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Los Angeles, CA



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THE PARTNERS](#)

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PRICE: **\$6,736,800** CAP RATE: **4.75%** NOI: **\$320,000**

THE INVESTMENT

- Newly extended 5-year Absolute NNN lease, showing commitment to the site.
- Situated on a hard signalized corner seeing a combined VPD of 50k+.
- Speedway has a long history at the site with the Lease commencement in 1984.
- Speedway was recently purchased by 7-Eleven Inc. In 2021.
- Bonus depreciation on an investment of any gas station.
- Corporate guaranteed store.

MARKET SUMMARY

- Located on hard, signalized corner of Serramonte Blvd (28.1k VPD) and Gellert Blvd (23.8k VPD); a high-performing location for both inside sales and fuel.
- Affluent average annual household income of \$143,000 in a 5-mile radius.
- 140k SF Serramonte Plaza and 34k+ SF Gellert Marketplace directly across from the property on Gellert Blvd.
- Target, Serramonte Center, Macy's, Nordstrom Rack, T.J. Maxx, and more are located across from the subject property on Serramonte Blvd.
- 247-bed Kaiser Permanente South San Francisco Medical Center 2.1 miles away.

TENANT DETAILS

- 6+ million "Speedy Rewards" members.
- 3,900+ Speedway locations across 36 States.

PROPERTY INFORMATION

Property address: 501 Serramonte Boulevard,
Daly City, CA
APN: 091-542-060
Year Built: 1984
Building size: 1,764 SF
Lot size: 0.54 AC

LEASE SUMMARY

Brand: Speedway
Guaranty: Western Refining Retail, LLC
Lease type: Absolute NNN
Landlord responsibilities: None
Monthly Rent: \$26,666
Annual Rent: \$320,000
Lease Term: 5 years
Lease Expiration: December 31, 2029
Rent Increases: 10% rental increases every 5 years
Option Periods: 1, 5-year option at \$351,999/year

THE OFFERING

PRICE: **\$6,736,800** CAP RATE: **4.75%** NOI: **\$320,000**

RENT SCHEDULE

Lease Years	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Years 1 - 5	\$320,000	\$26,666	\$15.12	4.75%
Option 1	\$352,000	\$29,333	\$16.63	5.23%



Located on the hard corner of a signalized intersection with 50,000+ VPD



Serramonte Business Centerl

Serramonte Office Plaza

Serramonte Plaza Shopping Mall

Dental Medical

Max's Restaurant
sleep number

Dignity Health
GoHealth
URGENT CARE

bobaville

CHASE

T Mobile



SUBJECT
PROPERTY



Gellert Blvd - 23,800 VPD

Serramonte Blvd = 28,100 VPD

WELLS
FARGO

verizon



Affluent average annual household income of \$143,000 in a 5-mile radius



I 280 - 221,353 Vehicles Per Day

Serramonte Lot 4

WORLD MARKET.

