



CROSSROAD
VENTURES GROUP

CAMPING WORLD

1039 Orlando Ave Roseville, CA 95661



NNN LEASED INVESTMENT FOR SALE

For Sale

CAMPING WORLD

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Highlights

- Over 12 Years Remaining on Absolute NNN Lease
- Camping World Has Been In Operation On This Site Since 2008
- Seller Financing Available
- Rare Below Replacement Cost NNN Leased Opportunity
- High Exposure Location With 195,185 cars per day on Highway 80 @ Cross St.

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SECTION 1.

Property Information

CAMPING WORLD

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Property Summary

Property Description

Crossroad Ventures Group is pleased to offer for sale the opportunity to acquire the fee simple interest in Camping World, situated at 1029 & 1039 Orlando Avenue, Roseville, CA ("Subject Property"). This property features a 15-year, NNN leased single tenant asset with 41,400 square feet of improvements spread across three separate structures, all on 10.4 acres of land in the affluent Sacramento suburb of Roseville. The location boasts full visibility and direct access to the heavily trafficked Interstate 80.

Camping World has occupied the Subject Property since 2008, and the lease was recently extended by 15 years, reflecting the tenant's strong commitment to this site. Founded in 1956, Camping World is now a publicly traded company listed on the NYSE and operates over 180 retail and service locations across 46 states.



Offering Summary

Sale Price:	\$16,500,000
Building Size:	41,400 SF
Number of Buildings:	3
Lot Size:	453,024 SF
Price / SF Land:	\$36.42
Price / SF Building:	\$398.55
NOI:	\$992,800
Cap Rate:	6.01%

Property Highlights

- Camping World Has Been In Operation On This Site Since 2008
- Village RV Occupied Site from 1997-2008
- Annual Rental Increases
- Large Interstate Adjacent/Visible Parcel
- Rare Below Replacement Cost NNN Leased Opportunity
- Historically High Performing Store
- Mature and Dense Urban Infill Location
- High Exposure Location With 195,185 cars per day on Highway 80 @ Cross St.
- Lease Expiration: February 28, 2038

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Tenant Profile

Tenant Highlights:

- Largest Dealer of RV's & RV Accessories
- Diversified company within the RV/Outdoor sector encompassing:
 - Good Sam
 - Gander RV
 - Gander Outdoor
 - Overton Marine
- Company continues to expand in 2024
- Significant year-over-year sales growth



Tenant Overview:

Company:	Camping World Holdings, Inc.
Founded:	1966
Locations:	200+
Total Revenue 2024:	\$6,100,000,000
Net Income 2024:	\$178,800,000
Headquarters:	Lincolnshire, Illinois

Camping World Holdings, Inc Overview

Camping World Holdings, Inc. (together with its subsidiaries) is America's largest retailer of recreational vehicles ("RVs") and related products and services.

Our vision is to build a long-term legacy business that makes RVing fun and easy. Our Camping World and Good Sam brands have been serving RV consumers since 1966.

We strive to build long-term value for our customers, employees, and shareholders by combining a unique and comprehensive assortment of RV products and services with a national network of RV dealerships, service centers, and customer support centers. This is further enhanced by the industry's most extensive online presence and a highly-trained and knowledgeable team of associates who serve our customers, the RV lifestyle, and the communities in which we operate.

We also believe that our Good Sam organization and family of programs and services uniquely enables us to connect with our customers as stewards of the RV lifestyle.

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Property Description



Location Description

The Subject Property is strategically located in Roseville, CA, an affluent suburb of Sacramento, highly recognized for its robust economic environment and thriving residential communities. Roseville's proximity to major highways, including Interstate 80, ensures excellent accessibility and visibility, making it an ideal location for retail operations.

The Sacramento metropolitan area, known for its diverse economy, serves as a regional hub that attracts a wide range of businesses and supports a growing population. With a population of over 500,000 residents, Sacramento is the political capital of California and offers a strong labor market, making it an attractive destination for investment.

Roseville itself has experienced significant growth and development, featuring a mix of retail, commercial, and residential spaces that cater to a prosperous demographic. The area is home to several shopping centers, entertainment venues, and recreational parks, which enhance its appeal as a vibrant community.

