



*For Sale*

# Absolute Net Leased Investments

3709 - 3713 E. Hammer Lane | Stockton, CA 95212



Investment Sales | Leasing | Asset Management





# Contents

---

3	Property Information
4	Market Views
7	Lease Abstract
9	Rent Roll
10	Demographics
11	Tenant Info

## **Xavier Santana**

CEO  
925. 226. 2455  
xavier@ngcip.com  
Lic. # 01317296

## **Chris Santana**

President | CFO  
925. 203. 1106  
Chris.santana@ngcip.com  
Lic. # 01868378

2020 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# Property Information

**Sales Price: \$2,200,000**

NOI:	\$86,019	APN:	126-180-140-000
CAP Rate:	4.0%		126-180-130-000
Building Sizes:	6,700 / 11,500		126-100-030-000
Occupancy:	100%	Land Use:	Auto Repair and related/ Retail Stores/ Commercial
			± .81
		Parcel Size (acres):	± .34
			± .28
		Traffic Counts:	East Hammer Lane- 29.9K Holman- 18.9K

## Highlights:

- Absolute Net Leases with no landlord responsibilities (tenants pay all bills directly)
- Great long-term hold with substantial upside upon expiration of leases
- Strong retail trade area with Home Depot, Lowes and many others
- Ability to convert the two ground leases to market building leases upon expirations
- Three legal parcels allow for the flexibility to sell buildings off together or separately
- Convenient access to Highway 99



# Market View



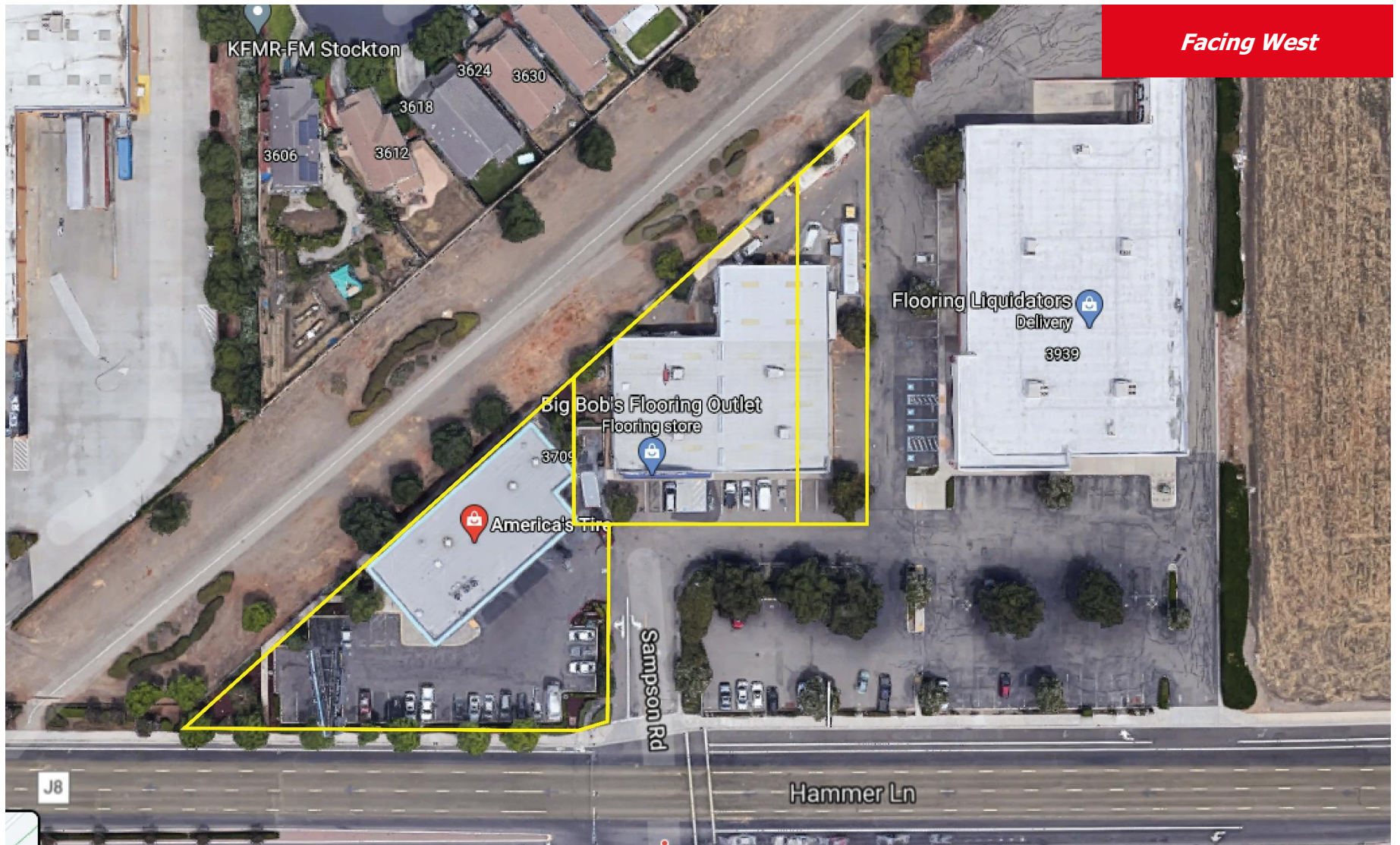


# Market View





# Parcel Map





# Lease Abstract

## **SubTenant: Big Bob's Carpet** **Tenant: Robert B Dutcher and Marilyn Dutcher**

Lease Expiration:	September 30, 2024
Options:	2 Options – 5 years each
Annual Rent:	\$30,373
Rental Increases:	2% every 3 years (base & option terms)
Lease Type:	Ground Lease
Landlord Responsibilities:	NONE
Tenant Responsibilities:	ALL

