

**FOR SALE** ARCO  

**OFFERED AT: \$5,750,000**

Newer Construction | 10 Year Leased Investment

**712 LEWELLING  
BOULEVARD**  
SAN LEANDRO, CA



**NNN Leased Investment | Strong Credit, Single-Tenant**



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**OFFERING SUMMARY**

**INVESTMENT HIGHLIGHTS**

<b>Offering Price:</b>	\$5,750,000
<b>Net Operating Income:</b>	\$264,000
<b>Cap Rate:</b>	4.6%
<b>Price/GLA:</b>	\$1,917 PSF
<b>Price/LOT:</b>	\$246 PSF

**PROPERTY OVERVIEW**

<b>Address:</b>	712 Lewelling Boulevard, San Leandro, CA 94579
<b>County:</b>	Alameda County
<b>Assessor Parcel Number:</b>	080G-1114-006-02
<b>Gas Station:</b>	3,000 SF ampm Convenience Store 6 MPDs / 12 pumps
<b>Land Size:</b>	23,371 SF
<b>Type:</b>	Ground Lease (15 Year Initial Term)
<b>Year Built:</b>	2020 (Scraped and Rebuilt)
<b>Tenant:</b>	BP Products North America Inc., a Maryland Corporation

- Property Highlights:**
- Corporate BP Signature
  - Newly Built Gas Station (2021)
  - 4-Way Signalized Intersection - 57,155 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 2021, 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 02/02/26

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**RENT ROLL**

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

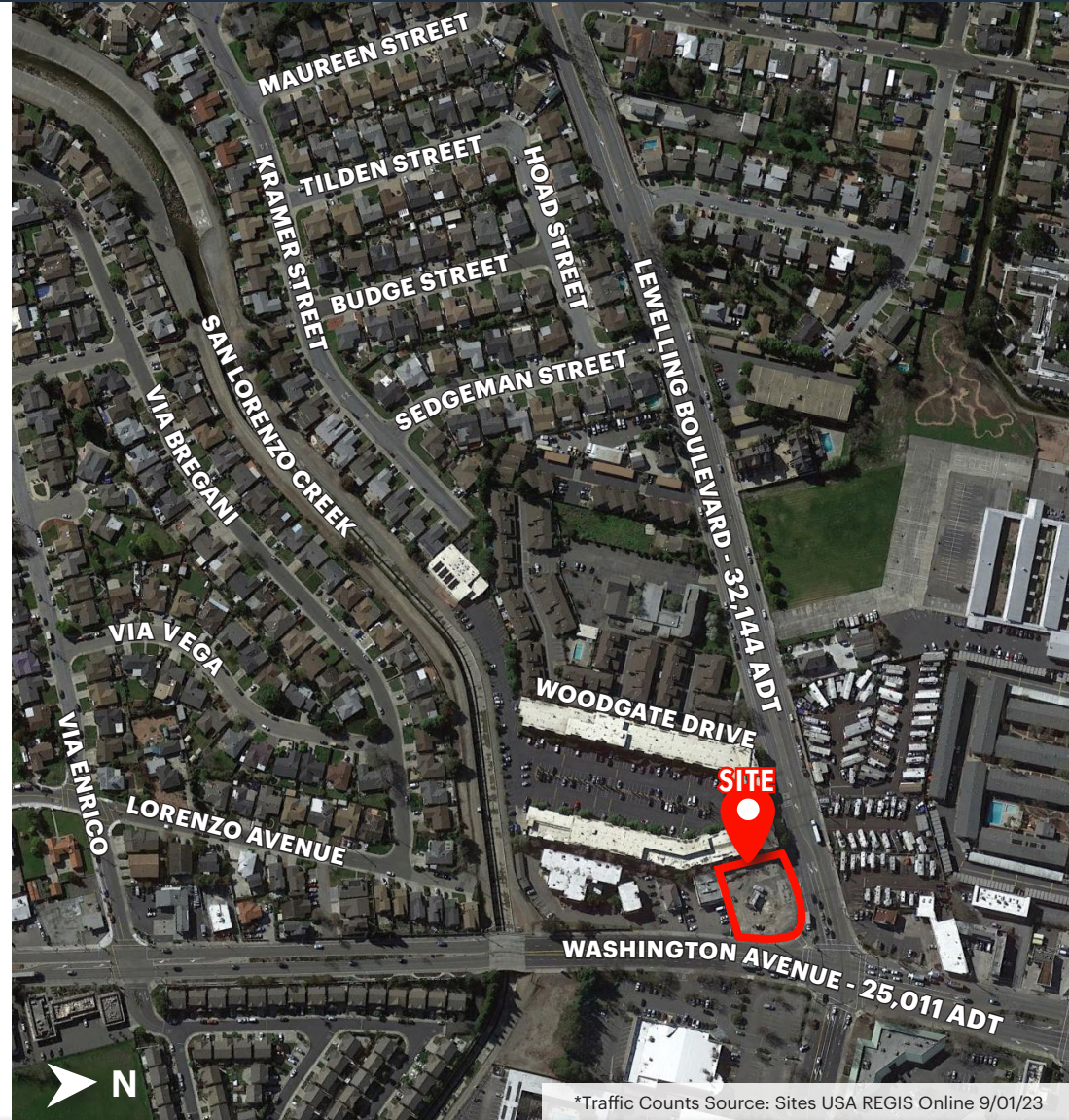
- Initial Term of 15 Years Expires in February 2036
- 10% Rent Increases Every 5 Years During the Initial Lease Term
- 15% Rent Increases Every 5 Years During the Option Term which Include Three Options of 5-Years Each, Then One Additional Period of Four-Years Eleven Months
- Tenants Pays for all NNNs
- New Tanks, C-Store and Canopy Built in 2020
- Business Opened February 2021
- Rent Increase Feb 2026 to \$264,000 Annually



