

For Sale - NNN



76 Gas Station with Car Wash & Auto Repair

750 N Escondido Blvd
Escondido, CA 92025

Exclusively Offered By: **Duane R. Bernard**

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NAI San Diego

Property Overview



Price	\$8,350,000
Lease Type	NNN
GLA	27,112 SF +/-
Year Built Year Renovated	1990 (circa) 2015
Lot Size	1.81 Acres +/-
NOI (As of 6/1/2017)	\$533,319.80
CAP Rate (As of 6/1/2017)	6.26%
Average CAP Over Initial Term	6.94%
Option to Extend	Four 5-Year

- **Attractive Ownership Structure:** Property features two absolute NNN leases with zero Landlord responsibilities.
- **Annual Rent Increases:** There are two tenants, with above market rental increases: For the 76 Gas Station & Car Wash primary tenant - 1% through June, 2020 then 2% during the remainder primary lease period and all options and 1.5% annual increases for the secondary tenant (auto repair). Personal Guarantees in place.
- **Leases Remaining:** 76 & Car Wash tenant 13 years with 4, five year options to extend. Auto Repair Tenant 19 years, with one ten year option.
- **National Brand Recognition:** 76 is a leader in fuel and convenience store sales in the Southern California market, the largest gasoline market in the U.S.
- **Environmental:** No further action (case closure) letter from local water board.

Date	Base Rent	Annual Rent	Annual CAP
6/1/2016 - 5/31/2017	\$43,065.00	\$516,780.00	6.19%
6/1/2017 - 5/31/2018	\$43,526.65	\$522,319.80	6.26%
6/1/2018 - 5/31/2019	\$43,993.38	\$527,920.58	6.32%
6/1/2019 - 5/31/2020	\$44,465.25	\$533,583.03	6.39%
6/1/2020 - 5/31/2021	\$45,322.14	\$543,865.70	6.51%
6/1/2021 - 5/31/2022	\$46,195.68	\$554,348.18	6.64%
6/1/2022 - 5/31/2023	\$47,086.20	\$565,034.40	6.77%
6/1/2023 - 5/31/2024	\$47,994.03	\$575,928.32	6.90%
6/1/2024 - 5/31/2025	\$48,919.50	\$587,034.03	7.03%
6/1/2025 - 5/31/2026	\$49,862.97	\$598,355.65	7.17%
6/1/2026 - 5/31/2027	\$50,824.79	\$609,897.42	7.30%
6/1/2027 - 5/31/2028	\$51,805.30	\$621,663.65	7.45%
6/1/2028 - 5/31/2029	\$52,804.89	\$633,658.73	7.59%
6/1/2029 - 5/31/2030	\$53,823.93	\$645,887.13	7.74%
6/1/2030 - 5/31/2031	\$54,862.79	\$658,353.43	7.88%
Average over 15 years	\$48,303.50	\$579,642.00	6.94%

This well-established, highly visible 76 Branded "Super Facility," with full service automated car wash opened new in 1990 & features a 2,400+ SF convenience store and auto repair center. Contact agent for more details.

