



| TREMENDOUS 100% BONUS DEPRECIATION OPPORTUNITY |

... 4405-4415 Pacific Ave., Stockton, CA 95207 ...



SUBJECT PROPERTY



EXCLUSIVELY LISTED BY:

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REALSOURCE GROUP

... OFFERING MEMORANDUM ...

LOCATION

7-Eleven | Super Scrub Car Wash
4405-4415 Pacific Ave
Stockton, CA 95207

 **VIEW ON
GOOGLE MAPS**

TOTAL PRICE ²	CAP RATE	NOI
\$7,335,000	7.75%	\$568,487

OFFERING SUMMARY

Tenants:	7-Eleven & Super Scrub Car Wash
Monthly NOI:	\$47,373.91
Year Built:	2006 & 1986
Lot Size (Acres):	1.29
Net Rentable Area:	4,000 SF & 5,500 SF

FINANCING SUMMARY

1. All lease provisions to be independently verified by Buyer during the Due Diligence Period
2. Car Wash Equipment Included in Sale. Contact Broker for more Information



- **Two-Tenant Package Offering: 7-Eleven & Express Car Wash**
 - 7-Eleven Leasehold & Fee-Simple Express Car Wash
 - Investment Grade Credit Tenant & Established Local Operator
 - Car Wash Equipment included in Sale
- **About 7 Eleven**
 - 85,000+ stores globally, with locations in 18 countries
 - Investment Grade Tenant (S&P A | Moody's Baa2)
 - Based in Irving, TX, 7-Eleven is consistently the #1 largest chain in the C-Store Industry & rated #1 C-Store Chain (Convenience Store News)
 - Publicly traded company Stock (Ticker: SVNDY)
- **About Express Car Wash**
 - Super Scrub Car Wash is an established, locally owned operator
 - Proudly providing Three, Unlimited Wash Packages and Individual Wash Offerings
 - Unlimited Plans include: Good, Super, & Super Ceramic w/ pricing ranging from \$25-38/month
- **Tremendous Bonus Depreciation Opportunity: (contact for more info)**
 - Property Qualifies for 100% Bonus Depreciation on Improvements, allowing an investor to take advantage of Bonus & Accelerated Depreciation on the following:
 - » Full value of the 7-Eleven property (Leasehold Improvements)
 - » Entire value of the improvements of the Car Wash property (Fee-Simple)
 - » Complete value of the Express Car Wash Equipment being offered by Seller
- **Recently Renovated Locations:** 7-Eleven was improved in 2021 & the Car Wash was renovated in 2022
- **Strong Traffic Counts w/ Multiple Points of Ingress & Egress Access:** Both properties are positioned on a 37,000+ CPD roadway & signalized intersection
- **Extremely Dense Population Demographics with 324,000+ Residents within a 5-mi radius of the property**
- **Excellent Nearby Retail Synergy within the Market:**
 - Nearby Regional Shopping Mall, Weberstown Mall, the #1 rated mall in Stockton & featuring 80+ stores and restaurants
 - 5-min drives to Target, Best Buy, Macy's, & Ross-Anchored Shopping Centers
 - Surrounded by nationally recognized QSR tenants In-N-Out, Chick-Fil-A, & Rasing Cane's
- **University of the Pacific:** 2-min Drive from the Property with Enrollment of 6,700+
- **Stockton, CA:** Top-10 Largest cities in the State by Population, & Largest City in the surrounding MSA
- **Stockton-Lodi MSA:** Home to 800,000+ Residents



#1

Ranked C-Store Chain
(Convenience Store News)



