUBJECT PROPERTY LOCATED IN QUALIFIED OPPORTUNITY ZONE #06077001500

INVESTMENT HIGHLIGHTS



CLOSE PROXIMITY TO MAJOR DAYTIME POPULATION/EMPLOYMENT GENERATORS:

- ST. JOSEPH’S MEDICAL CENTER – 1.4 MILES AWAY
 - LARGEST REGIONAL MEDICAL CENTER IN SAN JOAQUIN COUNTY
 - 3RD LARGEST EMPLOYER IN CITY OF STOCKTON; 355 BEDS, 3,400 EMPLOYEES
- UNIVERSITY OF THE PACIFIC – 1.5 MILES AWAY
 - 6,944 STUDENTS; 2,436 EMPLOYEES
- OAK COMMUNITY PARK / BILLY HERBERT FIELD (REGIONAL SPORTS COMPLEX) – ½ MILE AWAY
 - REGIONAL YOUTH BASEBALL TOURNAMENTS ATTRACT ANYWHERE BETWEEN 2,500-4,500 PER WEEKEND.
 - 61 ACRE REGIONAL COMMUNITY PARK WITH ICE RINK, TENNIS COMPLEX AND A 3,800 SEAT MINOR LEAGUE BASEBALL STADIUM.
- STOCKTON 99 SPEEDWAY – 1.5 MILE AWAY – 6,000 SEAT SPECTATOR CAPACITY



7-ELEVEN– BEST IN CLASS CONVENIENCE STORE RETAILER

- LARGEST CONVENIENCE STORE RETAILER IN THE WORLD, WITH OVER 85,000 LOCATIONS IN 20 COUNTRIES
- SUBSIDIARY OF SEVEN & I HOLDINGS COMPANY REPORTED ANNUAL REVENUE OF \$88 BILLION IN 2023



STRATEGICALLY POSITIONED 7-ELEVEN LOCATION – HIGH DEMAND SITE

- 7-ELEVEN SPECIFICALLY IDENTIFIED THIS SITE AS A PRIORITY DUE TO STOCKTON’S STRONG RESIDENTIAL GROWTH AND LACK OF EXISTING CONVENIENCE OPTIONS NEARBY, ENSURING STRONG, LONG TERM DEMAND



LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Net Operating Income (NOI)	\$300,000
Projected Rent Commencement Date	10/1/2025
Initial Lease Term	15 Years
Options to Extend	3 (5-Year) Options
Rental Increases	10% Every 5 Years
Landlord Responsibilities	None
Lease Type	Absolute NNN
Right of First Refusal	Yes

RENT SCHEDULE

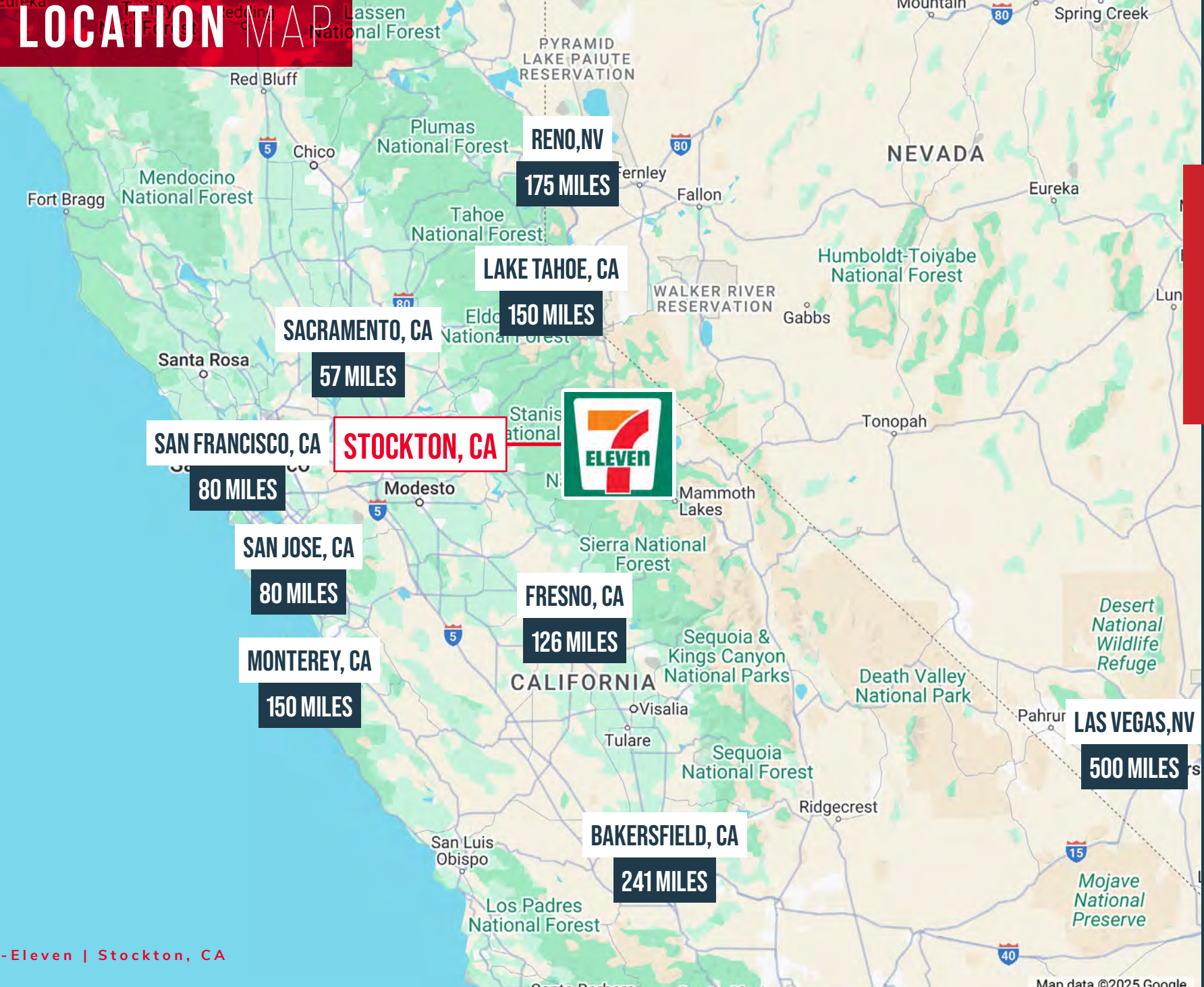
RENT SCHEDULE - PRIMARY TERM					
	TERM	NOI/YR	NOI/MO	RENT INCREASE	CAP RATE
Current Term	Years 1-5	\$300,000	\$25,000	10%	4.85%
	Years 6-10	\$330,000	\$27,500	10%	5.34%
	Years 11-15	\$363,000	\$30,250	10%	5.87%