Given its advantageous location within the larger Sacramento market, the Subject Property is positioned to benefit from the ongoing economic growth and increasing demand for quality retail spaces in this dynamic region. Investors will find this combination of local affluence and regional accessibility to be a compelling opportunity for long-term success.

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Additional Photos



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Replacement Cost



Replacement Cost Analysis CAMPING WORLD FACILITY 1039 Orlando Avenue, Roseville, CA 95661

Land SF 453,024 10.4 Acres
Building SF 34,757 Metal Buildings

	SF	Price PSF	Current Estimate
Replacement Costs			
Land	453,024	\$ 25.00	\$ 11,325,600.00
Building	34,757	\$ 150.00	\$ 5,213,550.00
Site Improvements	453,024	\$ 15.00	\$ 6,795,360.00
Tenant Improvements	34,757	\$ 60.00	\$ 2,085,420.00
General Conditions / Project Management (10% of Building / TI Cost)			\$ 729,897.00
Soft Costs			\$ 1,000,000.00
Total Estimated Replacement Cost			\$ 27,149,827.00

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Lease Abstract

Camping World - Roseville, CA

Lease:	Lease Dated March 13, 2008, Amended August 29, 2022
Premises:	1029 and 1039 Orlando Ave, Roseville, Placer County, CA 95661
Tenant ("T"):	STIER'S RV CENTERS, LLC, a Minnesota limited liability company
Tenant's Address:	250 Parkway Drive, Suite 320, Lincolnshire, IL 60069 Attention: General Counsel and Chief Financial Officer
Guarantor:	FREEDOM ROADS, LLC, A Minnesota Limited Liability Company
Initial Term:	March 1, 2023 - February 28, 2038
Options:	Two (2) five (5) year options to extend. Landlord must receive written notice of T's exercise of an option at least 6 months before the Term expires.
Base Rent: Period	Annual Base Rent:
Year 1: 1/1/23 - 2/28/24	\$958,800
Year 2: 3/1/24 to 2/28/25	\$970,800
Year 3: 3/1/25 to 2/28/26	\$982,800
Year 4: 3/1/26 to 2/28/27	\$994,800
Year 5: 3/1/27 to 2/28/28	\$1,006,800
Year 6: 3/1/28 to 2/28/29	\$1,018,800
Year 7: 3/1/29 to 2/28/30	\$1,030,800
Year 8: 3/1/30 to 2/28/31	\$1,042,800
Year 9: 3/1/31 to 2/28/32	\$1,054,800
Year 10: 3/1/32 to 2/28/33	\$1,066,800
Year 11: 3/1/33 to 2/28/34	\$1,078,800
Year 12: 3/1/34 to 2/28/35	\$1,090,800
Year 13: 3/1/35 to 2/28/36	\$1,102,800
Year 14: 3/1/36 to 2/28/37	\$1,114,800
Year 15: 3/1/37 to 2/28/38	\$1,126,800

Custom Table Headline

Taxes:	T shall pay during the term all real property taxes and general and special assessments "real property taxes", levied and assessed against the Premises. Each year L shall notify T of real property taxes and with such notice shall furnish T with a copy of the tax bill. T shall pay L, the real property taxes semiannually not later than thirty (30) days after receipt of the tax bill.
Liability Insurance:	T shall maintain a policy of public liability and property damage insurance covering T's activities on the property with a single combined liability limit of not less than \$2,000,000 and property damage limits of not less than \$250,000 per occurrence. Policy shall name L as an additional insured.
Maintenance & Repair Obligations:	T at its cost shall repair and maintain in good condition all buildings and other improvements on the Premises requiring repair or maintenance.
Assignment & Subletting:	T shall not voluntarily assign or encumber its interest in this Lease or in the Premises or sublease all or any part of the Premises, or allow any other person or entity (except T's authorized representatives) to occupy or use any part of the Premises, without first obtaining L's written consent which consent shall not be unreasonably withheld. If sublease or assignment is to unrelated 3rd party that requires change of use, 50% of all rents received from sub ts in excess of rent shall be payable to L.
Environmental Indemnity:	T agrees to indemnify, defend, and hold landlord harmless from any liabilities, losses, claims damages, penalties, fines, expert fees, court costs, remediation costs, investigation costs or other expenses arising out of the use, storage, treatment, transportation, release, or disposal of hazardous substances on or about the Premises by T. T shall have no liability for environmental conditions that existed prior to t taking possession.