2

Tenant
Offering



S&P A | BAA2

Investment
Grade Tenant



100%

Bonus Depreciation





37K+

Cars Per Day



324K+

Population within
5-mi Radius

TENANT NAME	GUARANTOR	SF	LEASE START	LEASE END	CURRENT RENT/MO.	CURRENT RENT/YR.	RENTAL INCREASES	LEASE TYPE	RENEWAL OPTIONS	COMMENTS
	Corporate	4,000	07/15/21	07/14/36	\$28,141	\$337,700	10% Every 5-Years	NNN Leasehold (Building Only)	3x5-Year	Landlord responsible for roof, structure, utilities & common areas
	Corporate	5,500	08/01/22	07/31/32	\$15,000	\$180,000	14% in 2027	NNN Fee-Simple (Land and Building)	2x5-Year	Management fee not to exceed 10% of all expenses
Car Wash Equipment Lease			08/01/22	07/31/32	\$8,380*	\$100,571*				
Gross Income Total:		9,500		Gross Rent	\$51,522.58	\$618,271				
Ground Lease Expense			2/28/2020	2/27/2040	(\$2,732)	(\$32,784)	CPI & no greater than 5%	NNN GL	2x5-Year	Absolute NNN Ground Lease
Estimated Annual CAM Expense to Landlord						(\$17,000)				
Net Income Total:		9,500		Net Income	\$47,373.91	\$568,487				
Total Available:		0	0.00%							
Total Occupied:		9,500	100.00%							



OPERATING EXPENSES

	AMOUNT
Repair & Maintenance:	\$355
Management:	\$4,800
Property Tax Expense:	\$36,747
Water & Sewer:	\$5,933
Total Expenses:	\$47,835

ANNUALIZED OPERATING DATA

	CURRENT
Gross Income:	\$618,271
Expense Reimbursement:	\$30,835
Total Operating Income:	\$649,106
Vacancy: (1)	Actual-0%
Gross Operating Income:	\$649,106
Total Operating Expenses:	(\$47,835)
Ground Lease Rent Expense:	(\$32,784)
Net Operating Income (NOI):	\$568,487

1 - Pro Forma Vacancy of 0%



PURCHASE PRICE \$7,335,000	-	ASSESSED LAND VALUE \$1,092,590	=	YEAR 1 DEPRECIATION ¹ \$6,242,409
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<p>YEAR-1 DEPRECIATION</p> <p style="font-size: 2em; font-weight: bold; margin: 10px 0;">\$6,242,409</p> <p>Without segregation, your \$6,242,409 aggregate basis recovers evenly over the building life. With it, a meaningful share moves into 5/7/15-year recovery – deductible immediately under bonus.</p>	<p>YEAR-1 TAX SAVINGS</p> <p style="font-size: 2em; font-weight: bold; margin: 10px 0;">\$2,309,691</p> <p>At a 37% effective rate, the additional first-year deduction translates to roughly \$2,309,691 in tax savings recovered in the study year alone.</p>
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PROPERTY DETAILS	BASIS	IN-SERVICE DATE	BASIS EVENTS	1ST-YEAR DEPR
Stockton 7-Eleven Special Purpose / Gas Station 4415 Pacific Avenue, Stockton, CA 95204	\$5,126,661	2026	1	\$4,363,014
Stockton Car Wash Special Purpose / Car Wash 4405 Pacific Avenue, Stockton, CA 95204	\$2,208,338	2026	1	\$1,879,393
TOTALS FOR 2026 TAX YEAR – 2 PROPERTIES	\$7,335,000			\$6,242,407

1) Year 1 Depreciation based off NOI Split Method. Please contact Riley Wardrop of Layne Cost Segregation

For more information on Bonus Depreciation and Cost Segregation, please contact:

RILEY WARDROP | Layne Cost Segregation | 480.340.5147 | riley@laynecostseg.com

STAGG HIGH SCHOOL

- 1,677 Students -



Marshalls

QUAIL LAKES SHOPPING CENTER

- Save Mart
- CVS pharmacy
- dd's DISCOUNTS



MARCH LANE

- IN-SHAPE FITNESS
- DOLLAR TREE
- L & L
- BURGER KING

COLLEGE SQUARE

- HOBBY LOBBY
- Office DEPOT
- BIG 5 SPORTS EQUIPMENT
- BOOT BARN
- PET MART
- planet fitness
- goodwill
- Auto Zone