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**PARCEL MAP**

**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



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

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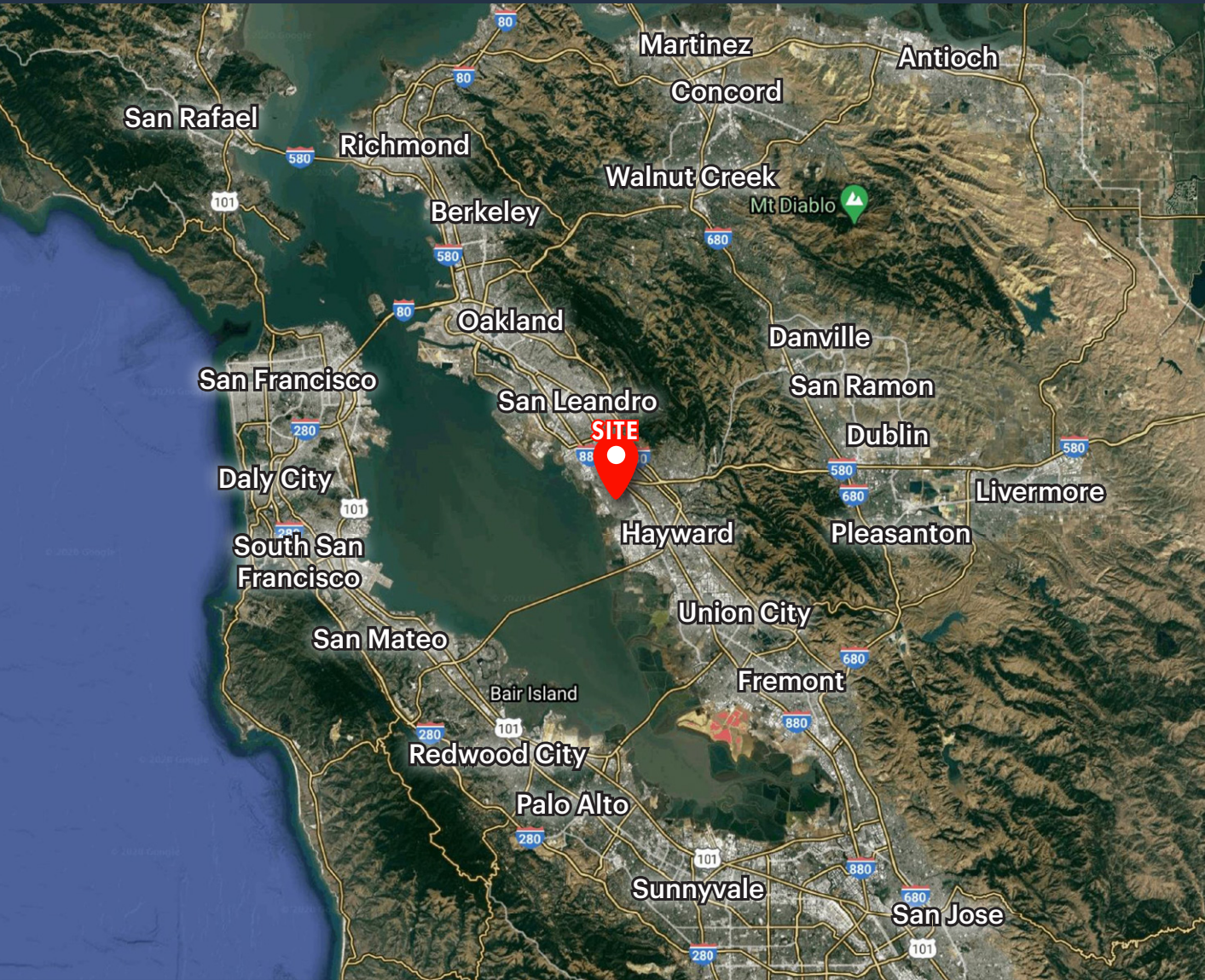


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The City of San Leandro is served by the Interstate 880, 580 and 238 freeways connecting to other parts of the Bay Area.