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SECTION 2.

Location Information

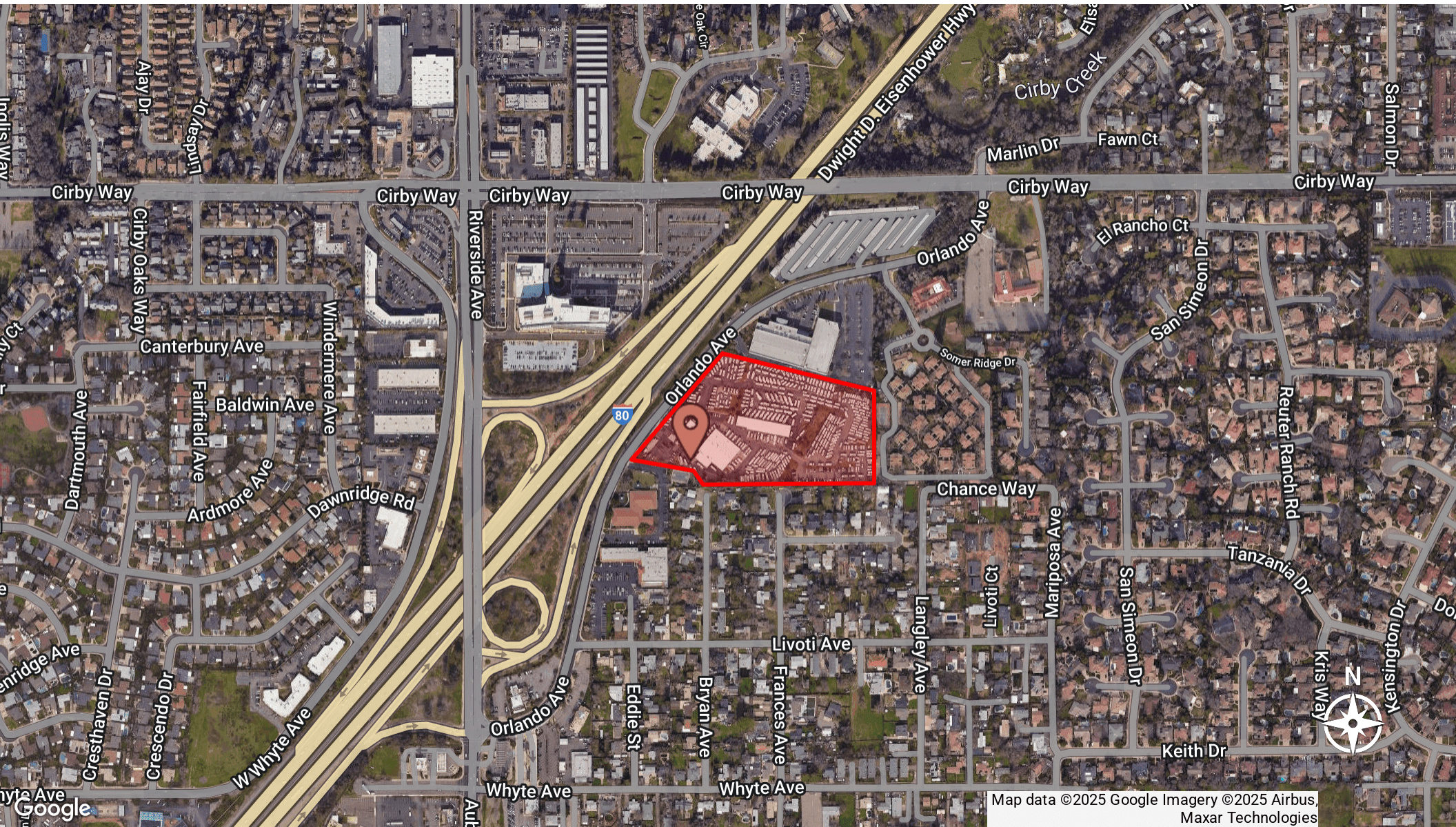
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Location Map