OPTIONS TO EXTEND - 3 (5-YEAR) OPTIONS					
	TERM	NOI/YR	NOI/MO	RENT INCREASE	CAP RATE
Option 1	Years 16-20	\$399,300	\$33,275	10%	6.46%
Option 2	Years 21-25	\$439,230	\$36,603	10%	7.10%
Option 3	Years 26-30	\$483,153	\$40,263	10%	7.81%



PROPERTY SUMMARY

LOCATION MAP





PROPERTY PHOTOS



PROPERTY PHOTOS



Construction Progress
as of April 29, 2025

PROPERTY PHOTOS



Construction Progress
as of April 29, 2025

SITE PLAN

Construction Progress
as of April 29, 2025



WEST LANE

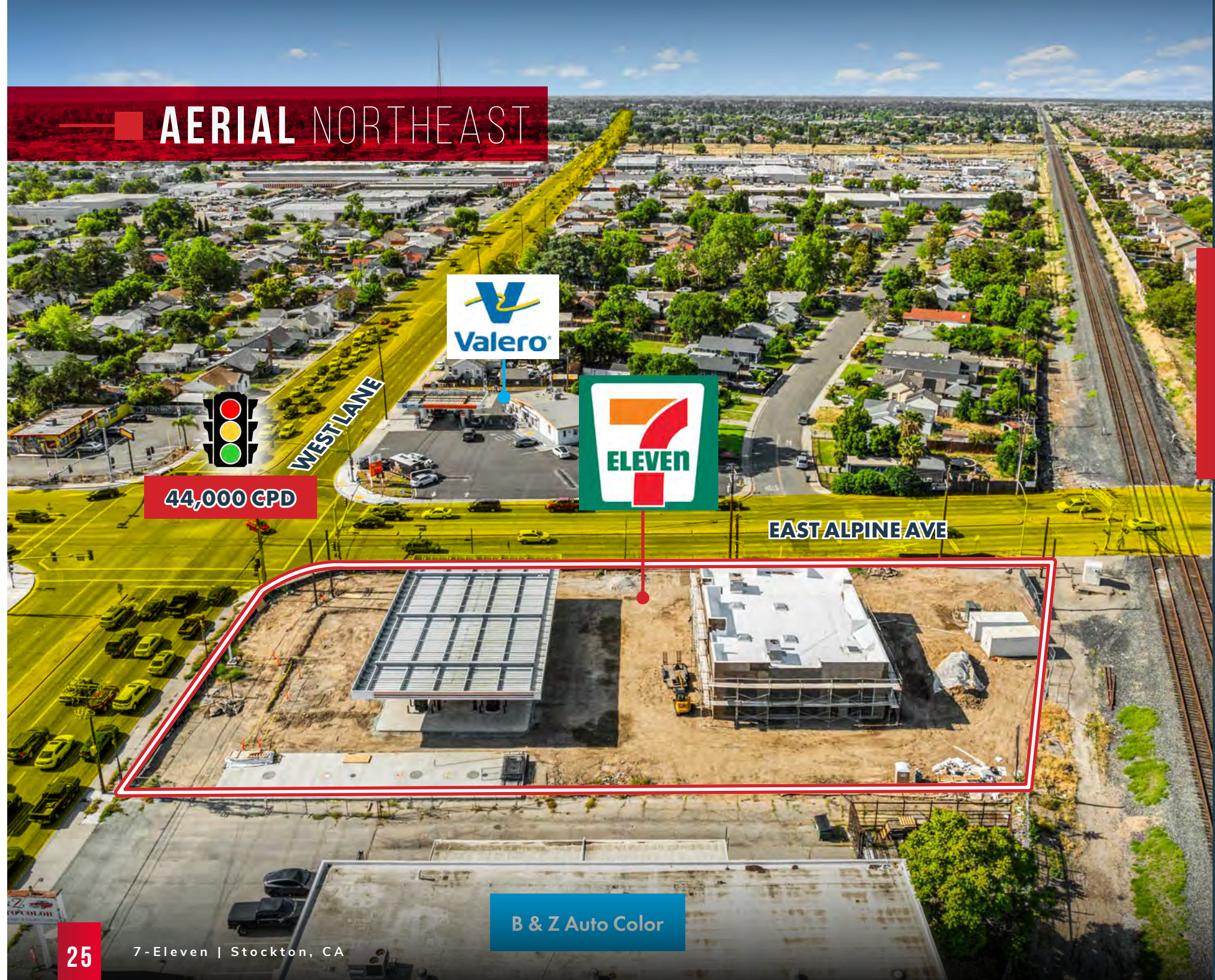


44,000 CPD

EAST ALPINE AVE









TENANT OVERVIEW

■ ABOUT 7-ELEVEN


Trade Name:	7-Eleven, Inc.
Parent Company (Japan):	Seven & i Holdings Co., Ltd.
Industry:	Convenience Retail
OTCMKTS:	SVNDY (Seven & i Holdings)
Revenue (2024):	US \$80 Billion (¥11 Trillion JPY)
Net Income (2024):	US \$5.6 Billion (¥8 Trillion JPY)
Area Served:	Worldwide
Locations:	85,000+ (13,000+ in US)
Employees:	135,000+ (50,000+ in US)
Corporate Headquarters:	Chiyoda City, Tokyo, Japan
USA Headquarters:	Irving, TX
Website:	www.7-eleven.com



SVNDY
OTCMKTS




\$80 BILLION
REVENUE



\$5.6 BILLION
NET INCOME



135,000+
EMPLOYEES



85,000+
LOCATIONS



#1 CONVENIENCE RETAILER
IN THE WORLD!



VIEW ANNUAL
REPORT AND
OTHER FINANCIALS



SUBSIDIARY OF







AREA OVERVIEW

DEMOGRAPHICS



POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	19,024	157,614	318,491
HOUSEHOLDS	5,977	51,946	102,036
DAYTIME/EMPLOYEES	9,227	58,010	83,206



HOUSEHOLD INCOME

RADIUS	1 MILE	3 MILE	5 MILE
AVERAGE	\$94,379	\$84,676	\$98,374

DRIVE TIMES

ST JOSEPH'S MEDICAL CENTER
5 MIN

OAK COMMUNITY PARK
4 MIN

STOCKTON 99 SPEEDWAY