25,942 CPD

SAN JOAQUIN DELTA COLLEGE

- 18,224 Students -



SUBJECT PROPERTY

- ELEVEN
- PLANET FITNESS



- PAPA MURPHY'S
- SUBWAY



BIANCHI ROAD

COMPUTER LINK

PACIFIC AVENUE 15,500+ CPD

AMIRA'S FASHION COUTURE ALTERATIONS DRY CLEAN & MORE

ExtraSpace Storage



UNIVERSITY OF THE PACIFIC
- 6,944 Students -



STAGG HIGH SCHOOL

- 1,677 Students -



PROSPERA VILLAGE

- 160 Units -



PROSPERA SQUARE

- 193 Units -



SUBJECT PROPERTY



ExtraSpace Storage

State Farm

COMPUTER LINK

AMIRA'S FASHION COUIRE
MULTI-COLORS & BEYOND BOUTIQUE

STOCKTON SUPPLIES
EVENT RENTALS

KFC

MCDONALD'S
GOLDEN STATE RESTAURANT GROUP

BIANCHI ROAD

PACIFIC AVENUE

15,500+ CPD





WEBERSTOWN MALL

JCPenney
AMERICAN EAGLE
OLD NAVY
VICTORIA'S SECRET
PINK

Dillard's
Foot Locker
BARNES & NOBLE
AÉROPOSTALE
five BEL'W
Buckle
TILLY'S

Best Western PLUS
FOOD 4 LESS

ExtraSpace Storage

WinCo FOODS

Auto Zone
Pep Boys

SUBJECT PROPERTY

7-ELEVEN
CAR WASH

CALAVERAS SQUARE

Walmart Neighborhood Market
DOLLAR TREE
CRUNCH
R&C

Panera BREAD
Jollibee
Papa Murphy's
SUBWAY
Golden State
McDonald's
Twigs
KFC
Stockton Supplies Event Rentals

PACIFIC AVENUE

15,500+ CPD

BIANCHI ROAD

COMPUTER LINK

DEMOGRAPHICS

	Population	AHHI
1-Mile Radius	21,999	\$82,439
3-Mile Radius	174,663	\$99,450
5-Mile Radius	327,695	\$104,859





