

FOR SALE **ARCO** **ampm**

OFFERED AT: \$5,600,000

New Construction | 15 Year Leased Investment

**712 LEWELLING
BOULEVARD**
SAN LEANDRO, CA



NNN Leased Investment | Strong Credit, Single-Tenant



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FOR SALE **ARCO** **ampm**

OFFERING SUMMARY

**712 LEWELLING
BOULEVARD**
SAN LEANDRO, CA

INVESTMENT HIGHLIGHTS

Offering Price:	\$5,600,000
Net Operating Income:	\$240,000
Cap Rate:	4.3%
Price/GLA:	\$1,867 PSF
Price/LOT:	\$240 PSF

PROPERTY OVERVIEW

Address:	712 Lewelling Boulevard, San Leandro, CA 94579
County:	Alameda County
Assessor Parcel Number:	080G-1114-006-02
Gas Station:	3,000 SF ampm Convenience Store 6 MPDs / 12 pumps
Land Size:	23,371 SF
Type:	Ground Lease (15 Year Initial Term)
Year Built:	2021 (Scraped and Rebuilt)
Tenant:	BP Products North America Inc., a Maryland Corporation
Property Highlights:	<ul style="list-style-type: none">• Corporate BP Signature• Newly Built Gas Station• 4-Way Signalized Intersection - 56,967 ADT• Convenient Ingress/Egress• Real Estate is For Sale - Not the Business

LockeHouse is pleased to exclusively offer for sale the fee simple interest in an **Arco ampm** property located in the city of **San Leandro, CA** (business not included, real estate only).

The subject property is leased to BP, operating as ARCO ampm, known for its low-priced gasoline and quick-service convenience stores.

Raised and Rebuilt in 2020, ARCO is well situated on the hard corner of 4-way signalized intersection of Washington and Lewelling Boulevard, visible to 56,966 cars per day. ARCO will offer six MPDs on a large corner lot with ingress and egress from both streets.

Arco ampm boasts a newly constructed convenience store with ample customer parking.



*Traffic Counts Source: Sites USA REGIS Online 9/01/23

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RENT ROLL

**712 LEWELLING
BOULEVARD**
SAN LEANDRO, CA

INVESTMENT HIGHLIGHTS

Offering Price: \$5,600,000

Net Operating Income: \$240,000

Cap Rate: 4.3%

Price/GLA: \$1,867 PSF

Price/LOT: \$240 PSF

Term	Monthly Base Rent	Annual Base Rent	Cap Rate
Years 1-5	\$20,000.00	\$240,000.00	4.29%
Years 6-10	\$22,000.00	\$264,000.00	4.71%
Years 11-15	\$24,200.00	\$290,400.00	5.19%
Option 1	\$27,830.00	\$333,960.00	5.96%
Option 2	\$32,004.50	\$384,054.00	6.86%
Option 3	\$36,805.17	\$441,662.04	7.89%
Option 4	\$42,325.92	\$507,911.04	9.07%

- Initial Term of 15 Years Expires in February 2036
- 10% Rent Increases Every 5 Years During the Initial Lease Term
- 15% Rent Increases Every 5 Years During the Option Term which Include Three Options of 5-Years Each, Then One Additional Period of Four-Years Eleven Months
- Tenants Pays for all NNNs
- New Tanks, C-Store and Canopy Built in 2021
- Business Opened February 2021