## **SubTenant: Discount Tire Company dba America's Tire** **Tenant: Robert B Dutcher and Marilyn Dutcher**

Lease Expiration:	September 30, 2024
Options:	4 Options – 5 years each
Annual Rent:	\$33,646
Rental Increases:	2% every 3 years (base & option terms)
Lease Type:	Ground Lease
Landlord Responsibilities:	NONE
Tenant Responsibilities:	ALL





# Lease Abstract

## Tenant: CBS Outdoor

Lease Expiration:	February 2027
Options:	None
Annual Rent:	\$22,000
Rental Increases:	Fixed through remaining term
Lease Type:	Ground Lease
Landlord Responsibilities:	NONE
Tenant Responsibilities:	ALL







# Rent Roll

Tenant	Sq Ft	Monthly Rent	Monthly Rent/PSF	% of Building	Monthly Market Rent/PSF	Annual Market Rent/PSF	Lease Type	Lease Start Date	Lease Expiration Date
Big Bobs Carpet	11,500	\$2,531	63.2%	\$0.220	\$30,373	Ground	Oct-99	Sep-24	Big Bobs Carpet
America's Tire	6,700	\$2,804	36.8%	\$0.418	\$33,646	Ground	Oct-03	Sep-24	America's Tire
CBS Outdoor	1	\$1,833	0.0%	\$0.000	\$22,000	Ground	Feb-07	Feb-27	CBS Outdoor
<b>Total</b>	18,201	\$7,168	Monthly						
<b>Leased</b>	18,201	\$86,019	Annual						
<b>Available</b>	0								

## Assumptions

America's Tire Four options at 5 years per option. 120 written notice.

Big Bob's Carpet Two options at 5 years per option. 120 written notice.

CBS No options





# Demographics

<b>Population</b>	1 mi	3 mi	5 mi
2020 Estimated Population:	14,691	101,870	243,088
2025 Projected Population:	15,514	108,725	260,238
2010 Census Population:	13,834	95,190	227,455
2025 Projected Growth:	1.1%	1.3%	1.4%

<b>Households</b>	1 mi	3 mi	5 mi
2020 Estimated Households:	3,765	30,218	78,002
2025 Projected Households:	3,903	31,719	82,236
2010 Census Households:	3,553	28,407	73,260
Projected Growth:	0.7%	1.2%	0.7%

<b>Businesses</b>	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	309	2,190	6,766
2020 Estimated Total Employees:	3,033	21,489	72,405

<b>Income</b>	1 mi	3 mi	5 mi
2020 Estimated Average Household Income:	\$103,652	\$81,832	\$79,33
2020 Estimated Median Household Income:	\$76,282	\$63,226	\$62,312
2020 Estimated Per Capita Income:	\$26,616	\$24,382	\$25,615

<b>Race &amp; Ethnicity</b>	1 mi	3 mi	5 mi
2020 Estimated White:	21.0%	28.9%	38.3%
2020 Estimated Black/African American:	8.8%	11.0%	10.6%
2020 Estimated Asian/Pacific Islander:	48.3%	34.4%	23.5%
2020 Estimated American Indian/Native Alaskan:	0.7%	0.9%	1.2%
2020 Estimated Hispanic:	27.9%	35.3%	40.5%
2020 Estimated Other Races:	21.2%	24.7%	26.5%





Founded in 1960 Discount Tire Company is the largest independent tire and wheel retailer in the world. Discount Tire operates over 1000 locations in 36 states in the United States, and is headquartered in Scottsdale, Arizona. Discount Tire is known as America's Tire in regions of Northern and Central California, including the Greater Los Angeles Area and the Coachella Valley.



Outfront Media, Inc. (previously CBS Outdoor) is an 83-year-old, publicly traded on the NYSE and one of the largest outdoor media companies. It operates in markets including the United States and Canada. The Americas division is led by CEO Jeremy Male. Outfront Media operates both billboards and transit displays.



The store has been in business since 2000 and has been family and locally owned. They have in-stock carpet, LVP, Remnant's, Sheet Vinyl, Laminates, and area rugs.





# About Stockton

---

Stockton is a city and the county seat of San Joaquin County in the Central Valley of the U.S. state of California. Stockton was founded by Captain Charles Maria Weber in 1849 after he acquired Rancho Campo de los Franceses. The city is named after Robert F. Stockton, and it was the first community in California to have a name not of Spanish or Native American origin. The city is located on the San Joaquin River in the northern San Joaquin Valley and had an estimated population of 312,697 by the California Department of Finance for 2019. Stockton is the 13th largest city in California and the 62nd largest city in the United States. It was named an All-America City in 1999, 2004, 2015 and again in 2017.

Built during the California Gold Rush, Stockton's seaport serves as a gateway to the Central Valley and beyond. It provided easy access for trade and transportation to the southern gold mines. The University of the Pacific (UOP), chartered in 1851, is the oldest university in California, and has been located in Stockton since 1923. In 2012 Stockton filed for what was then the largest municipal bankruptcy in US history, which had multiple causes including financial mismanagement in the 1990s, generous fringe benefits to unionized city employees, and the 2008 financial crisis. Stockton successfully exited bankruptcy in February 2015.







© 2020 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**Xavier Santana**

CEO  
925. 226. 2455  
xavier@ngcip.com  
Lic. # 01317296

**Chris Santana**

President | CFO  
925. 203. 1106  
Chris.santana@ngcip.com  
Lic. # 01868378