DOLLAR GENERAL market

BEECHWOOD COMMONS APARTMENTS - 88 UNITS -

PACIFIC COMMONS APARTMENTS - 152 Units -

DIGNITY HEALTH - ST. JOSEPH'S MEDICAL CENTER - 355 Beds -

UNIVERSITY OF THE PACIFIC - 6,944 Students -

PACIFIC AVENUE 15,500+ CPD

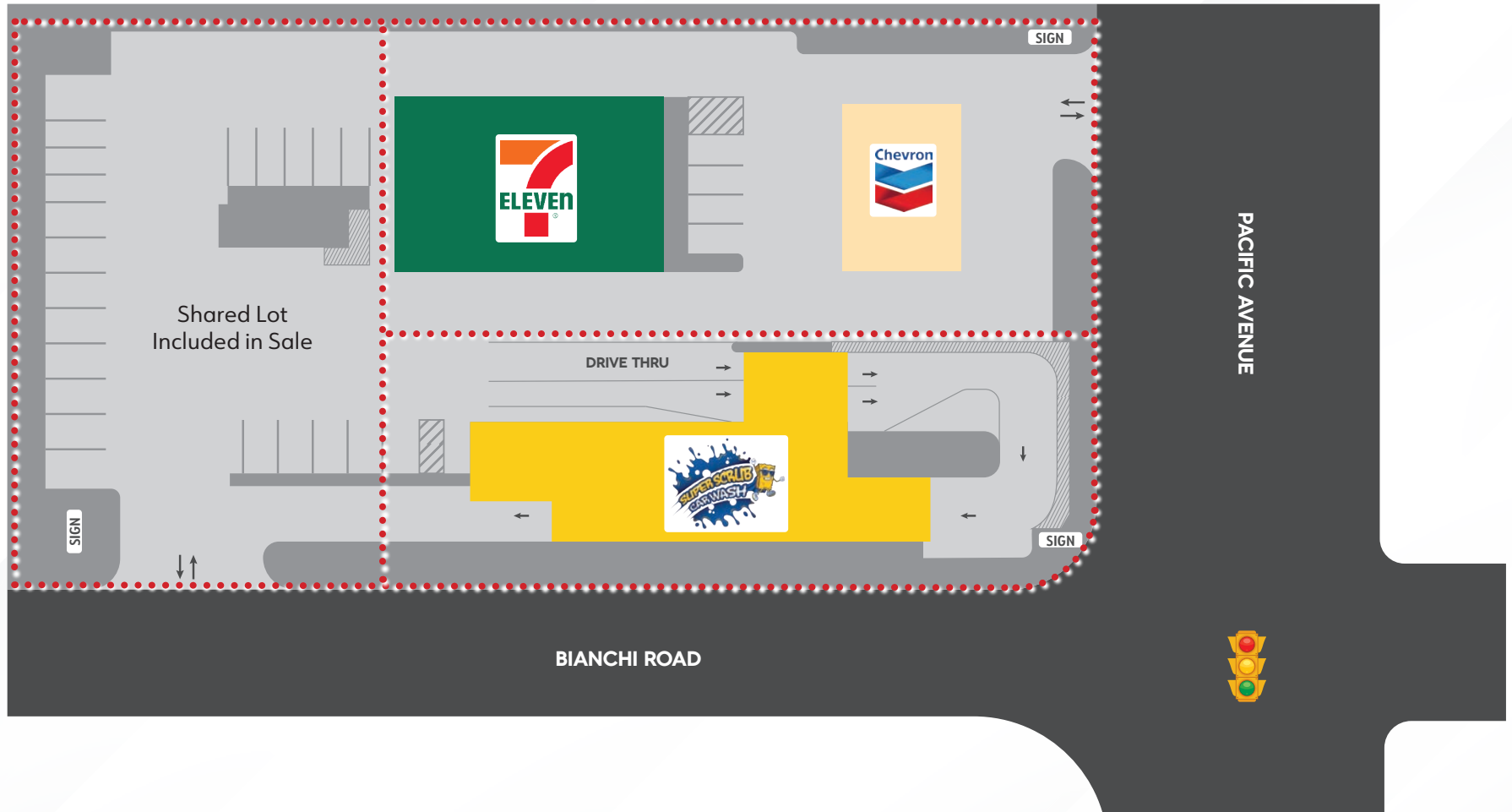


SUBJECT PROPERTY



COMPUTER LINK





 Subject Property  Property Parcel | APN # 110-240-140-000 / 110-240-150-000



7-Eleven Plans to open 500 New Stores from 2025 Through 2027



Article #1: From 2025 through 2027, 7-Eleven plans to build 500 new convenience stores, the company said in an investor presentation posted Thursday by parent company Seven & i Holdings Co. Ltd.

7-Eleven will do this by rolling out its “New Standard” stores, which were developed from what the company learned with its “Evolution” stores, which offer in-store restaurants and premium products like cigars, craft beers and wine cellars. The first Evolution store opened in Dallas in 2019.

“We plan to open 125 of these new stores in 2025, and we are ramping up and growing our pipeline with plans to open over 500 of these new stores by 2027,” Joe DePinto, 7-Eleven CEO, said on the call.

[Read More](#)

7-Eleven parent company appoints new CEO, plans US IPO



Article #2: Seven & i Holdings, parent company of international c-store giant 7-Eleven, has named Stephen Dacus, currently lead independent outside director, as its next CEO. This move is part of a larger restructuring plan that will see 7-Eleven Inc. issue an initial public offering in the U.S., the company announced after a board meeting on Thursday.

The IPO is currently planned for the second half of 2026, assuming favorable market conditions. The move is expected to leverage the chain’s ubiquity in the U.S. — where it has over 9,000 c-stores — and help it grow faster by giving it more flexibility and responsiveness to its customers while still taking advantage of synergies with Seven & i, according to the meeting presentation. Seven & i is expected to be a majority shareholder of the new company.

[Read More](#)



7-Eleven, Inc. is a U.S.-based convenience store chain with its headquarters in Irving, Texas. It is a fully owned subsidiary of Seven-Eleven Japan, which is itself part of the retail conglomerate Seven & I Holdings.

Originally established in 1927 as the Southland Ice Company, the business began as an ice house storefront in Dallas. Under the ownership of Southland Corporation, the company expanded its number of convenience stores, operating under the name Tote'm Stores from 1928 to 1946. In 1946, Southland Corporation rebranded the stores as 7-Eleven to highlight their extended hours of operation, from 7 a.m. to 11 p.m.

