



## OFFERING MEMORANDUM

2301 N. FREMONT ST. | MONTEREY, CA



# 7-ELEVEN | CREDIT TENANT PASSIVE INVESTMENT

FOR SALE - 50% TENANT IN COMMON INTEREST

LISTING PRICE: \$1,215,444 • 2,405 GLA SF • Gas Station & Convenience Store

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## EXCLUSIVELY LISTED BY:

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COMMERCIAL REAL ESTATE

# PROPERTY OVERVIEW

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## TENANT

Mahoney & Associates is pleased to offer for sale 2301 Fremont Street, Monterey, CA. This property is a credit tenant passive investment opportunity and requires an all cash transaction with no seller financing. Rent is triple net.

The current tenant has been there since 1980. 8 years remain on the lease and the tenant has two additional 5 year options to renew. These options require a 180 day notice and calls for the rent to be at fair market value (FMV).

The building is leased to 7-Eleven Inc. (7-11) who holds an AA- investment credit rating from Standard & Poor's. 7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. 7-Eleven operates, franchises or licenses more than 66,000 stores in 17 countries, including 11,800 in North America. 7-Eleven ranked #2 on Entrepreneur magazine's 2018 Top Global Franchises List and #32 on the Stores magazine's Top 2018 Retailers and reported revenues of \$14.33 Billion in 2017. This store is a corporate lease.

## LOCATION OVERVIEW

This property is located near the edge of the northeastern boundary of the city of Monterey. Because of the proximity of the Monterey County Fairgrounds, and the fact that Fremont Ave. was formerly State Highway 1, a number of visitor-serving businesses are on this section of North Fremont Ave., including motels, food service establishments, and gas stations. The area was developed beginning in the late 1940's and through the early 1960's. Adjoining properties are commercial-retail to the east and west, and single family and multi-residential on its north side.

Some of the tenants who are represented in the area are: Big 5 Sporting Goods, Monterey Lanes, Dollar Tree, In-Shape Fitness, Safeway, and CVS.

## 7-ELEVEN

**LEASE EXP: April 30th, 2027**

**RENT through April 30<sup>th</sup> 2022 ————— \$8,470/Month**

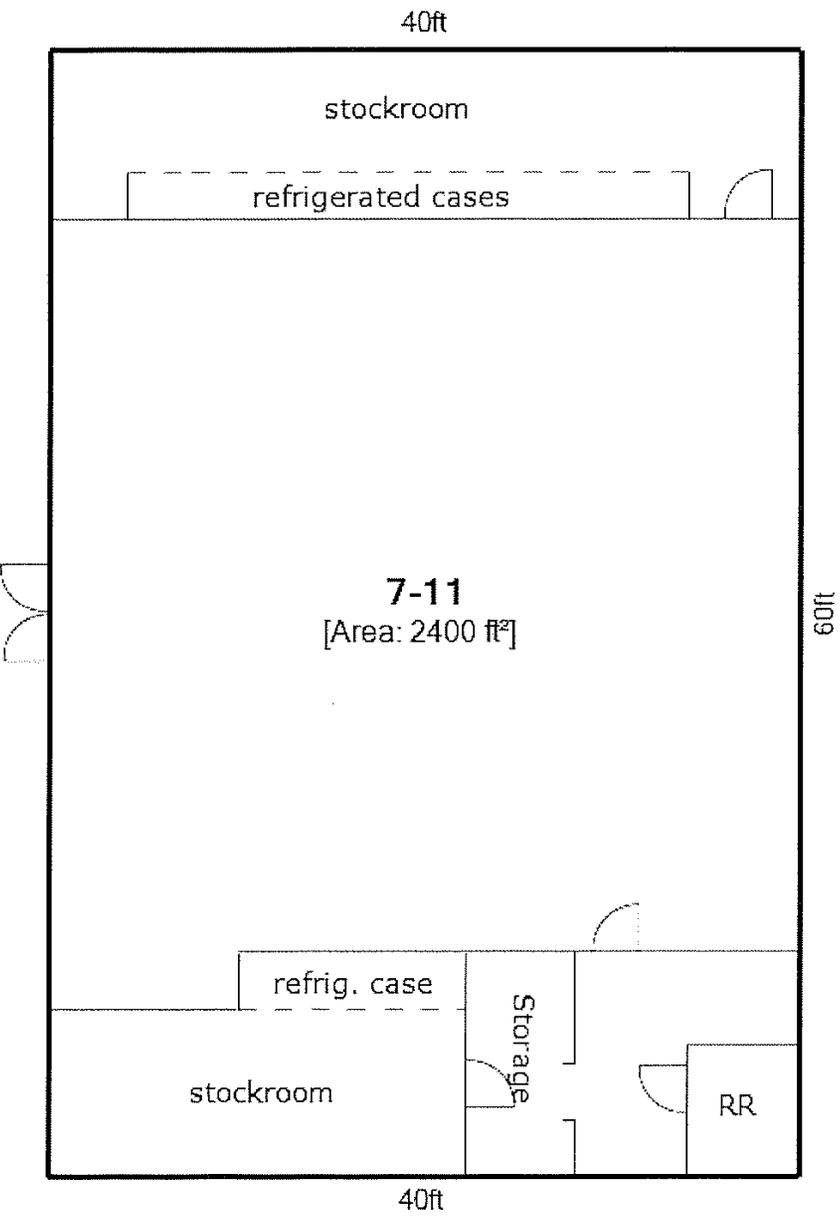
**RENT *increases* May 1<sup>st</sup> 2022 ————— \$9,503.34/Month**