**POPULATION:** 88,319  
**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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**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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**DEMOGRAPHICS**



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
30,801	172,612	361,048



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,267	58,984	121,077



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$128,609	\$134,348	\$138,640



EST. AVG. HH NET WORTH

1 MILE	3 MILES	5 MILES
\$1.25 M	\$1.28 M	\$1.35 M



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
28,003	150,032	308,090



TOTAL HH EXPENDITURE

1 MILE	3 MILES	5 MILES
\$10,178	\$10,417	\$10,594



HOUSEHOLDS WITH CHILDREN

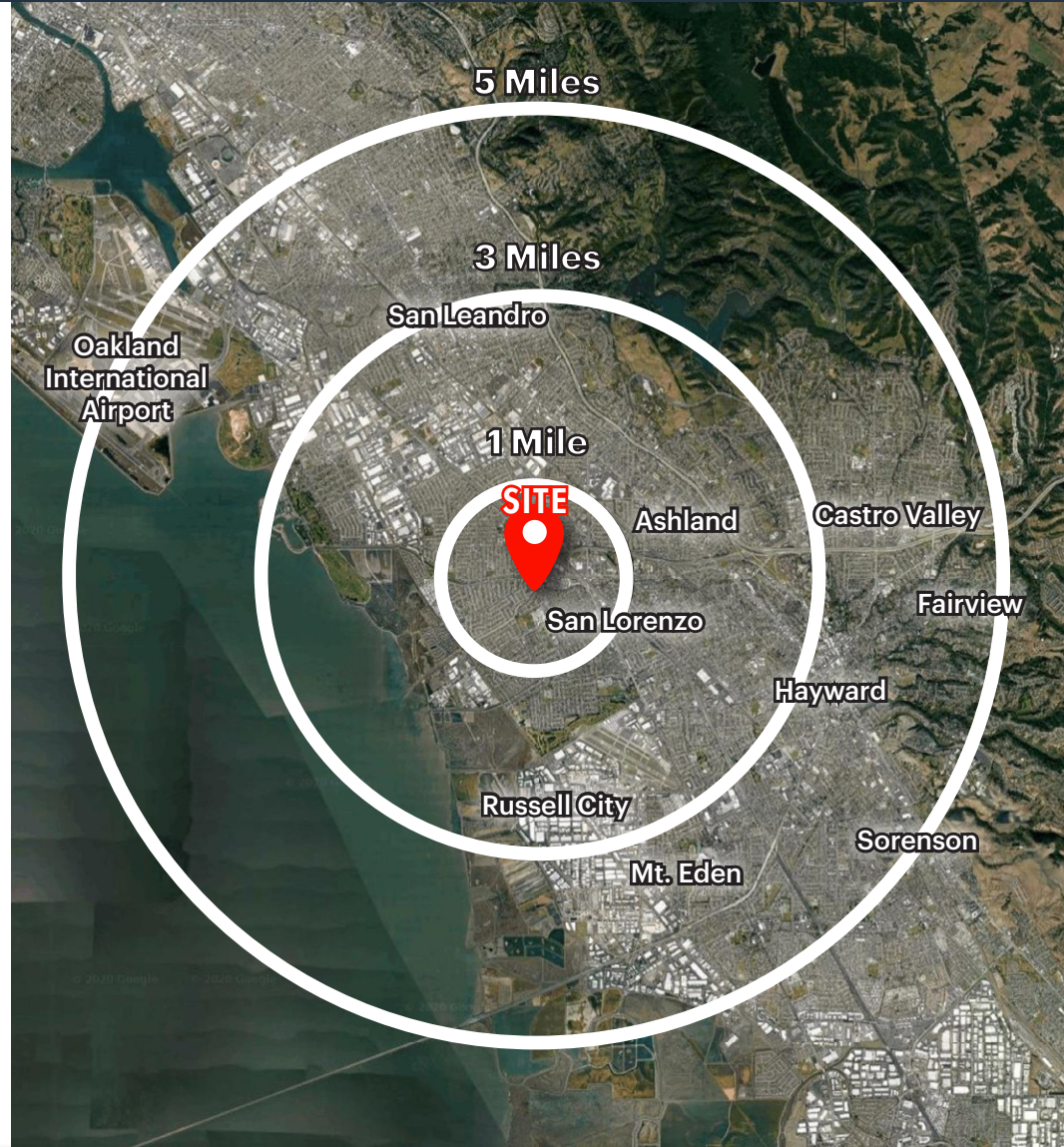
1 MILE	3 MILES	5 MILES
3,804	21,302	44,586



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$501	\$510	\$518

\*Demographics Source: Sites USA REGIS Online 2/24/26



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