As of August 2024, 7-Eleven manages, franchises, and licenses around 85,000 stores across 20 countries and territories. While it primarily operates under the 7-Eleven brand worldwide, in the U.S., it also runs Speedway stores nationwide, with a concentration in the Midwest and East Coast, as well as Stripes Convenience Stores in the West South Central region. Both Speedway and Stripes locations coexist with 7-Eleven-branded stores in various American markets. Additionally, 7-Eleven operates A-Plus locations under a licensing agreement with Energy Transfer Partners, a company based in the Dallas-Fort Worth metroplex. However, many of these A-Plus stores have since been converted into standard 7-Eleven locations.

"For 2025, 7-Eleven is targeting same-store sales growth of 1.5%, a merchandise gross margin of 34.1%, and a ratio of operating, selling, general and administrative (OSG&A) to sales of 16.4%.

"We are launching a companywide program aimed at improving profitability and focus on three primary areas: growth, margin and OSG&A," Reynolds said. "We will build a detailed execution plan to achieve significant savings in 2025, and we'll jumpstart the program by implementing quick in Q1 and Q2. We expect this focus on profitability to deliver a lasting positive impact to [7-Eleven's] operating income."

The program will be led by Reynolds and 7-Eleven CEO Joe DePinto, with members of the company's executive team leading each of the work streams."



#1

**Largest Gas Station
C-Store Globally**

85,000+
Stores
Globally

\$79.79B
Revenue For
2024

Tenant Name:	7-Eleven
Locations:	85,000+
Company Type:	Public (Ticker: SVNDY)
Headquarters:	Irving, TX
Founded:	1927
Website:	www.7-eleven.com



Super Scrub is a locally operated business built on the idea that kindness can make a lasting difference. At Super Scrub Car Wash, the team believes there is value in doing good, which is why they are committed to delivering a premium wash experience supported by excellent customer service.

Their theory is simple: drive in and leave clean. A freshly washed vehicle can help customers feel renewed, productive, and ready for the day. Super Scrub is also proud to use high-quality, modern equipment and cleaning products, along with an environmentally conscious water reclaim system designed to treat water and reduce waste.

Their purpose: To build a car wash experience where every customer feels welcomed and treated like family. Super Scrub wants each guest to feel appreciated every time they visit.

Their vision: To provide a friendly, comfortable environment where customers can count on dependable service and a quality wash with every visit.

Their mission: To offer the community an experience that feels like more than a typical car wash. By combining outstanding customer service with a high-quality wash, Super Scrub helps customers feel confident that their vehicle is in good hands. [More Details](#)