6 MIN

UNIVERSITY OF THE PACIFIC
8 MIN

■ ABOUT STOCKTON

STOCKTON, CA is a vibrant city located in California’s Central Valley, known for its diverse community, rich agricultural history, and scenic waterways. Founded during the California Gold Rush, Stockton grew rapidly due to its prime location along the San Joaquin River, serving as a critical hub for trade and transportation. Today, the city blends urban development with natural beauty, offering residents and visitors a mix of cultural attractions, parks, and a revitalized downtown area. Stockton is also home to several higher education institutions and has made efforts in recent years to foster economic growth, arts, and sustainability initiatives. With its growing innovation and community spirit, Stockton looks toward a bright and dynamic future.



Significant

#60 Largest City in the U.S. and growing center for commerce



Californian

#11 Largest City in California near Bay Area Powerhouse



Proximity

Close proximity to regional business/transportation hubs



Agriculture

Key player situated in the fertile Central Valley

PART OF THE SAN JOSE-SAN FRANCISCO-OAKLAND, CA COMBINED STATISTICAL AREA (CSA)

SACRAMENTO
55 MIN

SAN FRANCISCO
1 HR 20 MIN

OAKLAND
1 HR 20 MIN

SAN JOSE
1 HR 20 MIN

SANTA CRUZ
2 HR

MONTEREY
2 HR 30 MIN



DRIVE TIMES FROM SUBJECT PROPERTY TO MAJOR NEARBY CITIES

#5

LARGEST COMBINED STATISTICAL AREA IN THE U.S.

7.7 M

PEOPLE IN THE BAY AREA

44

FORTUNE 500 COMPANIES IN THE BAY AREA

\$682 B

GROSS DOMESTIC PRODUCT IN THE BAY AREA (2023)



7-ELEVEN STOCKTON, CA

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