<b>ADDRESS:</b>	2301 N. Fremont St. Monterey, CA 93940
<b>PRICE:</b>	\$1,215,444
<b>CAP RATE:</b>	*(See footnote) 4.5%
<b>APN:</b>	013-134-036
<b>BUILDING GLA:</b>	2,405 SF
<b>LOT SIZE:</b>	11,533 sq ft
<b>YEAR BUILT:</b>	1982
<b>ZONING:</b>	C-2 Commercial & PC-NF, Planned Community, North Fremont Specific Plan
<b>PARKING:</b>	6 total on-site, including one handicap
<b>AVERAGE DAILY TRAFFIC:</b>	19,085 ADT
<b>TYPE:</b>	3 Star Retail Convenience Store/Investment

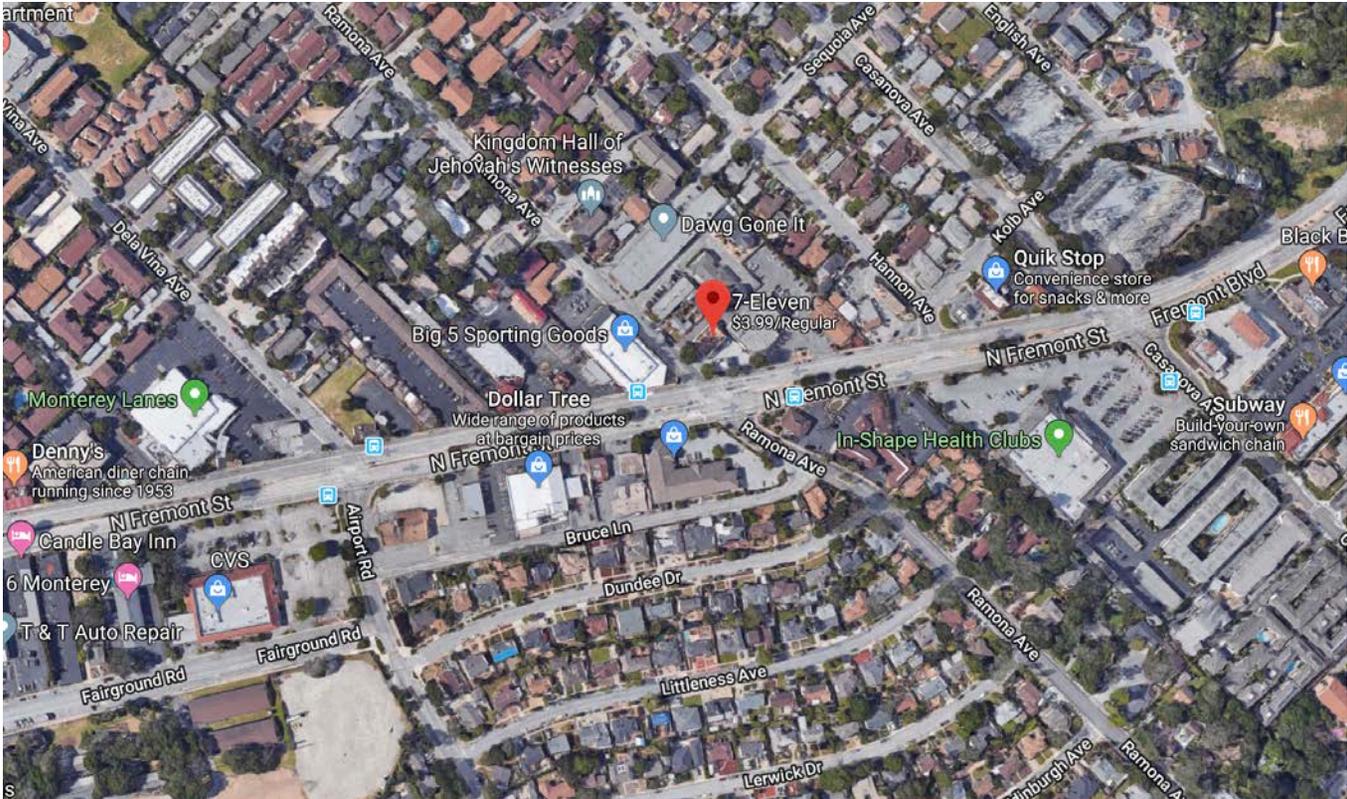
\* The price was established using the weighted average rent for the remaining 8 years on the lease. This rent for the 50% interest is \$4,557.92 per month or \$54,695 per year.

