

# GAS STATION FOR SALE



*Chevron Corporate NNN Investment Opportunity*

## PROPERTY ADDRESS

**1990 DECOTO ROAD  
UNION CITY, CA 94587**

- 1/31/27 NOI: \$130,000





Option: 5 years at  
market rate

2/1/27-1/31/32 NOI: \$149,000

Future Cap Rate: 4.58%

RPS Realty & SC Properties are pleased to present the exclusive opportunity to acquire a high-performing branded gas station and convenience store strategically located on a signalized hard corner along a major retail corridor. The property offers strong in-place income, excellent visibility, and significant owner-user or investor upside.

## INVESTMENT HIGHLIGHTS

-  Chevron Corporate Guarantee Lease
-  Zero Landlord Responsibilities
-  High Visibility Corner Location
-  Future Rent Increase Already Contracted

**OFFERING PRICE**  
**\$3,250,000**



## PROPERTY FACTS

## AT A GLANCE

### BUILDING SIZE

**1,664 SF**

### LOT SIZE

**0.57 Acres / 24,864 SF**

### FUEL PUMPS

**6 MPDs / 12 Positions**

### LEASE TYPE

**Triple Net (NNN)**

### REMAINING LEASE TERM

**5 Years 6 Months**

### TENANCY

**Since March 1, 1966**

### APN

**087-0019-002-00**

### COUNTY

**Alameda County**

### TRAFFIC COUNTS

**25,000 VPD**

### PARKING SPACES

**4 Stalls**

# LOCATION & INVESTMENT HIGHLIGHTS

*Premier corner positioning within an established retail trade area*

HIGH VISIBILITY

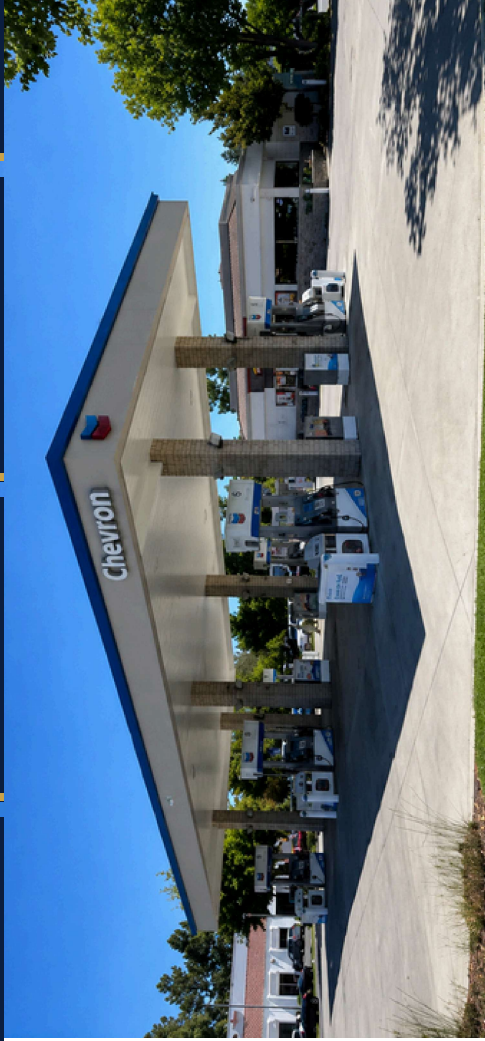
SIGNALIZED CORNER

STRONG TRAFFIC

ESTABLISHED BUSINESS

60+ YEARS  
OPERATING HISTORY

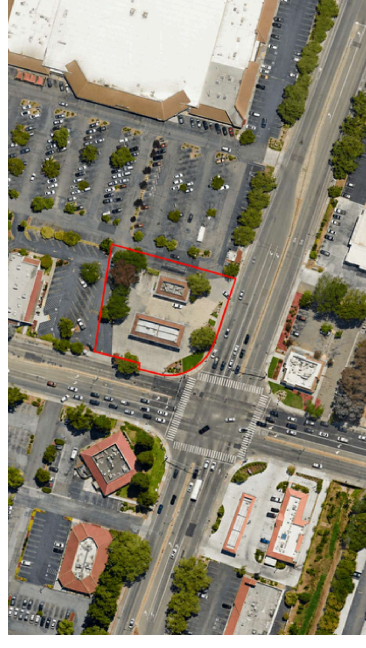
100% OCCUPIED



1990 DECOTO ROAD / CROSS-STREET- ALVARADO NILES ROAD

UNION CITY, CA

AREA MAP



## DEMOGRAPHICS

2 / 5 / 10 MILE RADIUS

	2 MILES	5 MILES	10 MILES
Population	115,000	515,000	1,650,000
Median Home Value	\$1,076,623	\$1,056,272	\$1,035,572
Avg HH Income	\$175,031	\$172,710	\$165,001
Daytime Pop.	95,000	380,000	1,150,000

## CONTACT









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## NEARBY RETAILERS

- Safeway 
- Ross 
- Daiso 
- Target 
- Walmart 
- Best Buy 

## RENT SCHEDULE

LEASE PERIOD	MONTHLY BASE RENT	ANNUAL BASE RENT
2/1/2022 – 1/31/2027	\$10,833.33	\$130,000
2/1/2027 – 1/31/2032 (Expires)	\$12,416.67	\$149,000