

# CIRCLE K

## Absolute NNN, Corporate Lease



### INVESTMENT SUMMARY

TENANT:	Circle K Stores, Inc. (corporate)
ADDRESS:	12604 Beverly Blvd., Whittier, CA 90601 (6006 Pickering Ave., Whittier, CA 90601)
PRICE:	\$ 2,125,000
NET OPERATING INCOME:	\$ 85,000
CAP RATE:	4.0 %
YEAR BUILT:	1973
BUILDING SIZE:	Approx. 2,080 sf
LOT SIZE:	Approx. 13,400 sf
APN:	8135-004-027
LEASE TYPE:	Absolute NNN, No landlord responsibilities.
OWNERSHIP:	Fee Simple, Building + Land
LEASE TERM:	3/1/1774 ~ 2/28/2029 + 2 x 5 years options
RENT INCREASE:	10% Increase at start of each option

The information contained in this marketing brochure has been obtained from the sources we believe to be reliable. However, Coldwell Banker Best Realty makes no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracy.



## INVESTMENT HIGHLIGHTS

- Leased to Circle K Stores, Inc. (a subsidiary of Alimentation Couche-Tard, one of the largest convenience store chain in North America with 17,000 stores worldwide in 26 countries, Credit Rating "BBB" by S&P and "Baa2" by Moody's)
- 50 years historical occupancy of convenience store at this property (National Convenience Stores inc. :1974~1994, Circle K: since 4/29/1994)
- **Exceptionally high reported store sales volumes.** Sells hard liquors. Open 24 hours a day
- Conveniently located at 4-way signalized hard corner
- Absolute NNN lease with no landlord responsibilities –perfect for out-of-town investor looking to management-free investment. Ideal 1031 exchange property



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## LEASE ABSTRACT

Tenant	Circle K Stores, Inc.				
Date of Lease	2/22/1973				
Lease Term Commencement	3/1/1974				
Primary Term Expiration	2/28/2029				
Renewal Options	Two (2) x Five (5) Years				
Rent	From	To	Montly Rent	Annual Rent	Rent Increase
	3/1/2024	2/28/2029	\$7,083.33	\$85,000.00	current term
(1st Option)	3/1/2029	2/29/2034	\$7,791.66	\$93,500.00	10%
(2nd Option)	3/1/2034	2/28/2039	\$8,570.83	\$102,850.00	10%
Real Estate Taxes	Tenant responsibility. Tenant pays directly				
Insurance	Tenant responsibility.				
Repair& Maintenance (including roof & structure)	Tenant responsibility				
Landlord Responsibilities	None				

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