TARGET

Serramonte Center

WELLS FARGO

verizon

AT&T

the Habit
BURGER GRILL

Panera
BREAD

McDonald's

BIG 5
SPORTING GOODS

Speedway

SUBJECT
PROPERTY

T Mobile

Gellert Blvd - 23,800 Vehicles Per Day

Max's
RESTAURANT

THE QUEEN
RESTAURANT

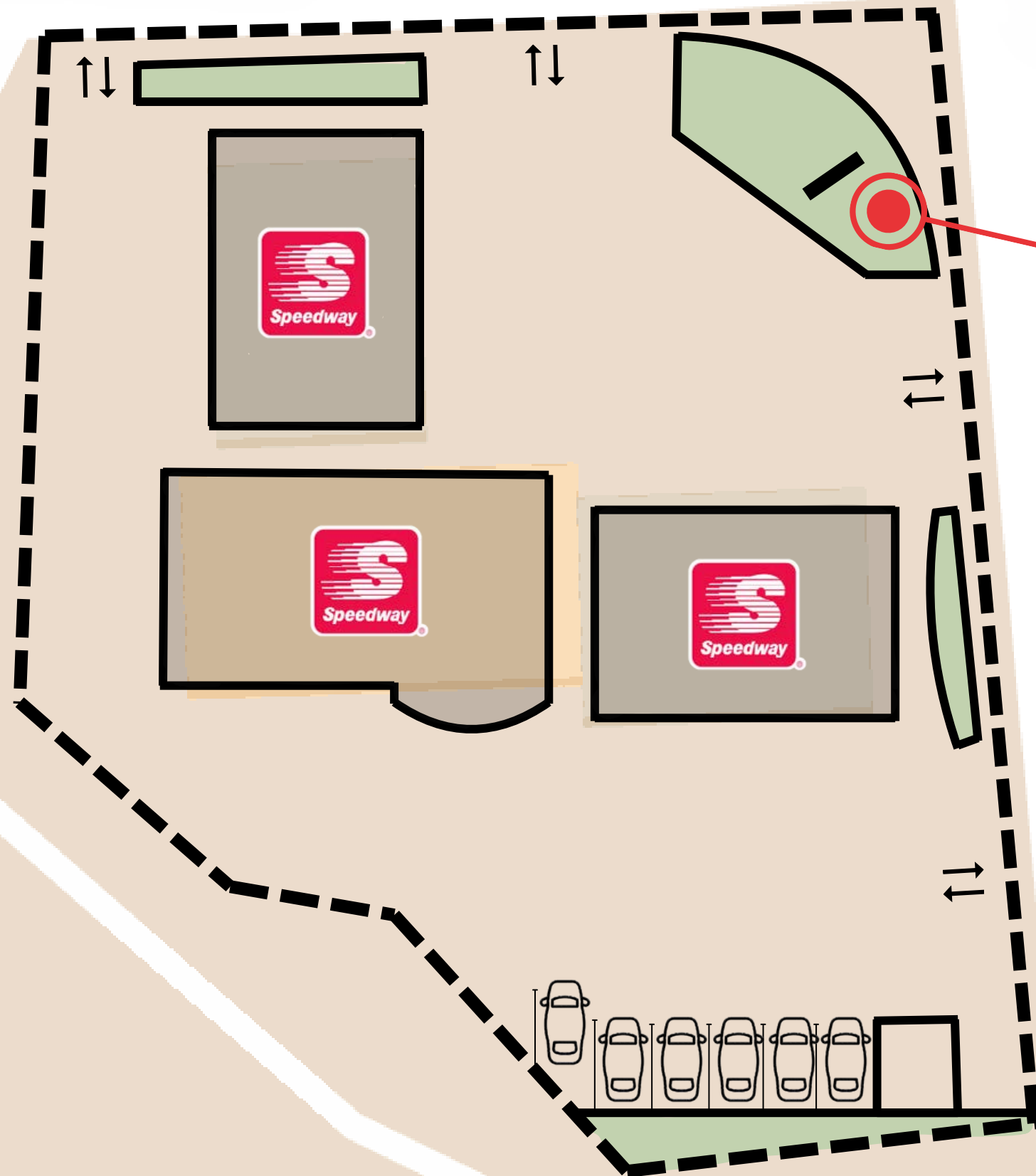
sleep number

sleep number

SERRAMONTE BLVD



CELLERT BLVD



TENANT OVERVIEW



Speedway, a major U.S. convenience store chain with about 3,800 locations across 36 states, was acquired by 7-Eleven in a \$21 billion deal finalized on May 14, 2021. This acquisition significantly expanded 7-Eleven's North American presence, increasing its store count to approximately 14,000 and enhancing its footprint in key metropolitan areas, particularly in the Midwest and East Coast. The move was seen as a strategic fit for 7-Eleven, allowing the company to optimize operations, boost efficiencies, and further solidify its leadership in the convenience retail industry

Over 3,900 locations nationwide

YEAR FOUNDED:
1959

HEADQUARTERS:
Enon, Ohio, USA

WEBSITE:

CLICK HERE 

Daly City, CA, offers significant market potential due to its strategic location adjacent to San Francisco, diverse population, and strong economic fundamentals. As a gateway to the Peninsula, Daly City benefits from high visibility and traffic flow, making it a prime location for retail and service-oriented businesses. The city's proximity to major transportation hubs, such as BART and highways, enhances its accessibility for both customers and employees. With a growing population that reflects a rich blend of cultures, Daly City presents opportunities for businesses to tap into a wide array of consumer needs and preferences. Moreover, the city's commitment to community development and its stable real estate market further bolster its attractiveness for long-term investment and growth.

SUBJECT PROPERTY DEMOGRAPHICS

377,370
RESIDENTS
WITHIN 5-MILE RADIUS

121,151
HOUSEHOLDS
WITHIN 5-MILE RADIUS

\$143,290
HOUSEHOLD
INCOME (AVG)



WELCOME TO
DALY CITY
Gateway to the Peninsula

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