# FLOOR PLAN

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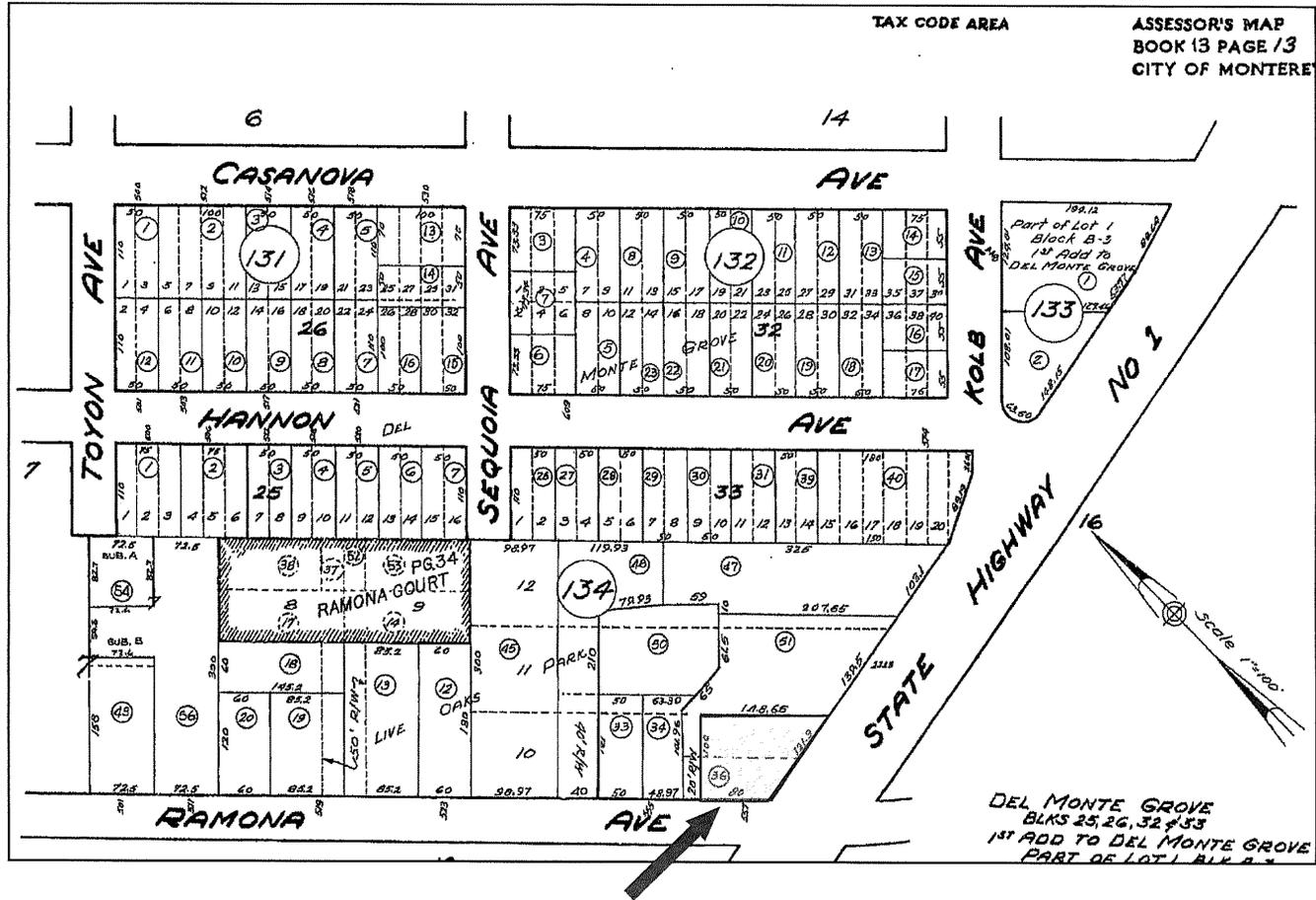