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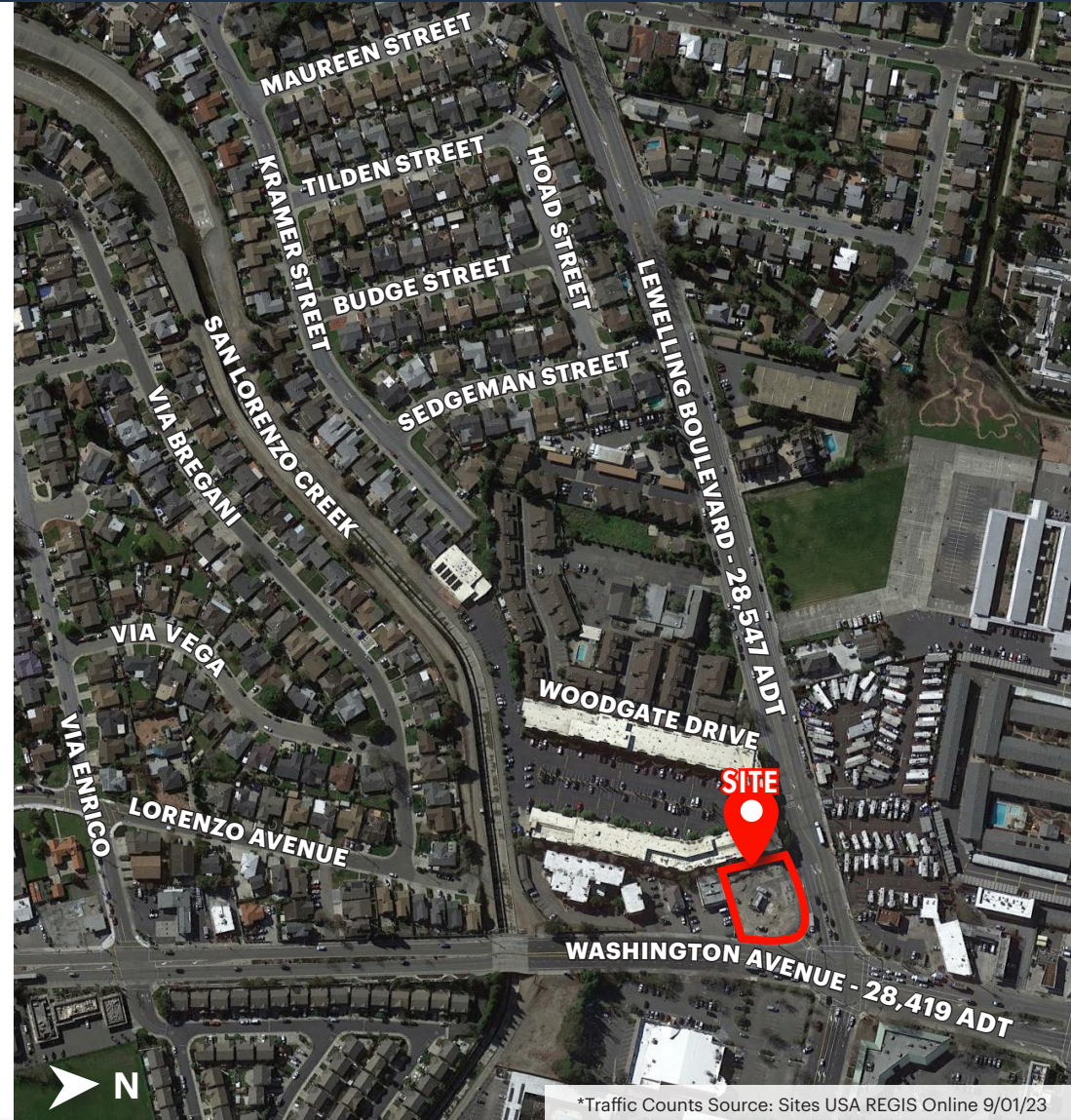
