

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Rare Coastal Orange County NNN Retail | 48-Year Operating History | Investment Grade Tenant



1920 W. Balboa Boulevard

NEWPORT BEACH CALIFORNIA

ACTUAL SITE





SEACLIFF VILLAGE SHOPPING CENTER

BEACH GARFIELD SHOPPING CENTER

FOUNTAIN VALLEY PROMENADE

BEACH PROMENADE

Albertsons
STAPLES
PET SMART

TARGET
FITNESS 19
CVS pharmacy

SUBARU TOYOTA
KIA **VW**

SPROUTS FARMERS MARKET
KOHL'S expect great things
JOANN

TJ-maxx
Ralphs
five BELOW
SALLY BEAUTY
verizon

sam's club
Orally AUTO PARTS

Walmart Neighborhood Market
RE/MAX
verizon
Jersey Mike's SUBS

HUNTINGTON BEACH HIGH SCHOOL
PETERSON ELEMENTARY

Albertsons

TRADER JOE'S
BIG 5 SPORTING GOODS

RALPH E HAWES ELEMENTARY SCHOOL

TARGET

99c ONLY STORES

GROCERY OUTLET (Organic Market)

FOUNTAIN VALLEY HIGH SCHOOL

Chevron

LA QUINTA HIGH SCHOOL

EDISON HIGH SCHOOL
JOHN H EADER ELEMENTARY SCHOOL

TRADER JOE'S
ANYTIME FITNESS
PET SUPPLY

US STORAGE Centers

PACIFIC BLUFF INDUSTRIAL PARK

TARGET

99c ONLY STORES

GROCERY OUTLET (Organic Market)

WALDORF SCHOOL OF ORANGE COUNTY

ESTANCIA HIGH SCHOOL

7 ELEVEN

STATE HIGHWAY 1

50,600 VEHICLES PER DAY

ANYTIME FITNESS
PET SUPPLY

US STORAGE Centers

STOR-IT SELF STORAGE

RVCA

TARGET

99c ONLY STORES

GROCERY OUTLET (Organic Market)

Public Storage

Mobil

TRADER JOE'S
Michaels Where Creativity Happens
PET SMART

W. BALBOA BLVD.

THE LANDING PAVILIONS
COLD STONE CREAMERY
Starbucks
CHIPOTLE MEXICAN GRILL

75,200 VEHICLES PER DAY

HOAG HOSPITAL - NEWPORT BEACH

26,000 VEHICLES PER DAY

SUBWAY

STATE HIGHWAY 55

West Marine
BEAR FLAG FISH CO.
Starbucks
SPA ON LIDO NEWPORT BEACH

BMW

enterprise

WELLS FARGO

FOUR SISTERS COLLECTION

Dorham's Oceanfront Inn

BUDDHA'S FAVORITE SUSHI

BLUEWATER GRILL

coerver

Chuck Hovey Yachts, Inc.

State Farm

7 ELEVEN



OFFERING SUMMARY



OFFERING

Price	\$5,952,850
Net Operating Income	\$261,928
Cap Rate	4.4%
Tenant	7-Eleven
Lease Type	NNN
Lease Term	~7 years remaining

*Seller to credit the difference in rent between Close of Escrow and Feb 2025 rent increase (see rent roll for details)

PROPERTY SPECIFICATIONS

Rentable Area	~3,651 SF
Land Area	~0.28 AC
Property Address	1920 W Balboa Blvd Newport Beach, CA 92663
Year Built / Remodeled	1975
Parcel Number	047-161-38
Ownership	Fee Simple (Land & Building Ownership)



ESTANCIA HIGH SCHOOL

CLA-VAL
FERGUSON
CALIBER COLLISION

HOAG HOSPITAL - NEWPORT BEACH

75,200 VEHICLES PER DAY

STATE HIGHWAY 55

PAVILIONS
COLD STONE
STARBUCKS
CHIPOTE

SUBWAY

FOUR SISTERS COLLECTION

Dorham's
Occident Inn

REGAL EDWARDS METRO POINT

COSTCO WHOLESALE
THE HOME DEPOT
H&R BLOCK
planet fitness
TJ-maxx at home
five BELOW PartyCity
HomeGoods SALLY BEAUTY