SUPER CERAMIC

CERAMIC X

\$24 SINGLE WASH

\$37.99 PER MONTH

SUPER

INCLUDES GOOD PLUS

RAIN-X
TIRE SEAL
TIRE SHINE
UNDERBODY RINSE
TRIPLE FOAM

\$20 SINGLE WASH

\$29.99 PER MONTH

GOOD

BUG PREP
WASH
LOW PH
HIGH PH
CLEAR COAT
SPOTLESS RINSE
DRY
VACUUM

\$14 SINGLE WASH

\$24.99 PER MONTH

Tenant Name: Super Scrub Car Wash

Company Type: Private

Founded: 2022

Website: www.superscrubexpress.com

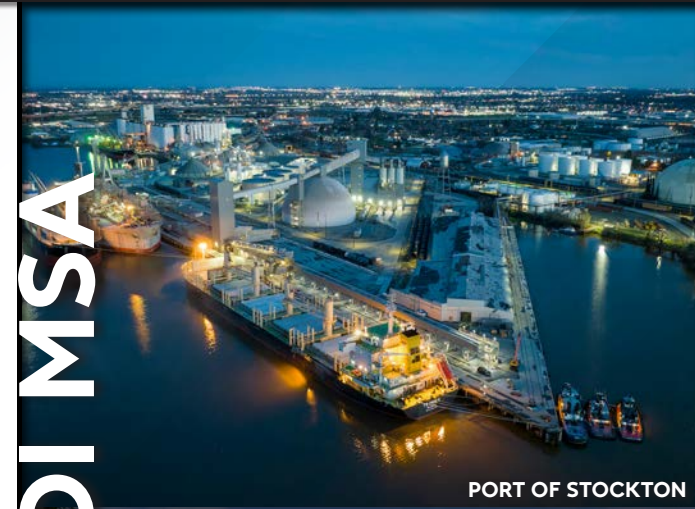
STOCKTON-LODI MSA

GEOGRAPHY

- **Stockton-Lodi MSA = approximately 1,426 sq mi**
- The **Stockton-Lodi MSA is coterminous with San Joaquin County**, located in California's Central Valley between the **San Francisco Bay Area and Sacramento**
- The MSA includes **7 incorporated cities**: Stockton, Lodi, Manteca, Tracy, Lathrop, Ripon, and Escalon
- Positioned along major transportation corridors including **I-5, CA-99, I-205, CA-120, and the Altamont Corridor**, creating strong regional connectivity to the Bay Area, Sacramento, and the broader Northern California market
- Home to the **Port of Stockton**, a major inland deepwater port with access to global trade routes through the San Francisco Bay and Delta waterways

POPULATION

- The Stockton-Lodi MSA is one of the most strategically located growth markets in Northern California
- The MSA is home to approximately **800,000 residents**
- Stockton is the largest city in the MSA and one of the largest cities in California's Central Valley
- The region continues to benefit from population migration from higher-cost Bay Area markets, especially into **Tracy, Manteca, Lathrop, and Stockton**
- San Joaquin County has become an important residential and employment alternative for Bay Area households seeking more affordable housing and stronger regional access
- The MSA serves as a central link between the **Bay Area, Sacramento, and Central Valley economies**



STOCKTON-LODI MSA

STOCKTON-LODI ECONOMY

- The Stockton-Lodi MSA is a major **logistics, distribution, agriculture, manufacturing, healthcare, and port-driven economy**
- The region’s location along **I-5 and Highway 99** makes it one of Northern California’s key freight and distribution hubs
- The **Port of Stockton** supports regional trade, warehousing, agriculture exports, bulk goods, and industrial activity
- Major logistics and fulfillment users have expanded across the region, particularly in **Stockton, Tracy, Lathrop, and Manteca**
- The area benefits from proximity to both the **San Francisco Bay Area and Sacramento**, while offering lower operating costs and greater industrial land availability
- Five major sectors leading the region’s growth:
 - **Logistics**
 - **Agriculture / Food Processing**
 - **Healthcare**
 - **Manufacturing**
 - **Port / Industrial Trade**
- The region has seen significant industrial growth due to large-scale distribution centers, e-commerce fulfillment, cold storage, and advanced manufacturing
- **Tesla’s Lathrop Megafactory** and regional operations have added to the area’s profile as an emerging advanced manufacturing and clean-energy production hub
- The **University of the Pacific** in Stockton provides a regional higher-education anchor and supports workforce development, healthcare, business, law, and professional services

MAJOR INDUSTRIAL AND MANUFACTURING GROWTH

including Amazon distribution facilities and Tesla’s Lathrop Megafactory

STOCKTON-LODI MSA



WALMART FULFILLMENT CENTER



TESLA'S LATHROP MEGAFACTORY



AMAZON DISTRIBUTION FACILITIES

	1-MILE	3-MILE	5-MILE
Population			
2025 Estimated Population	21,999	174,663	327,695
2030 Projected Population	21,055	169,050	322,206
2020 Census Population	22,357	172,820	326,053
2010 Census Population	20,485	160,223	298,662
2025 Median Age	32.0	34.0	33.8
Households			
2025 Estimated Households	7,895	60,546	105,143
2030 Projected Households	7,822	60,607	106,388
2020 Census Households	7,703	59,216	102,054
2010 Census Households	7,038	55,938	95,366
Household Income			
2025 Estimated Average Household Income	\$82,439	\$99,450	\$104,859
2025 Estimated Median Household Income	\$66,342	\$77,940	\$82,032



328k
Estimated
Population
(5-MILE RADIUS)



105k
Estimated
Households
(5-MILE RADIUS)



\$105k
Ave. Household
Income
(5-MILE RADIUS)

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