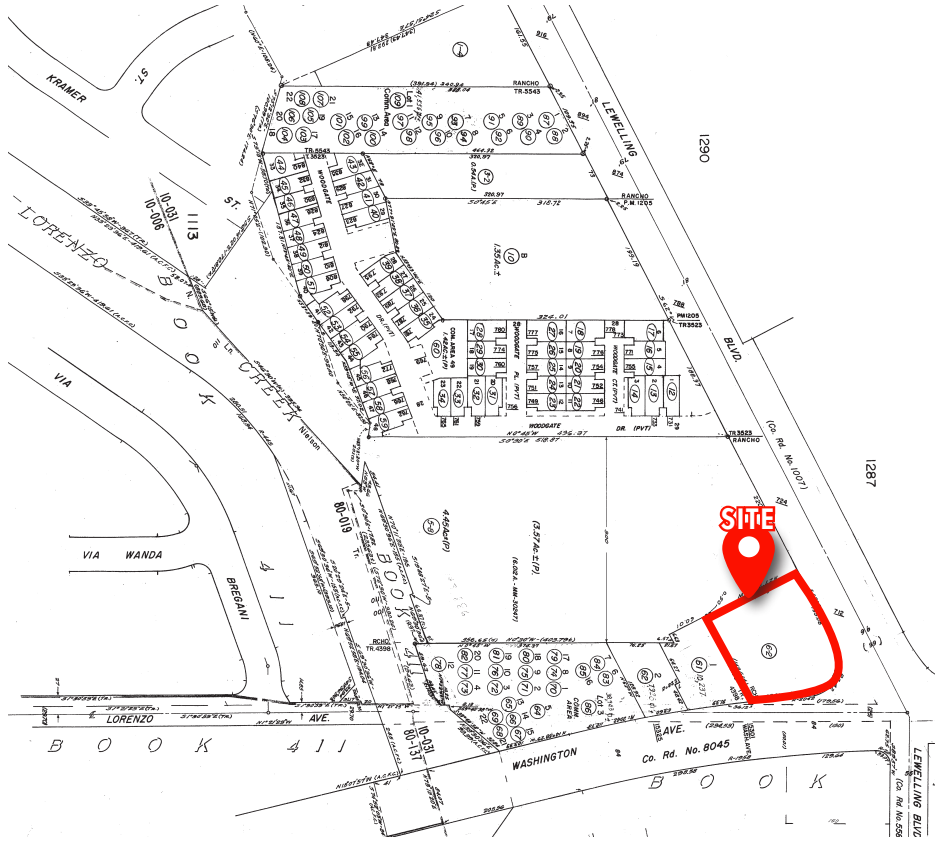
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PARCEL MAP