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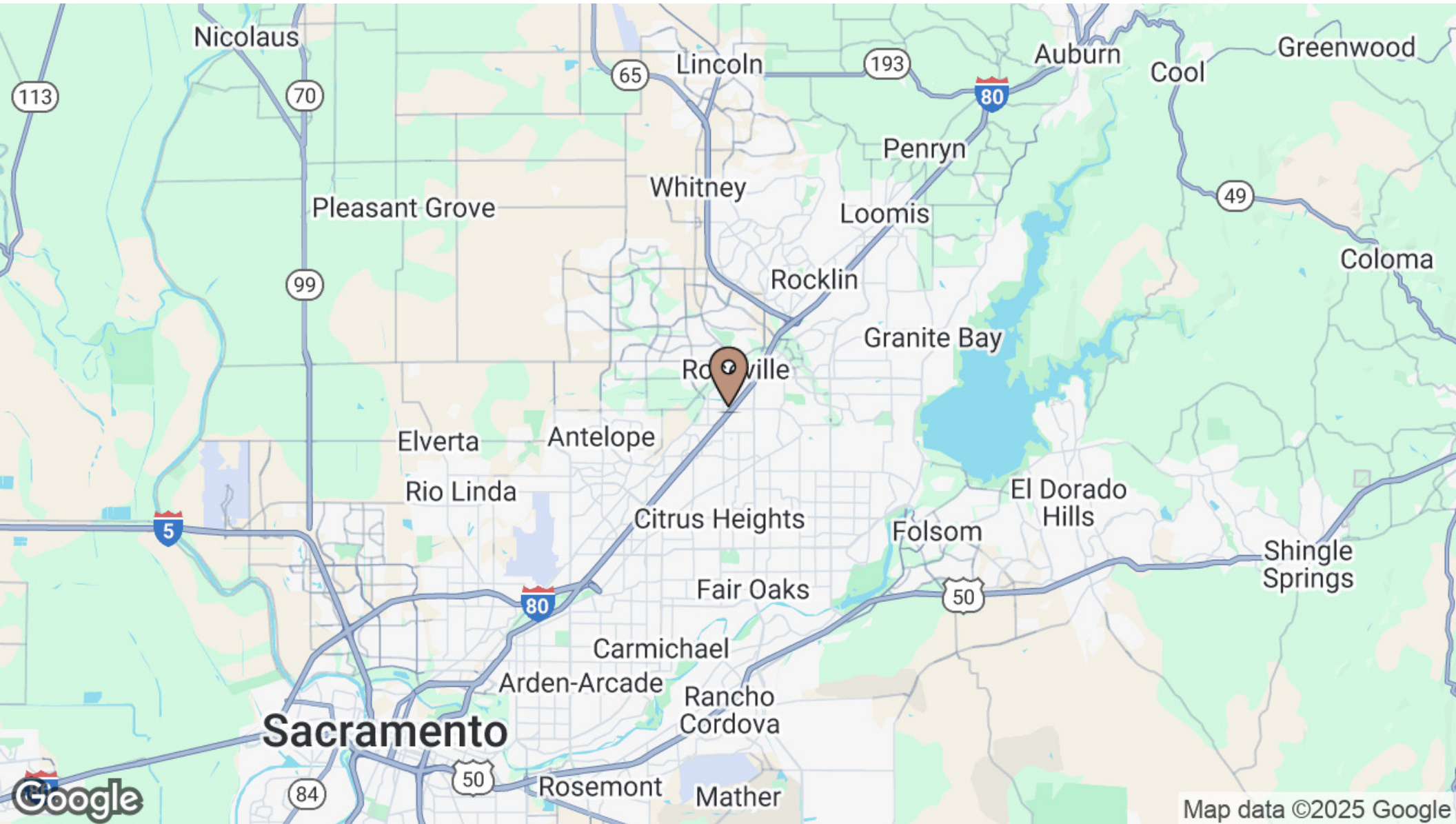
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Aerial Map



Map data ©2025 Google

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SECTION 3.