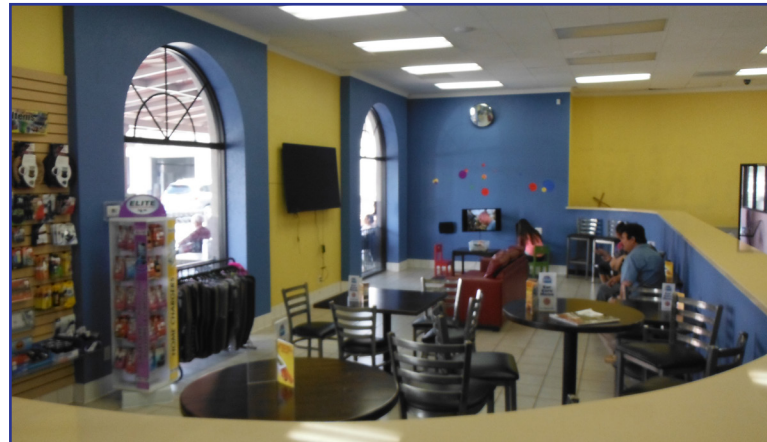
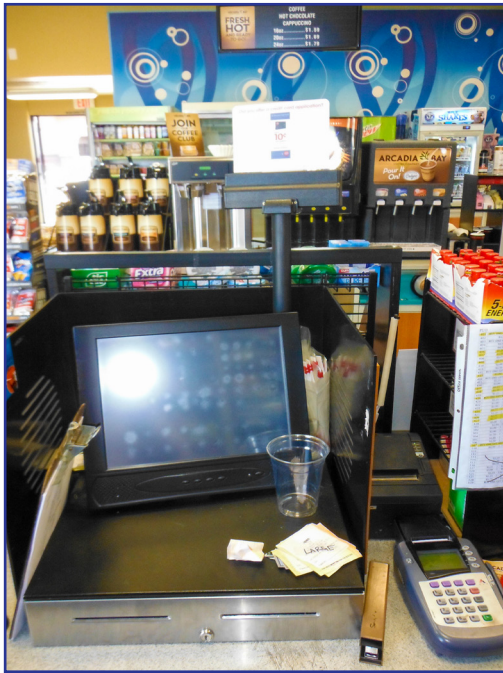
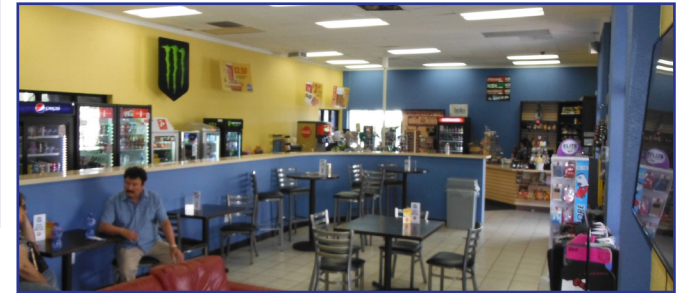
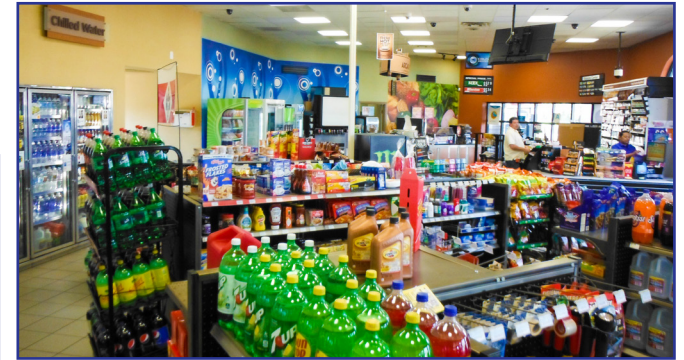
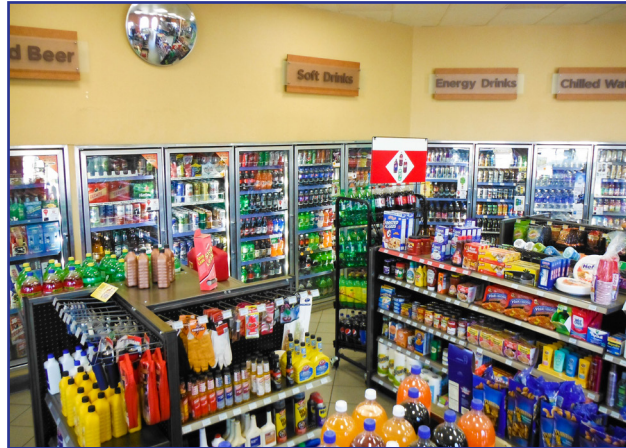
Exterior Photos



