



Quik Stop | Retail & Gas Station Investment Opportunity

100% OCCUPIED • NNN LEASE • 4.88% CAP RATE



1300 San Juan Hollister Rd, Hollister, California

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and should not be made available to any other person or entity without the written consent of KW Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

KW Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or KW Commercial, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of KW Commercial, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

1300 San Juan Hollister Rd Hollister, California



MARK VON KAENEL

Broker

(408) 568-6602

markvk@kw.com

DRE# 01189869



Property Summary

Property Address	1300 San Juan Hollister Rd
Property Type	Retail / Gas Station
Current Tenant	Quik Stop
Building Size	±2,100 SF
Lot Size	±15,246 SF (±0.35 Acres)
Buildings	1
Stories	1
Parking	9 Spaces
Parking Type	Open
Roof Type	Flat
Zoning	W6
APN	052-090-044-000
Electric Meters	1
Gas Meters	1

1300 San Juan Hollister Rd

PRICING SUMMARY

Purchase Price	\$1,895,000
Annual NOI	\$92,400
Cap Rate	4.88%
Lease Structure	NNN
Lease Expiration	6/30/2029

Four (4) Five-Year Options to Extend



RETAIL SYNERGY



PROPERTY HIGHLIGHTS

100% OCCUPIED • NNN LEASE • 4.88% CAP RATE

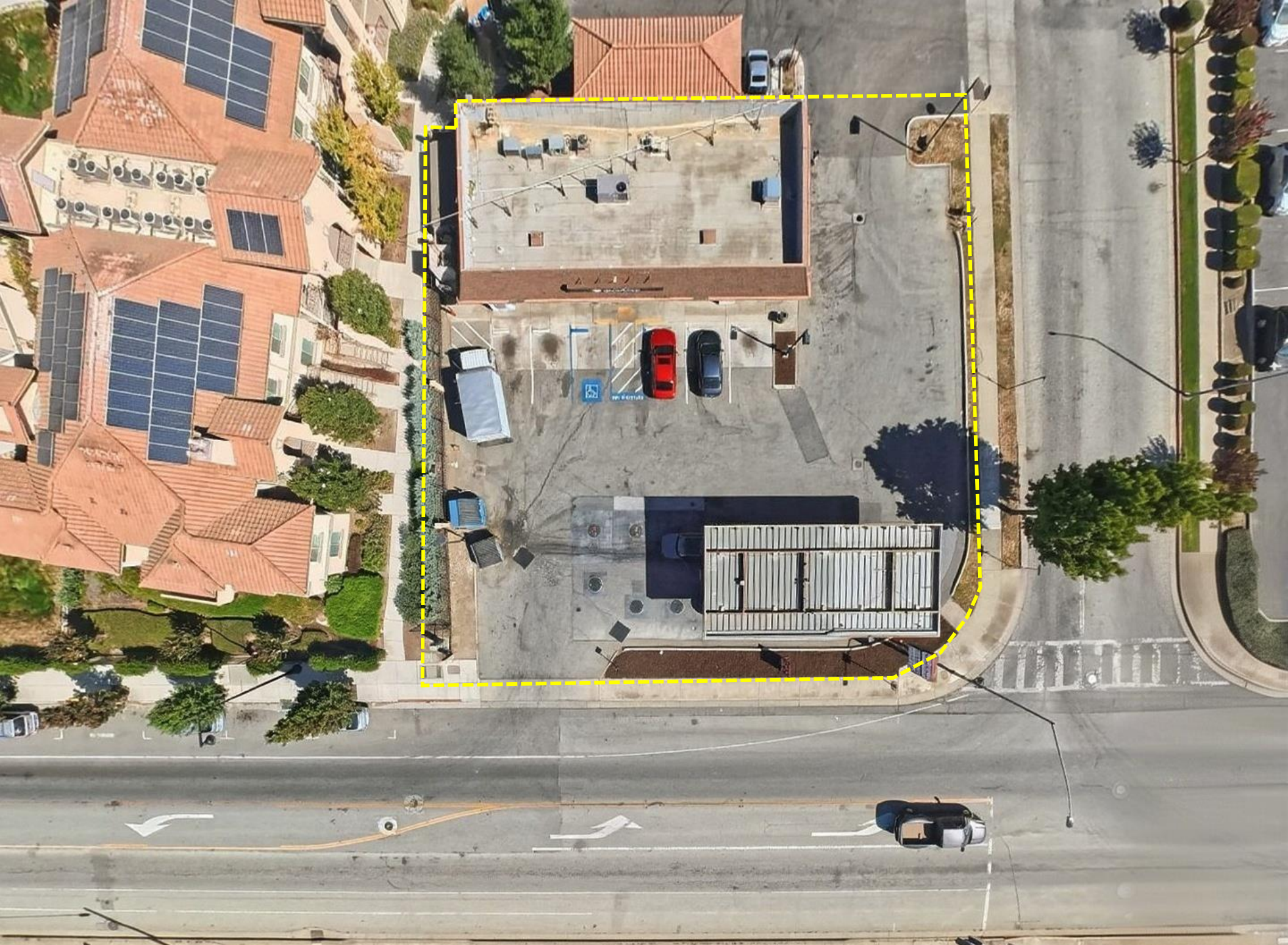
- Established Quik Stop Convenience Store & Gas Station
- ±0.35-Acre Commercial Property
- \$ 92,400 Annual NOI
- NNN Lease Structure
- Established Commercial & Residential Trade Area
- Prime Hollister Location along San Juan Hollister Road
- ±2100 SF Building
- 4.88% Cap Rate
- Strong Visibility & Accessibility
- Long-Term Quik Stop Operating History Since 1989