Financial Analysis

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Financial Summary

Investment Overview

Price	\$16,500,000
Price per SF	\$398.55
CAP Rate	6.01%
Cash-on-Cash Return (yr 1)	7.6%
Total Return (yr 1)	\$457,900

Operating Data

2026 Net Rental Income	\$992,800
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SECTION 4.

Demographics

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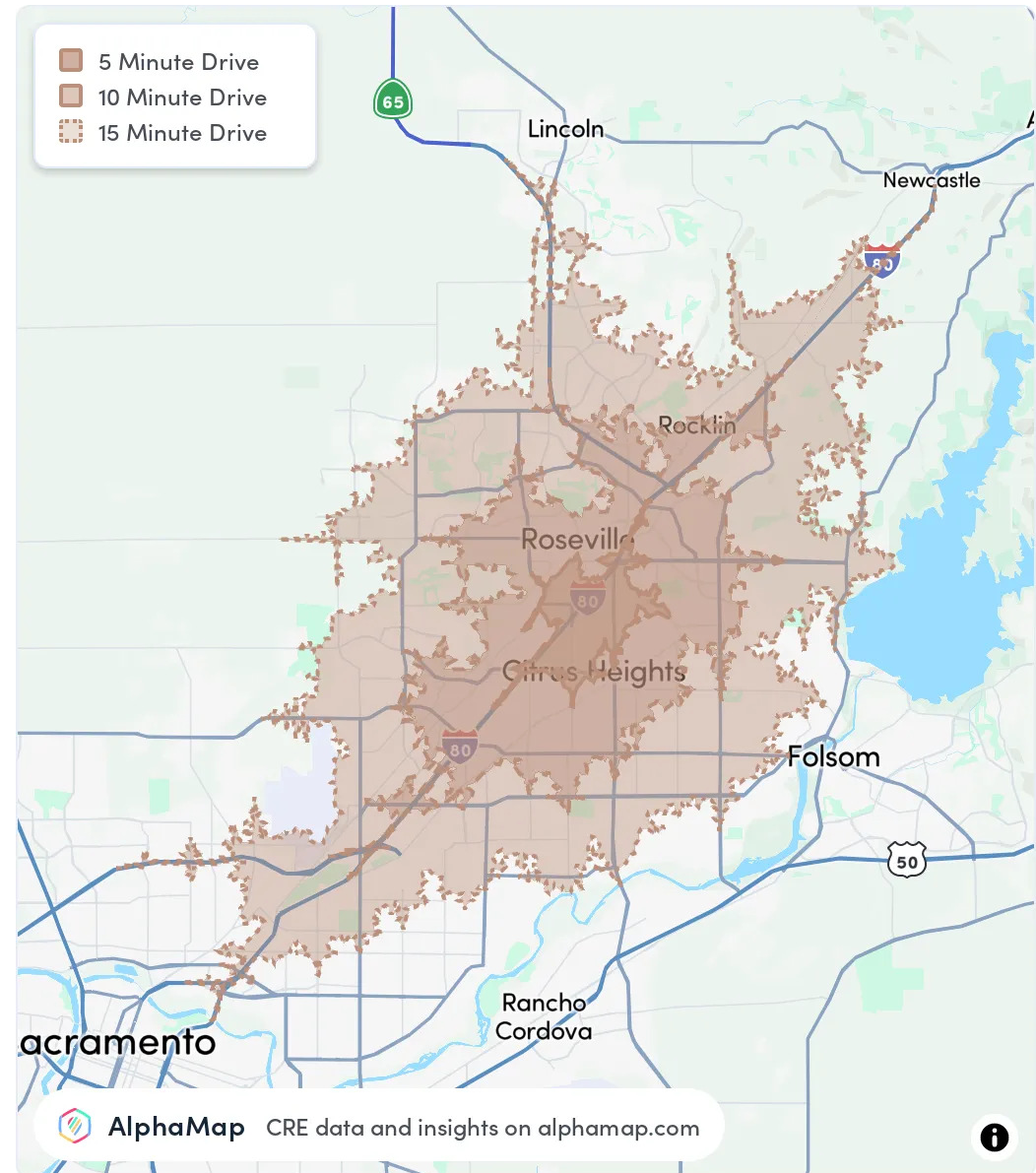
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Area Analytics

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	6,131	77,377	306,107
Average Age	41	41	40
Average Age (Male)	40	40	38
Average Age (Female)	42	43	41

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	2,369	30,001	113,153
Persons per HH	2.6	2.6	2.7
Average HH Income	\$106,770	\$100,594	\$101,960
Average House Value	\$531,195	\$519,001	\$514,906
Per Capita Income	\$41,065	\$38,690	\$37,762

Map and demographics data derived from AlphaMap



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