For more
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Interior Photos



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Regional Map & Aerial



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Area Overview

San Diego

With its great weather, miles of sandy beaches, and major attractions, San Diego is known worldwide as one of the best tourist destinations. San Diego is also a hub for cutting-edge businesses for telecommunications, biotechnology, software, electronics, and other major industries. San Diego is renowned for its idyllic climate, 70 miles of pristine beaches and a dazzling array of world-class family attractions. San Diego's tourism industry has made significant strides and continues to thrive, boasting approximately 34 million visitors annually. This tourism brings in nearly \$10 billion in yearly revenue, which translates to a regional impact of over \$16 billion new dollars generated for the regional economy. Popular San Diego destinations include the world-famous San Diego Zoo and Safari Park, Sea World San Diego and LEGOLAND California. Balboa Park, the second largest urban cultural park in the U.S. (second only to Central Park in New York City), home to 15 museums, numerous art galleries, beautiful gardens, the Tony Award-winning Globe Theatre and the San Diego Zoo.

San Diego County, the southern-most county in California, has a population of just over 3.1 million people with an average household income in excess of \$91,000. San Diego County has a diverse economy with a strong tourism sector, a sizable defense industry, and a bustling technology cluster. The U.S. Military is the county's largest employer with a naval base in the city of San Diego as well as Camp Pendleton which is located in the northern most point of the County.



Escondido

Escondido is located in the heart of Northern San Diego County. Although Escondido means "Hidden" there are many attractions, restaurants, wineries, etc. to experience in this city. Escondido is home to Stone Brewing World Bistro and Gardens, San Diego Safari Park, San Diego Archaeological Center, California Center for the Arts, Queen Calafia's Magical Circle, and more. Escondido is well known for its exquisite wineries and craft beer culture, and holds many annual wine tasting and beer tasting events. The area is also known for its hiking trail on Palomar Mountain, three lakes to enjoy fishing, downtown shopping, and casinos.

The City of Escondido's business retention and expansion program strives to keep businesses from relocating outside of Escondido and the 78 corridor. It also helps businesses with expansions that create jobs, and helps firms increase their competitiveness. In an effort to identify and understand the needs of Escondido businesses, the City and the Escondido Chamber of Commerce hold an annual outreach survey event called the Annual Escondido Business Walk. The purpose is to gather information about what businesses need to be successful in Escondido.



Demographics | 5-Mile Radius

Summary	Census 2010	2016	2021
Population	202,435	212,698	224,177
Households	64,636	66,693	69,850
Families	46,800	48,304	50,596
Average Household Size	3.09	3.14	3.17
Owner Occupied Housing Units	36,571	36,648	38,112
Renter Occupied Housing Units	28,065	30,045	31,738
Median Age	33.4	34.1	35.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.06%	0.87%	0.84%
Households	0.93%	0.79%	0.79%
Families	0.93%	0.79%	0.72%
Owner HHs	0.79%	0.69%	0.73%
Median Household Income	1.61%	2.73%	1.89%

	2016		2021	
Households by Income	Number	Percent	Number	Percent
<\$15,000	7,475	11.2%	8,322	11.9%
\$15,000 - \$24,999	6,265	9.4%	5,879	8.4%
\$25,000 - \$34,999	6,871	10.3%	6,515	9.3%
\$35,000 - \$49,999	9,953	14.9%	9,809	14.0%
\$50,000 - \$74,999	11,504	17.2%	9,955	14.3%
\$75,000 - \$99,999	7,646	11.5%	8,831	12.6%
\$100,000 - \$149,999	9,431	14.1%	11,459	16.4%
\$150,000 - \$199,999	3,876	5.8%	4,807	6.9%
\$200,000+	3,671	5.5%	4,273	6.1%

Median Household Income	\$54,422	\$58,960
Average Household Income	\$78,051	\$85,013
Per Capita Income	\$25,165	\$27,159