BEST BUY
JARED NORDSTROM
OLD NAVY rack
REGAL DSW

TJ-maxx
HOBBY LOBBY
ROSS
DRESS FOR LESS

DOUBLE TREE by Hilton
COURTYARD

Public Storage

Walmart Supercenter

MARTIN AVIATION

THE DISTRICT AT TUSTIN LEGACY
WHOLE FOODS MARKET
planet fitness
TJ-maxx
MICHAELS
verizon
AMC THEATRES.
VANS
ULTA BEAUTY

LOWE'S
COSTCO WHOLESALE
PET SMART

Public Storage

TRADER JOE'S
MICHAELS
PET SMART

O'Reilly AUTO PARTS

Public Storage

VONS

BMW

enterprise

NEWPORT HEIGHTS ELEMENTARY

TARGET
SPROUTS FARMERS MARKET
Staples
ULTA BEAUTY
RITE AID
Hi-Time Wine Cellars

WOODLAND ELEMENTARY SCHOOL

ACE Hardware
Ralphs
Orangetheory FITNESS
CVS pharmacy

MARINERS ELEMENTARY SCHOOL

WESTCLIFF PLAZA
NEWPORT HARBOR HIGH SCHOOL

ENSIGN INTERMEDIATE SCHOOL

Holiday Inn Express & Suites

STATE HIGHWAY 1

WELLS FARGO

West Marine
BEAR FLAG FISH CO.
STARBUCKS
SPA SALONLIDO

Chuck Hovey Yachts, Inc.

50,600 VEHICLES PER DAY

coerver

Chuck Hovey Yachts, Inc.

BUDDHA'S FAVORITE SUSHI

BLUEWATER GRILL

State Farm

7-ELEVEN

26,000 VEHICLES PER DAY

W. BALBOA BLVD.



INVESTMENT HIGHLIGHTS



- Long-term NNN lease with 10% rent increases every 5 years, providing a hedge against inflation
- Investment grade tenant – 7-Eleven rated A (Stable) by Standard & Poors
- Recent lease renewal demonstrates 7-Eleven's commitment to this location
- Rare coastal Orange County retail offering with High Barriers to Entry
- High income area – average household income is \$232,820 within a 1-mile radius and is projected to increase to \$261,196 by 2028
- Dense surrounding population – 196,173 residents within a 5-mile radius
- Situated on the famous Balboa peninsula on W Balboa Blvd (~21,000 VPD) across the street from Newport Beach Pier. Just south of Pacific Coast Hwy (State Hwy 1) with ~50,000 VPD
- 1.5 miles south of Hoag Hospital Newport Beach, an acute care hospital with 498 patient beds
- 2 miles south of Newport Harbor High School (~2,200 students)





RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
7-Eleven	3,651	2020	2030	Current	-	\$19,843	\$5.43	\$238,114	\$65.22	NNN	4 (5-Year)
(Corporate Guaranty)				2025	10%	\$21,827	\$5.98	\$261,925	\$71.74		10% every 5 years

FINANCIAL INFORMATION

Price	\$5,952,850
Net Operating Income	\$261,928
Cap Rate	4.4%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Built	1975/2018
Rentable Area	-3,651 SF
Land Area	0.24 Acres
Address	1920 W. Balboa Boulevard Newport Beach, California 92663



FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



FASHION ISLAND

- macy's
- Levi's
- WHOLE FOODS MARKET
- Ray-Ban
- BARNES & NOBLE
- ULTA BEAUTY
- lululemon
- NORDSTROM
- LOFT
- Urban Outfitters
- Tommy Bahama
- the
- VICTORIA'S SECRET
- THE SHADE STORE
- sunglass hut