712 LEWELLING BOULEVARD
SAN LEANDRO, CA

Address: 712 Lewelling Boulevard, San Leandro, CA 94579
County: Alameda County
Assessor Parcel Number: 080G-1114-006-02
Land Size: 23,371 SF
±128' Fronting Lewelling Boulevard
±105' Fronting Washington Avenue
Ingress/Egress on Lewelling Boulevard and Washington Avenue



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FOR SALE

ARCO  
CLOSE-UP AERIAL

**712 LEWELLING
BOULEVARD**
SAN LEANDRO, CA

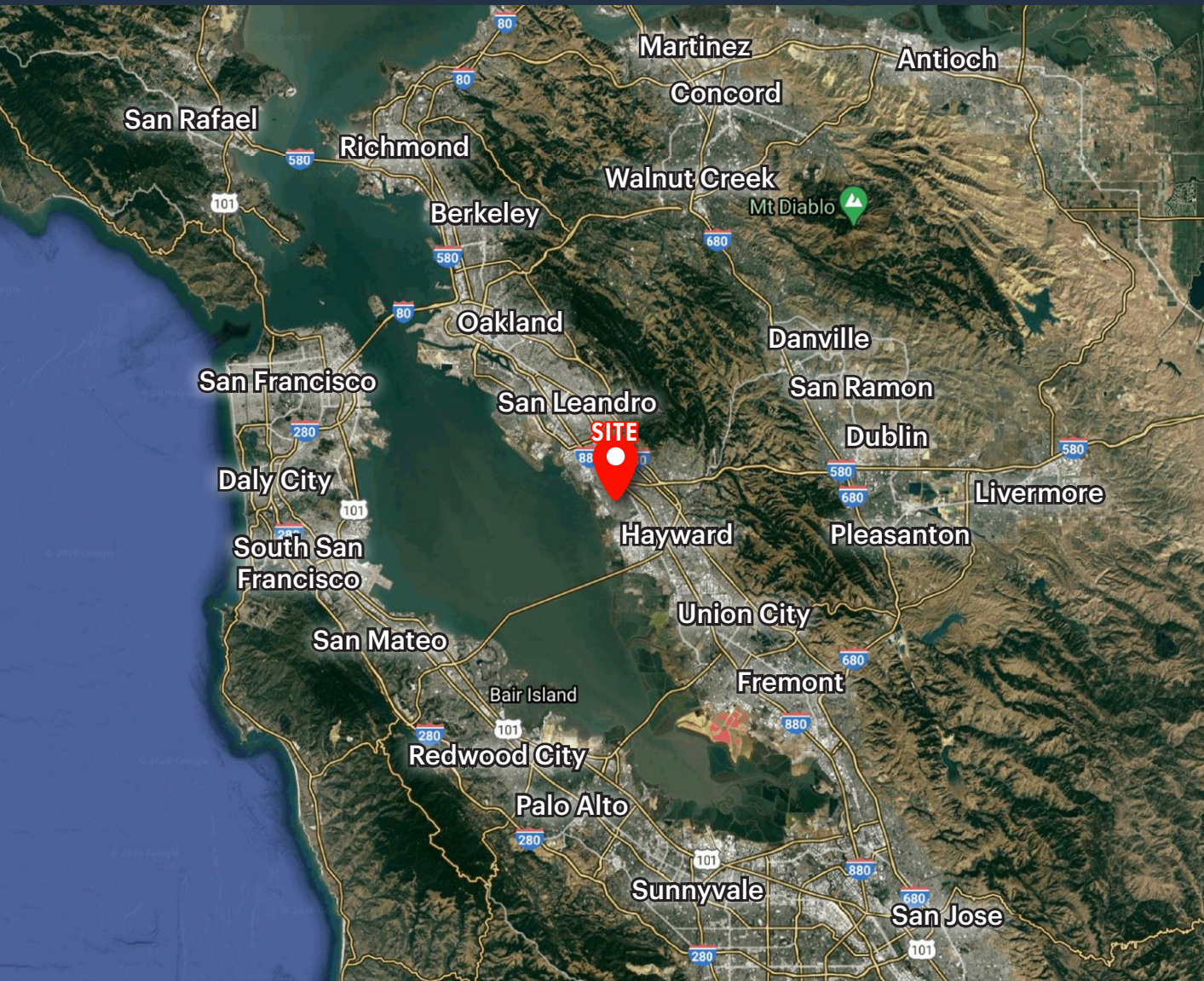


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The City of San Leandro is served by the Interstate 880, 580 and 238 freeways connecting to other parts of the Bay Area.

POPULATION: 89,119

SIZE: 15 Square Miles

LOCATION: Between the Cities of Oakland and Hayward.

3.7 miles to Oakland Airport

28 miles to San Francisco Airport

34 miles to San Jose Airport



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FOR SALE

ARCO  
SAN LEANDRO

**712 LEWELLING
BOULEVARD**
SAN LEANDRO, CA



The City of San Leandro is one of the most diverse cities in the nation located at the center of the dynamic San Francisco Bay Area.

With a vibrant community of more than 175,066 residents within 3 miles, San Leandro is proud of its well-maintained neighborhoods, excellent public libraries, twenty-one public parks, quality local schools, and a wide range of shopping, dining, and entertainment options. The City also encompasses a large industrial area that is home to a thriving advanced manufacturing industry.

Discovered in 1772 by a Spanish explorer, San Leandro became famous during the late 1800s and early 1900s for its delicious cherries. In 1909, to celebrate the abundant cherry harvest, San Leandro held its first Cherry Festival. The event was so successful it is a continued celebration today, becoming an annual event each year in June.

San Leandro is also well-known for its quiet, well-defined neighborhoods full of charming and unique older houses on tree-lined streets where residents are proud of both their neighborhoods and their City.

This is reflected by their active involvement in the City's numerous neighborhood and homeowner's associations. The ideal temperate makes San Leandro an excellent place for outdoor recreation. San Leandro boasts of its 450-berth Marina and two golf courses, and with an average temperature of 62 degrees and average rainfall of 19 inches per year, outdoor activity is possible all year.