Quik Stop | Retail & Gas Station Investment Opportunity







PROPERTY OVERVIEW

100% OCCUPIED • NNN LEASE • 4.88% CAP RATE

1300 San Juan Hollister Rd. presents an attractive commercial investment opportunity in Hollister, California. The property is currently occupied by Quik Stop, an established convenience store and gas station, and benefits from a highly accessible location along San Juan Hollister Road. The property serves the surrounding residential and commercial community and offers convenient access to nearby retail, services, and regional transportation routes.

Location Overview

1300 San Juan Hollister Rd



HOLLISTER CALIFORNIA



Hollister is the county seat and largest community in San Benito County, located in California's Central Coast region between Gilroy and Salinas. The city has experienced steady population growth, with an estimated 45,695 residents as of 2025—representing approximately 9.7% growth since 2020. Positioned along the region's primary transportation corridors, including Highways 25 and 156, Hollister serves as an important residential and commercial center for San Benito County.

Highway 25 provides a key commuter connection between Hollister and Gilroy, while Highway 156 connects the community with the broader Central Coast and regional employment centers. The city's growing population, established residential base, and role as the county's primary commercial hub support continued demand for convenient retail and service-oriented businesses, making Hollister a strategic market for an established convenience and fuel operator such as Quik Stop.



FACING EAST



Quality of Life

Hollister is the county seat and largest city in San Benito County, located in California's Central Coast region approximately 45 miles south of San Jose. The community has evolved into an established residential and commercial center serving the broader San Benito County area, with a growing population and a strong connection to nearby employment centers throughout Silicon Valley and the greater Monterey Bay region.