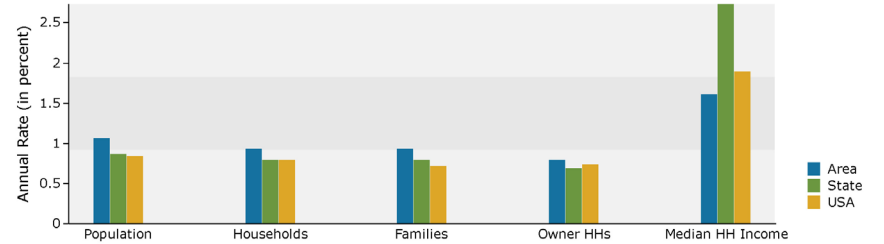
	Census 2010		2016		2021	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,477	7.6%	15,600	7.3%	16,356	7.3%
5 - 9	14,593	7.2%	15,137	7.1%	15,208	6.8%
10 - 14	14,684	7.3%	14,824	7.0%	15,225	6.8%
15 - 19	16,121	8.0%	14,854	7.0%	14,546	6.5%
20 - 24	15,642	7.7%	15,849	7.5%	14,683	6.5%
25 - 34	29,112	14.4%	32,824	15.4%	34,772	15.5%
35 - 44	27,120	13.4%	27,127	12.8%	30,773	13.7%
45 - 54	27,185	13.4%	26,245	12.3%	25,915	11.6%
55 - 64	20,424	10.1%	23,699	11.1%	25,176	11.2%
65 - 74	11,172	5.5%	14,790	7.0%	18,263	8.1%
75 - 84	7,134	3.5%	7,554	3.6%	9,018	4.0%
85+	3,770	1.9%	4,195	2.0%	4,242	1.9%

	Census 2010		2016		2021	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	127,571	63.0%	129,032	60.7%	132,254	59.0%
Black Alone	4,781	2.4%	5,031	2.4%	5,256	2.3%
American Indian Alone	1,936	1.0%	1,971	0.9%	2,029	0.9%
Asian Alone	12,550	6.2%	14,407	6.8%	16,374	7.3%
Pacific Islander Alone	557	0.3%	589	0.3%	626	0.3%
Some Other Race Alone	46,109	22.8%	51,567	24.2%	56,436	25.2%
Two or More Races	8,931	4.4%	10,103	4.7%	11,202	5.0%
Hispanic Origin (Any Race)	89,639	44.3%	100,050	47.0%	110,568	49.3%

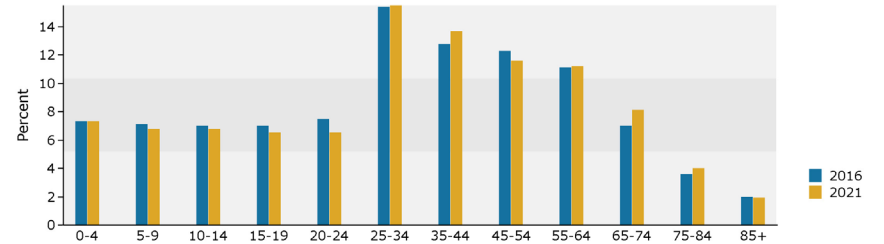
Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

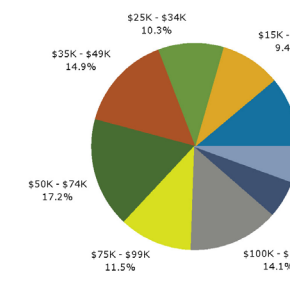
Trends 2016-2021



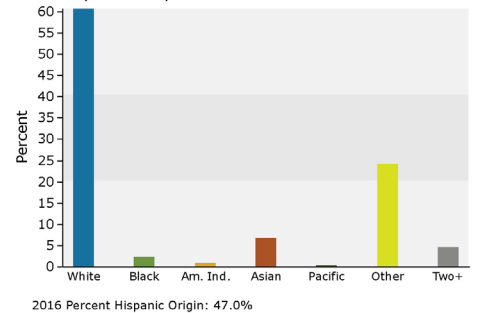
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

For more
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