169,300 VEHICLES PER DAY

STATE HIGHWAY 77

PAVILIONS

SAGE HILL SCHOOL

RITE AID

verizon

ACE Hardware RITE AID

UNITED STATES POSTAL SERVICE

EL MORRO ELEMENTARY SCHOOL

HARBOR VIEW ELEMENTARY SCHOOL

GATEWAY PLAZA

WELLS FARGO

BIG CANYON COUNTRY CLUB

Starbucks

STATE HIGHWAY 1

PAVILIONS RITE AID

Chevron

50,600 VEHICLES PER DAY

McDonald's

ENSIGN INTERMEDIATE SCHOOL

Logo

26,000 VEHICLES PER DAY

NEWPORT ELEMENTARY SCHOOL

W. BALBOA BLVD.

Chuck Hovey Yachts, Inc.

7-ELEVEN

BLUEWATER GRILL

coerver

State Farm

Doryman's Occasions Inn

Logo

FOUR SISTERS COLLECTION

PROPERTY OVERVIEW



LOCATION



Newport Beach, California
Orange County
Los Angeles-Long Beach-Anaheim MSA

PARKING



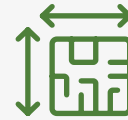
There are approximately 13 parking spaces on the owned parcel.

ACCESS



W. Balboa Boulevard: 1 Access Point
20th Street: 1 Access Point

PARCEL



Parcel Number: 047-161-38
Acres: ~0.24
Square Feet: ~10,535

TRAFFIC COUNTS



W Balboa Blvd: 21,000 VPD
Pacific Coast Hwy (State Hwy 1): 50,000 VPD

CONSTRUCTION



Year Built: 1975

IMPROVEMENTS

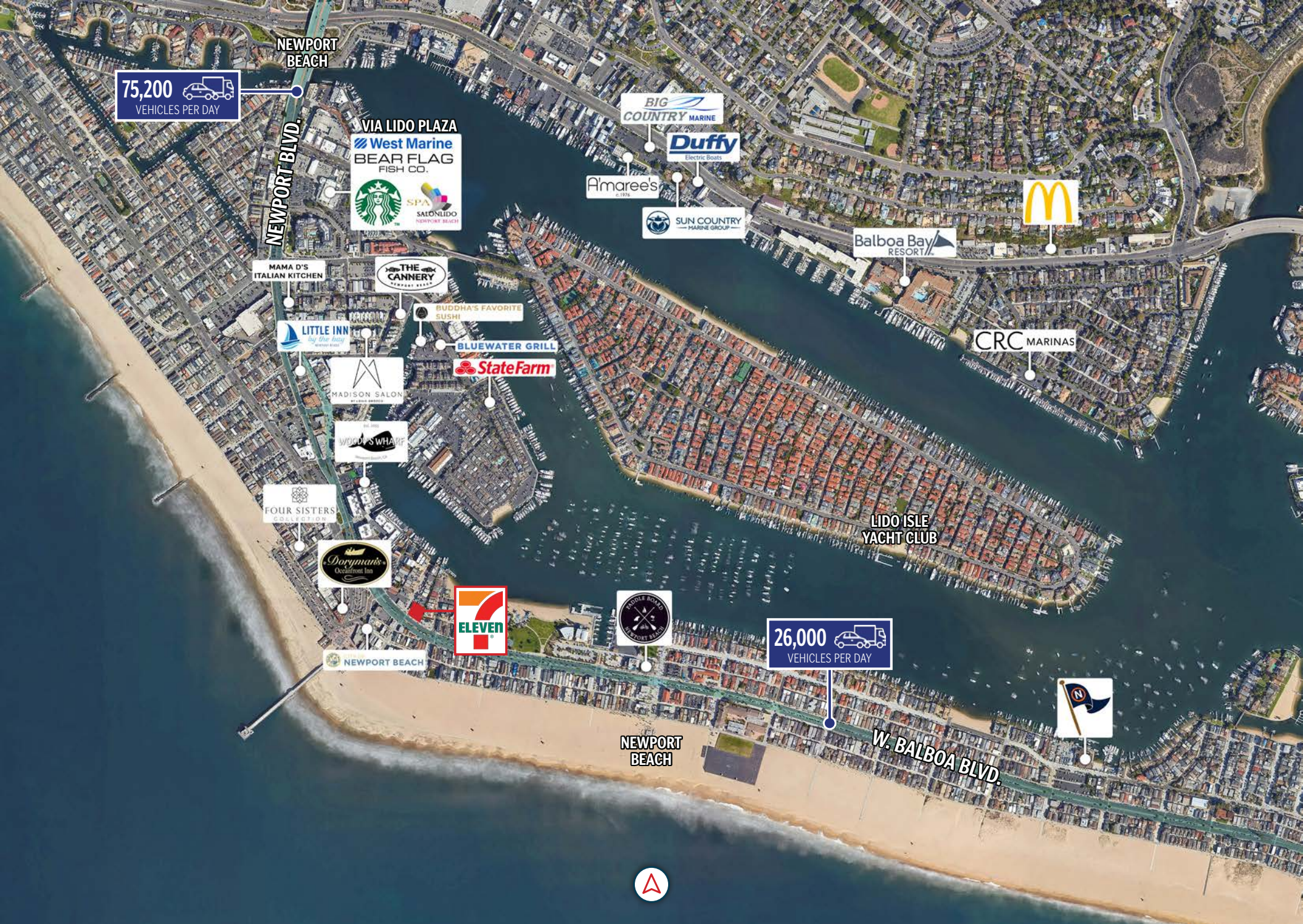


There is approximately 3,651 SF of existing building area.

ZONING



MU-W2: Mixed Use



75,200
VEHICLES PER DAY

NEWPORT BEACH

NEWPORT BLVD.

VIA LIDO PLAZA

West Marine
BEAR FLAG
FISH CO.