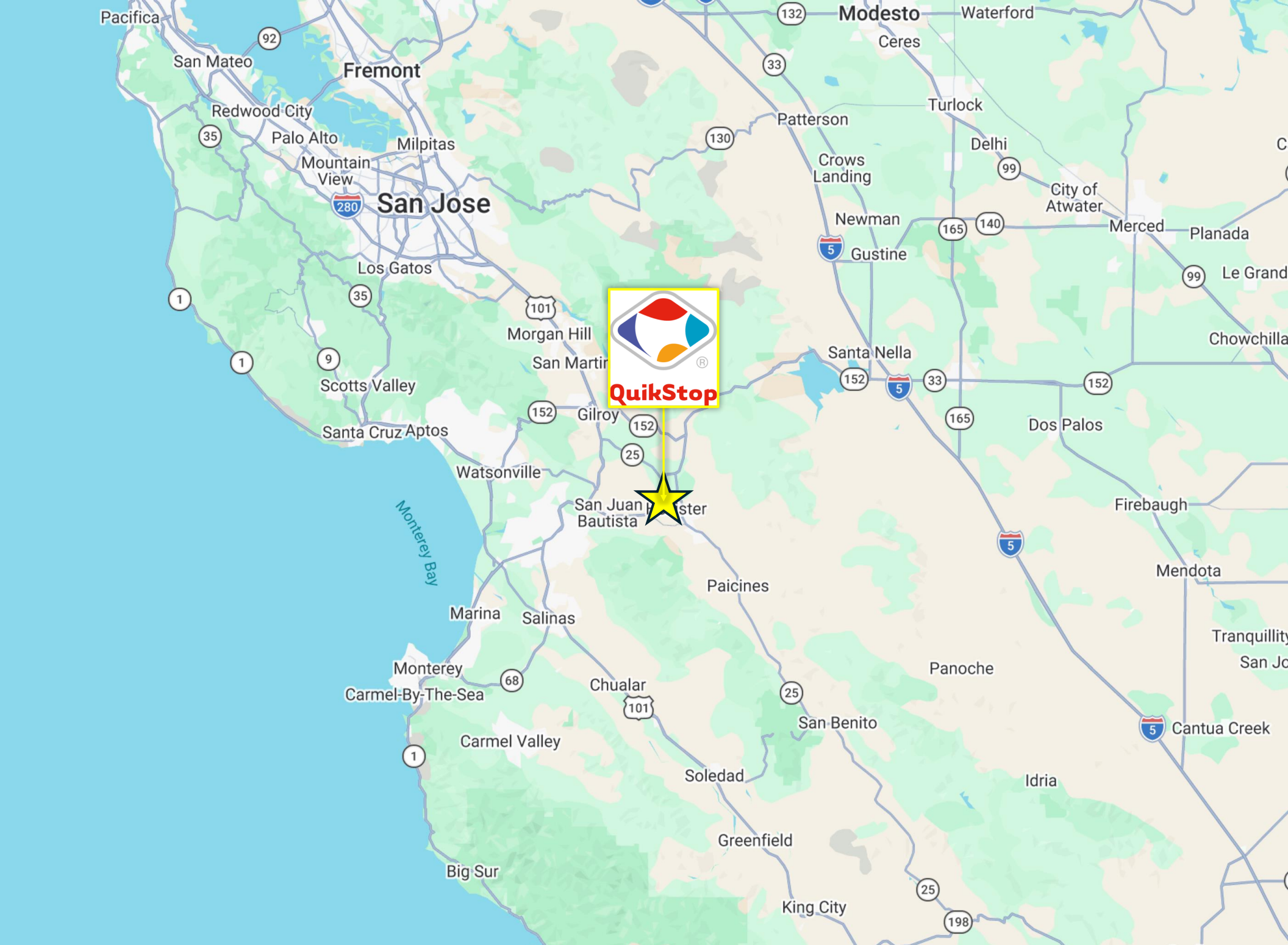
Employer	Industry
Earthbound Farm	Agriculture / Food Production
Hazel Hawkins Healthcare	Healthcare
San Benito County	Government
San Benito Health Care District	Healthcare
Hollister School District	Education
San Benito High School	Education
R&R Labor	Staffing / Labor Services
San Benito Foods	Food Manufacturing
Target	Retail
Nob Hill Foods	Grocery / Retail
West Marine Distribution Center	Distribution
Pacific Scientific Energetic Materials	Aerospace / Defense Manufacturing



Business Climate

Hollister offers a favorable business environment supported by steady population growth, expanding residential development, and its role as the primary commercial center of San Benito County. The city benefits from its strategic location between the greater San Francisco Bay Area and the Central Coast, with regional access provided by State Routes 25 and 156. These transportation connections support commuter activity and facilitate access to nearby employment centers, retail destinations, and surrounding communities.

Hollister's relatively attainable housing costs compared with many Bay Area markets continue to attract residents seeking additional affordability while maintaining access to major employment centers. The combination of population growth, an established residential base, and increasing demand for everyday goods and services supports a stable retail environment and favorable long-term fundamentals for convenience-oriented businesses such as Quik Stop.





Quik Stop | Retail & Gas Station Investment Opportunity

100% OCCUPIED • NNN LEASE • 4.88% CAP RATE



MARK VON KAENEL

Broker

(408) 568-6602

markvk@kw.com

DRE# 01189869