*About San Leandro: City of San Leandro LinkedIn, Sites USA REGIS Online & youreastbayhome.com

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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
31,031	175,066	362,642



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,326	58,696	119,653



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$128,072	\$128,234	\$133,594



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.33 M	\$1.47 M	\$1.5 M



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
27,077	149,123	309,578



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$865.45 M	\$4.93 B	\$10.38 B

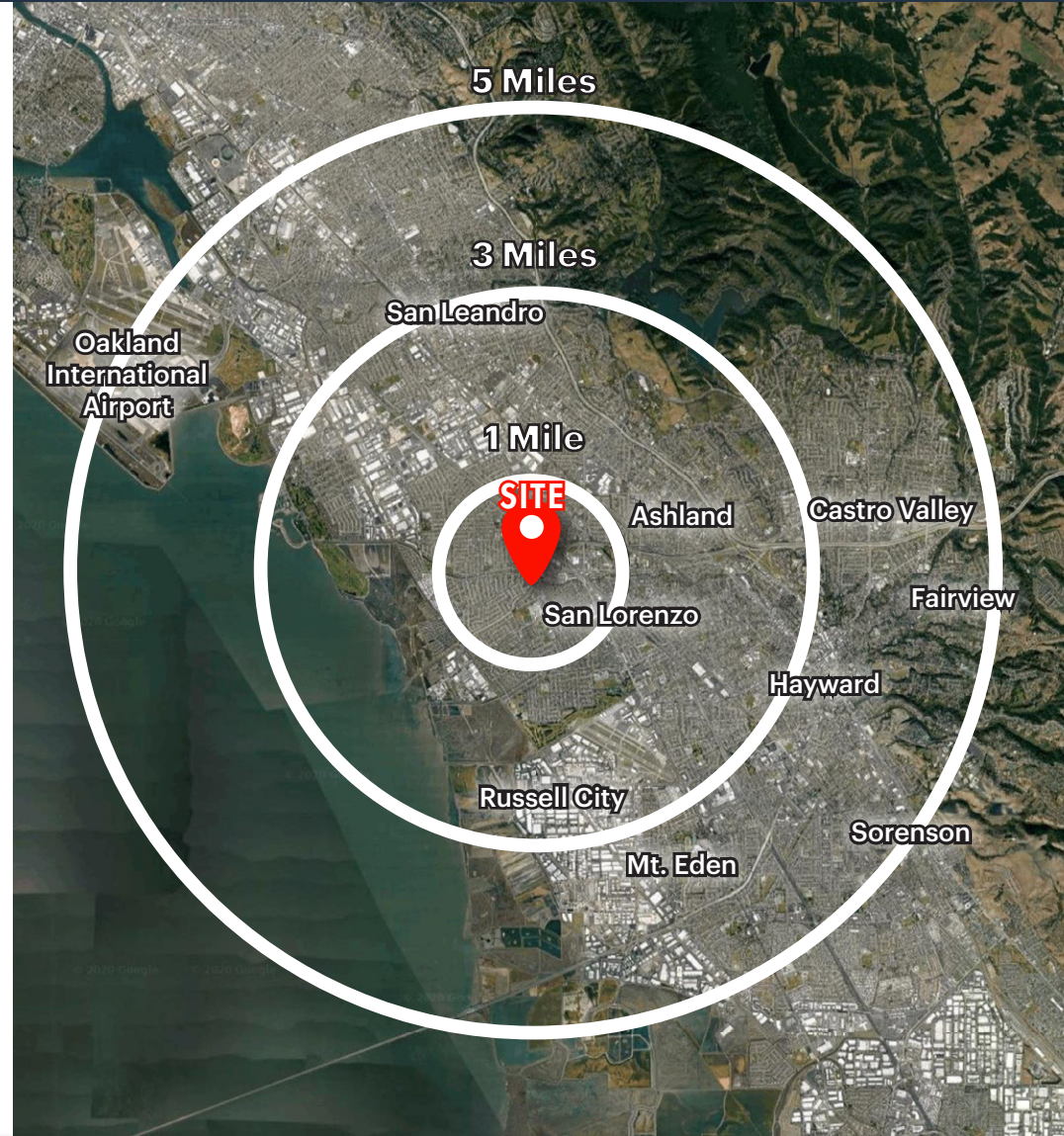
HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
36.9%	37.4%	38.3%

FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$125.39 M	\$713.37 M	\$1.5 B

*Demographics Source: Sites USA REGIS Online 9/01/23



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