

CENTURY PARTNERS

In Association with Scott Reid & ParaSell, Inc.
A Licensed Iowa Broker #F06134000

Gas Station & C-Store

Operated by The Spot

Mason City, Iowa

1465 4th St SE, Mason City, IA 50401 View Map

- New 15-Year Absolute NNN Lease
- Corner Site Across from Mason City High School
- $91,000+ 1-Mile Average Household Income
- 2% Annual Rent Increases

Advisory Team

Joshua Berger
Managing Partner
JBerger@centurypartnersre.com
(310) 270-3308 | CA DRE LIC #01984719

Alex Shaban
Associate
Ashaban@centurypartnersre.com
(949) 562-9859 | CA DRE LIC #02159735

Scott Reid
ParaSell, Inc. - Broker of Record
Scott@parasellinc.com
(949) 942-6578 | IA LIC #B68091000

Contact Team

CENTURY PARTNERS

Century Partners Real Estate, Inc.
Los Angeles, California
(310) 362-4303 | CA DRE LIC #02235147

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Corner Location at 4th St SE and S Illinois Ave

Across from high-traffic retail and Mason City High School



Investment Summary



Price	Cap Rate	NOI
$1,701,059	8.50%	$144,590

Investment Highlights

- 15-year absolute NNN lease to a 14-unit, rapidly growing operator
- Zero landlord responsibilities, hands-off investment
- 2% annual rent increases
- Corner site with 122 ft of frontage on 4th St SE

Market Highlights

- Corner location, direct frontage to 7,800+ vehicles per day on 4th St SE
- Diagonally across from Mason City High School, with Jefferson Elementary on the same block
- Across S Illinois Ave from a Hy-Vee-anchored shopping center, next door to Ace Hardware
- East-west corridor linking Mason City's east side to downtown
- $91,000+ average household income within 1 mile

Tenant Highlights

- Established Operator: About 10 years in business since its founding in 2016
- 14 Locations Open and Operating: A multi-site gas & c-store portfolio headquartered in Cedar Falls, Iowa
- Aggressive Growth Plan: Targeting 30 sites over the next couple of years, more than doubling its current footprint
- Experienced Operator: Focused on its core business of branded fuel paired with a full convenience-store offering



On 4th St SE, Across from Mason City High School

The site sits at 4th St SE and S Illinois Ave, diagonally across from Mason City High School and across S Illinois Ave from a Hy-Vee-anchored shopping center, roughly a mile east of downtown Mason City.

Aerial

Signalized Corner at 4th St SE and S Illinois Ave, Surrounded by Schools and Daily-Needs Retail

Mason City High School, Jefferson Elementary, Hy-Vee, and Ace Hardware all route weekday traffic past the site at the 4th St SE and S Illinois Ave intersection.



Lease Details

Lease Summary

Tenant	The Spot (Aeris Grove LLC)
Increases	2% Annual Increases
Options	4, 5-year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow (COE)
Lease End	15 Years from COE
Lease Term	15 years

Physical Description

Address	1465 4th St SE, Mason City, IA 50401
Building Size	2,173
Land Size	0.39 AC
APN	07-11-326-01-600
Year Built	1979

Price
$1,701,059

Cap Rate
8.50%

NOI
$144,590

Period	Rent/Year	Rent/Month	Cap Rate
Year 1	$144,590	$12,049	8.50%
Year 5	$156,509	$13,042	9.20%
Year 10	$172,798	$14,400	10.16%
Year 15	$190,783	$15,899	11.22%
Option 1	$194,599	$16,217	11.44%
Option 2	$214,853	$17,904	12.63%
Option 3	$237,215	$19,768	13.95%
Option 4	$261,905	$21,825	15.40%

Tenant Summary



About The Spot

The Spot is a growing gas & c-store operator headquartered in Cedar Falls, Iowa. Since its founding in 2016, the company has built a portfolio of 14 locations. Each one pairs branded fuel with a full convenience-store offering built around the everyday needs of local drivers and communities.

The company is owned by Aeris Grove LLC. With roughly a decade of operating history, it has built the experience to run and grow a multi-site fuel and convenience portfolio.

The Spot is pursuing an active growth strategy, with plans to expand to 30 sites over the next couple of years, which would more than double its current footprint. The expansion reflects the company's continued focus on its core gas & c-store business and positions The Spot as a rising operator in the Midwest fuel and convenience sector.

Public/Private	Private
Headquarters	Iowa
Locations	14

Market Overview

About Mason City, Iowa

Mason City, Iowa showcases steady economic vitality driven by healthcare, advanced manufacturing, and agriculture. As the county seat of Cerro Gordo County with a population of approximately 27,000, Mason City serves as the regional retail and medical hub of North Iowa, positioned at the junction of US 18 and US 65, 8 miles east of Interstate 35.

A stable employment base anchored by MercyOne North Iowa Medical Center, with more than 2,000 employees, and roughly 48 manufacturing plants, including Curries, Kraft Heinz, and Woodharbor Cabinetry, makes Mason City a durable market for necessity retail.



Demographic Highlights

$91,414
1-Mile Average Household Income

Demographics	1-Mile	3-Mile	5-Mile
Population	5,842	23,455	26,499
Average Household Income	$91,414	$77,725	$79,032
Households	2,480	10,363	11,835

Major Employers in Mason City

MERCY ONE SM
MASON CITY SCHOOL DISTRICT
CURRIES ASSA ABLOY
Kraft Heinz

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