BIG COUNTRY MARINE

Duffy
Electric Boats

Amaree's
c. 1976

SUN COUNTRY
MARINE GROUP



Balboa Bay
RESORT

MAMA D'S
ITALIAN KITCHEN

THE CANNERY
RESTAURANT

BUDDHA'S FAVORITE
SUSHI

LITTLE INN
by the bay

BLUEWATER GRILL

State Farm

MADISON SALON
BY BOB BROWN

WOOD'S WHARF

CRC MARINAS

FOUR SISTERS
COLLECTION

Doryman's
Decadent Inn

LIDO ISLE
YACHT CLUB



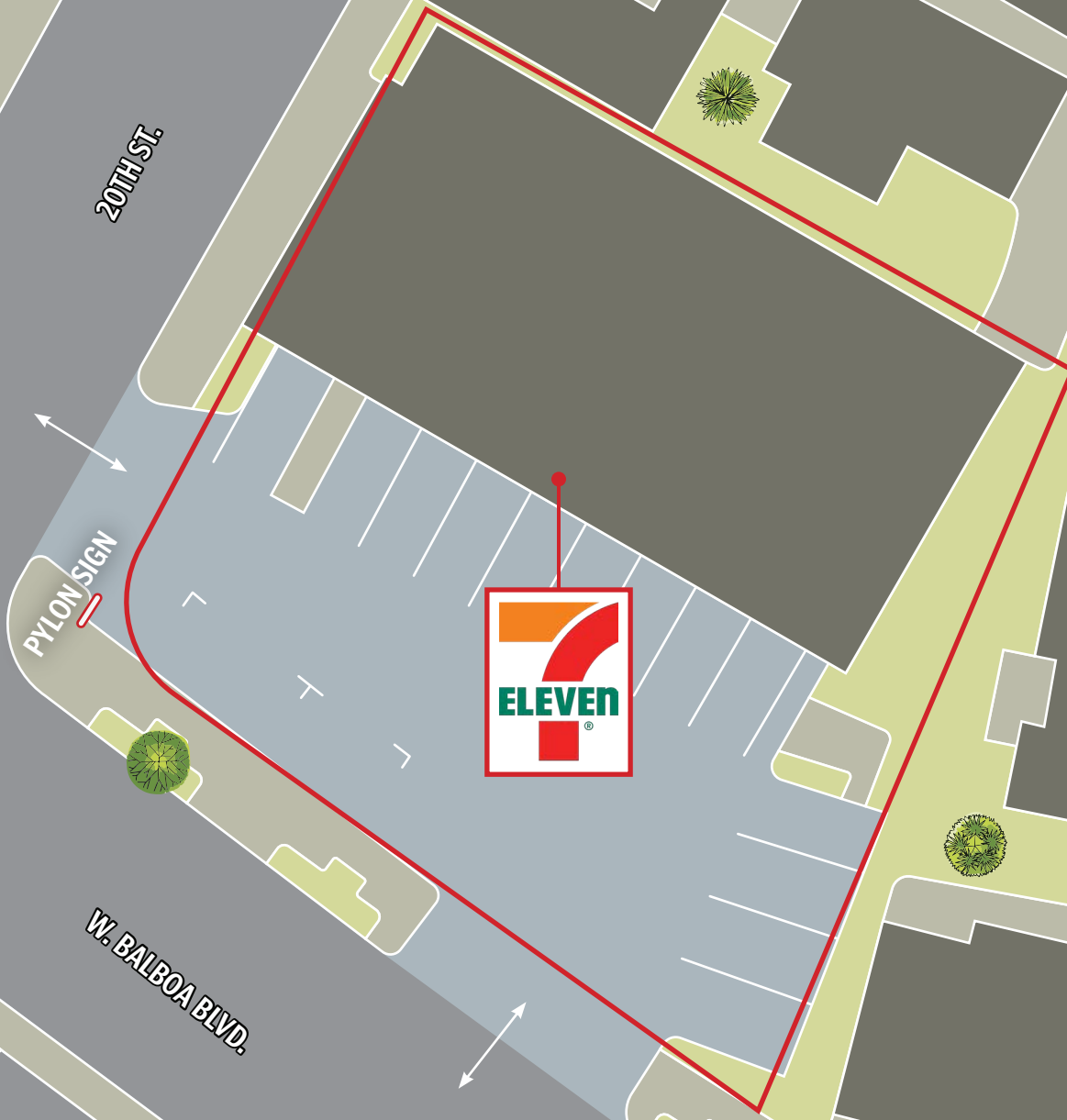
26,000
VEHICLES PER DAY

NEWPORT BEACH

NEWPORT BEACH