# AERIAL MAP



# PARCEL MAP

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# DEMOGRAPHICS



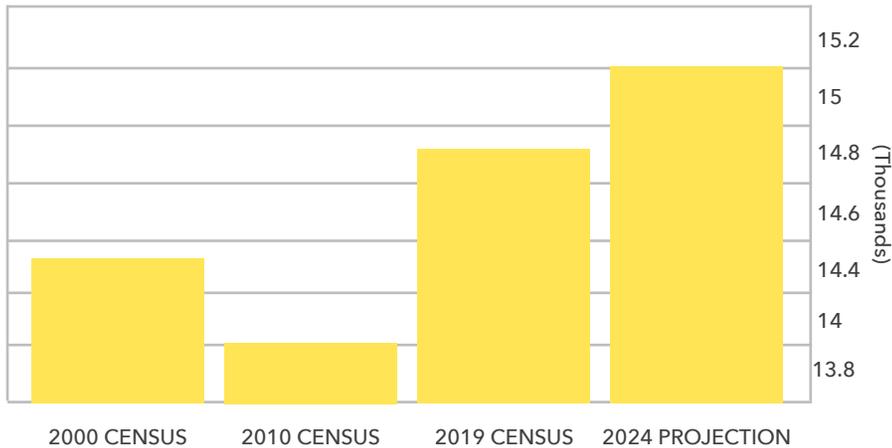
## GROWTH 3-Mile



## TRAFFIC / VISIBILITY 1-Mile

TOTAL HOUSEHOLDS	20,353
POPULATION	53,236
AVERAGE AGE	37.20

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
RAMONA AVE	N FREMONT ST SE	633
RAMONA AVE	N FREMONT ST NW	782
CASANOVA AVE	KOLB AVE SE	1,596
RAMONA AVE	FREMONT ST SE	227
FREMONT ST	CASANOVA AVE E	27,000



As per 2018 traffic statistics from the Transportation Agency for Monterey, it is noted approximately 29,276 cars drove by the subject's location on a daily basis during the peak season (spring and summer). Furthermore, approximately 26,356 cars drove by during off peak season. The industry standard for a site traffic count is a minimum of 20,000 cars per day.

- Employment centers of the Monterey Peninsula are located in the subject's immediate area along North Fremont St.
- There are no adverse influences which will negatively affect the subject units noted in the area
- State Highway 1 is accessible one mile northwest of the subject via Canyon del Rey.
- State Highway 68, which leads to Salinas and eventually State Highway 101, is accessible approximately 2.5 miles southeast of the subject, also via Canyon del Rey.

## POPULATION

The county's population reached 428,826 in 2013 and is projected to rise to ±475,000 by 2025. The latest population estimates for individual Peninsula cities are:

Monterey:	28,294
Carmel-by-the-Sea:	3,842
Del Rey Oaks:	1,672
Marina:	20,370
Pacific Grove:	15,504
Sand City:	341
Seaside:	34,095

Traditionally, our population growth has been lower than the state average. In fact, most counties along the central coast are growing at around 1% annually. Between 2007 and 2012, the population of Monterey County grew at an average rate of 0.7 percent per year.

Growth is limited by available water supply and environmental constraints. Salinas is the largest city in the county and Seaside is the largest community on the Monterey Peninsula.

## HOUSEHOLD

The median age in Monterey County for 2013 was 33.0. Median household income in Monterey County, as of the last census was \$55,840 compared to a national average of \$52,250. Median housing prices are also higher, The single family home in City of Carmel was \$1,197,700 in the last census, in Carmel Valley \$849,600, in Monterey \$682,300, Marina \$419,600, Pacific Grove \$703,800, Del Rey Oaks \$486,100, Pebble Beach \$1.45 million and in Seaside it was \$364,100.

## Monterey County's Key Industries:

### AGRICULTURE

The Salinas Valley is the center for Monterey County's \$4.379 billion agriculture industry and continues to be a leader in agricultural exports with over 785 million pounds of produce exported in the last census. Top importers of Salinas Valley produce include Canada, Japan, Hong Kong, Taiwan, Mexico and the European Union.

Organic produce is an expanding market and has been incorporated into the holdings of most large companies. There are currently over 46,500 acres of organic products being grown in Monterey County.

### TOURISM

The Monterey Peninsula's scenic cities and unincorporated rural areas have economies that are primarily tourist-driven. Secondly, only to agriculture, hospitality is a \$2.3 billion plus per year industry and employs approximately 22,000 people, over 12 percent of the workforce in Monterey County.

Over 8.39 million visitors travel to Monterey County annually, double that of Yosemite Park. Within California, Monterey County ranks 11th of all 58 counties in tourism expenditures.

### HIGHER EDUCATION

Higher Education contributes approximately \$1.9 billion in operating budgets and \$365 million in research budgets to the local economy. The Monterey Bay region is home to more than twenty higher education and research institutions, including three community colleges, two state universities, an international institute, college of law, two specialized military institutions and several research organizations. The institutions employ over 12,110 faculty and staff and have enrollment of 78,000 students.

# CONFIDENTIALITY & DISCLAIMER

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## **For More Information Please Contact:**

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