W. BALBOA BLVD.





PYLON SIGN

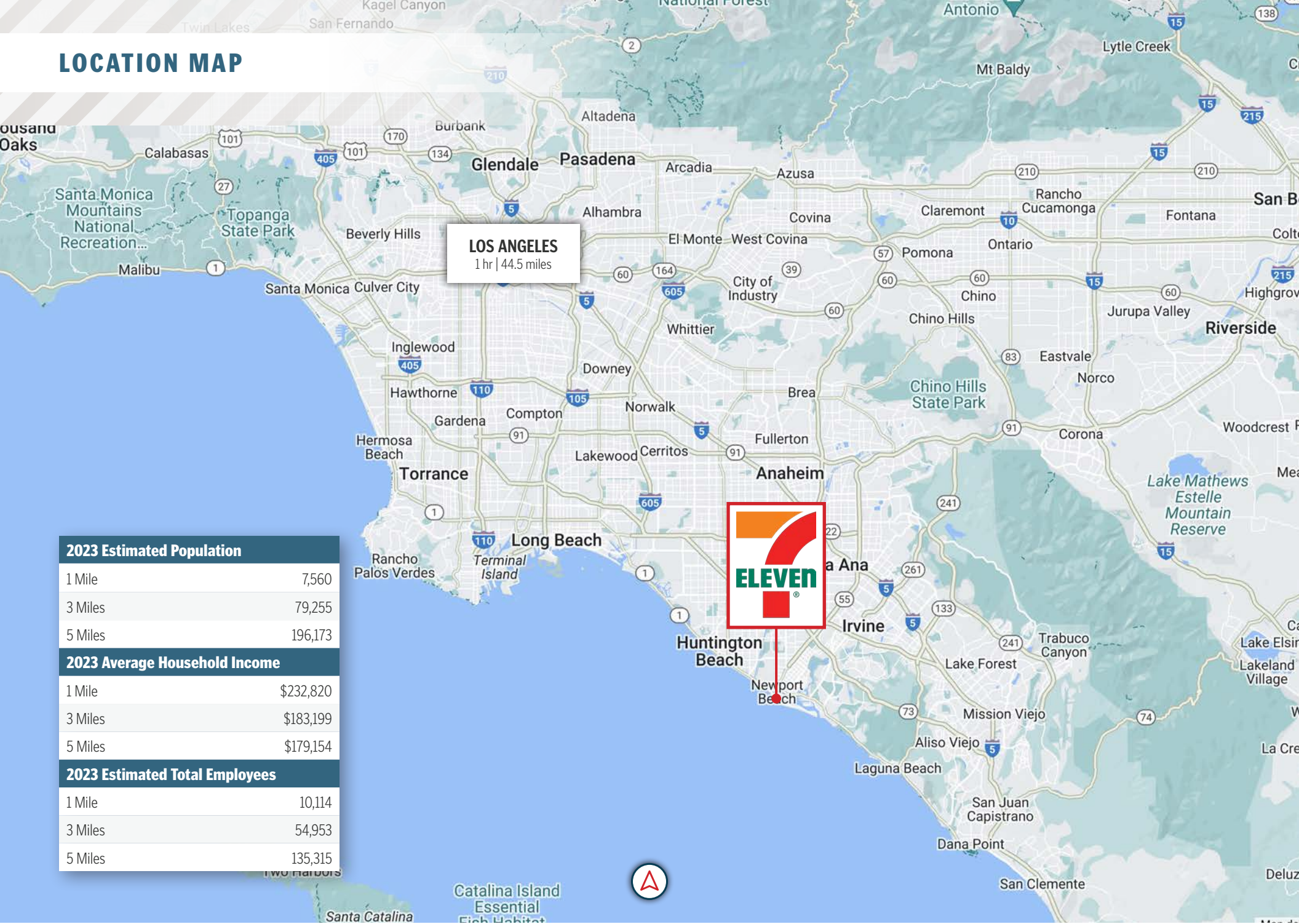
20TH ST.

W. BALBOA BLVD.



26,000 
VEHICLES PER DAY

LOCATION MAP

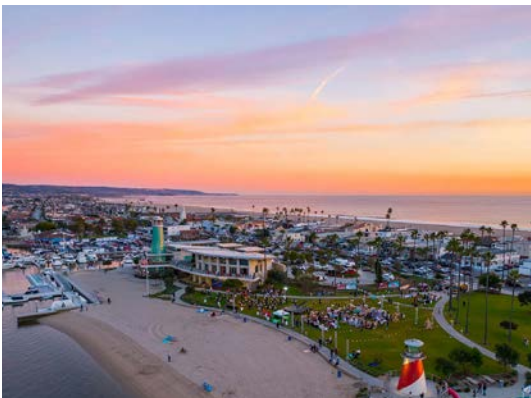


LOS ANGELES
1 hr | 44.5 miles



2023 Estimated Population	
1 Mile	7,560
3 Miles	79,255
5 Miles	196,173
2023 Average Household Income	
1 Mile	\$232,820
3 Miles	\$183,199
5 Miles	\$179,154
2023 Estimated Total Employees	
1 Mile	10,114
3 Miles	54,953
5 Miles	135,315





NEWPORT BEACH, CALIFORNIA

The City of Newport Beach is located in the coastal center of Orange County, with Los Angeles County to the north and San Diego County to the south. The City of Newport Beach is located in the coastal center of Orange County, with Los Angeles County to the north and San Diego County to the south. It has an estimated permanent population of 86,738 but during the summer months, the population grows to more than 100,000 with 20,000 to 100,000 tourists daily.

Newport Beach is known for its fine residential areas, modern shopping facilities, strong business community and quality school system. It surrounds Newport Bay where approximately 4,300 boats of all types are docked within the 21-square-mile harbor area. The bay area and the City's eight miles of ocean beach offer outstanding fishing, swimming, surfing, and aquatic sports activities.

Newport Beach is home to more than 20,000 businesses ranging in size from sole proprietorships to large corporations. The City of Newport Beach appreciates the contributions that each makes toward making Newport Beach a great place to live, work and visit. The major employers of the city are Hoag Memorial Hospital Presbyterian, PIMCO, Glidewell Dental, Pacific Life, City of Newport Beach, Resort at Pelican Hill, Fletcher Jones Motor Cars and Newport Beach Marriott Hotel & Tennis Club.

The County, incorporated in 1889 and located in the southern part of the State of California, is one of the major metropolitan areas in the state and nation. It occupies a land area of 799 square miles with a coastline of 42 miles serving a population of over 3 million. It represents the third most populous county in the state and ranks sixth in the nation. Orange County, California's estimated population is 3,268,222 as of 2023.

Orange County is home to several world-class attractions that are located outside the city borders of Newport Beach but still within easy commuting distance. These include Disneyland and Disney's California Adventure Park (Anaheim), Knott's Berry Farm & Knott's Soak City (Buena Park), the International Surfing Museum (Huntington Beach), the Orange County Zoo (Orange), the Wild Rivers Waterpark (Irvine), and the Marconi Automotive Museum (Tustin). Orange County is also home to several pro sports teams. Baseball fans can watch Major League action when the Los Angeles Angels of Anaheim play their home games. Hockey fans can take the short trip to Anaheim to see the NHL's Mighty Ducks. Surfers will recognize nearby Huntington Beach as home to the Surfing Hall of Fame.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	7,560	79,255	196,173
2028 Projected Population	7,487	79,723	197,036
2010 Census Population	8,398	77,830	195,439
Households & Growth			
2023 Estimated Households	3,656	33,812	80,511
2028 Projected Households	3,654	34,222	81,221
2010 Census Households	4,029	32,768	79,134
Race & Ethnicity			
2023 Estimated White	90.49%	84.96%	80.61%
2023 Estimated Black or African American	0.52%	0.90%	0.99%
2023 Estimated Asian or Pacific Islander	3.73%	5.15%	8.05%
2023 Estimated American Indian or Native Alaskan	0.32%	1.01%	0.84%
2023 Estimated Other Races	2.38%	13.77%	11.77%
2023 Estimated Hispanic	10.41%	27.42%	24.97%
Income			
2023 Estimated Average Household Income	\$232,820	\$183,199	\$179,154
2023 Estimated Median Household Income	\$150,100	\$117,485	\$117,067
2023 Estimated Per Capita Income	\$111,342	\$78,240	\$73,595
Businesses & Employees			
2023 Estimated Total Businesses	1,519	7,506	15,466
2023 Estimated Total Employees	10,114	54,953	135,315





7-ELEVEN

7-eleven.com

Company Type: Subsidiary

Locations: 13,000+

Parent: Seven & I Holdings Co., Ltd.

2022 Employees: 84,154

2022 Revenue: \$84.98 Billion

2022 Net Income: \$2.02 Billion

2022 Assets: \$75.91 Billion

2022 Equity: \$25.00 Billion

Credit Rating: S&P: AA-

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® and Speedy Rewards® loyalty programs with more than 80 million members. 7-Eleven, Inc. operates as a subsidiary of Seven-Eleven Japan Co., Ltd.

Source: franchise.7-eleven.com, finance.yahoo.com

EXCLUSIVELY MARKETED BY



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RETAIL
PROFESSIONALS

25+

OFFICES

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LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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