



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

4966 West Lane | Stockton, CA 95210

Exclusively Marketed By:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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Actual Property Image

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OFFERING SUMMARY

PRICE	\$2,400,000
CAP	5.00%
NOI	\$120,000
PRICE PER SF	\$1,142.86
YEARS REMAINING	20 Years
LEASE GUARANTY	17-Unit Operator

PROPERTY SUMMARY

ADDRESS	4966 West Lane Stockton, CA 95210
COUNTY	San Joaquin
BUILDING AREA	2,100 SF
LAND AREA	0.57 Acres
BUILT	2009

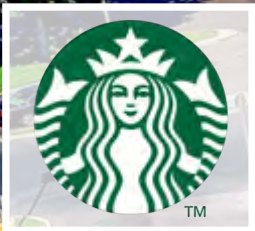


INVESTMENT HIGHLIGHTS

- 20 Year Triple Net (NNN) Long-Term Lease to Commence at Close of Escrow
- Zero Landlord Responsibilities
- Lease Guaranteed by 17-Unit Operator
- Outstanding Traffic with Over 33,000 VPD Along West Lane
- Excellent Demographics: Over 162,378 People with an Average Household Income of \$60,139 Within a 3-Mile Radius
- 2.5 Miles from San Joaquin Delta College Serving Over 18,600 Students
- 5 Miles North of Downtown Stockton Which Has a Population of Over 320,500 Residents
- Surrounded by Sherwood and Weberstown Malls, Calaveras & Village at Weber Ranch Shopping Centers and Several Markets Providing Ample Foot Traffic
- Nearby Tenants: Walmart, The UPS Store, Starbucks, McDonald's, Taco Bell, Dollar Tree, Burger King, Pep Boys, Chevron, Rite Aid, Habitat for Humanity, WingStop, CVS and Western Union

Actual Property Image







WinCo FOODS

AdventistHealth
Feather River

HealthCare
Clinical Laboratories
A Dignity Health Member

SATELLITE
HEALTHCARE

Acacia Middle
Charter School

Pacific Heart
& Vascular
Advanced care for the heart... from the heart

Chevron
Jack
In the box

StorQuest
SELF STORAGE

Walmart

Davita

E March Ln

Rio Calaveras
Elementary
School

ups

TACO
BELL

AMERICA
WAFFLES

WU

Advance
America

DOLLAR TREE

ACE CASH EXPRESS

Public
Storage

Little Caesars

McDonald's

Shell

BURGER
KING

CVS pharmacy

Torcello
Apartments

POPEYES
LOUISIANA KITCHEN

Las
Palmas

WING-STOP

PEPBOYS

West Ln

Starbucks

RIO LAS PALMAS

California College of
Barbering and Cosmetology

Family Pet
Hospital

Habitat
for Humanity

ARCO'S
SELF STORAGE

Sierra-Pacific Health Supply

Bianchi Rd

RITE
AID

BUGS
Cats & Dogs

Chevron

Wells Fargo 7-Eleven Michaels
 TJ-maxx Toys R Us
 Smart & Final
 DOLLAR TREE Carls Jr.
 Pier 1 imports Starbucks

O'Reilly Bank of America TRADER JOE'S
 usbank Chevron CHUCK E. CHEESE'S BevMo!
 CHASE GNC GROCERY OUTLET
 chico's RITE AID Starbucks COLD STONE
 aaronbrothers Jamba Juice SAFeway
 CVS pharmacy SOBA'S NEW YORK BAGELS Cafe Rio F

Firestone FIREHOUSE SUBS Pollo Loco
 dds DISCOUNTS BATTAS
 Western Dental BANK WEST in the Box See's CANDIES
 99c Starbucks VALERO
 Walgreens COSTCO U-HAUL

UnionBank Mobil
 Smile Brands Group SUBWAY
 Jack metroPCS
 cricket verizon

REGAL CINEMAS
 U-HAUL
 US STORAGE Centers

AMERICA'S TIRE MIDAS LOFTROSS
 SUPER CUTS carter's GNC
 EXPRESS rue21 BEST BUY
 GYMBOREE LANE BRYANT HomeGoods
 MEN'S WEARHOUSE petco
 VICTORIA'S SECRET sears FIVE GUYS
 macy's HOME TOWN BUFFET SALLY BEAUTY
 sleep number ME yogurtland Starbucks
 Macaroni Grill SUBWAY Foot Locker
 metroPCS Payless T-Mobile ROGER DUNN GOLF SHOPS

BARNES NOBLE AÉROPOSTALE VICTORIA'S SECRET
 BOOG MAXAZRIA
 Buckle Charlotte's M JCPenney
 FOREVER 21 russell H. M toby
 OLD NAVY HOLLISTER Dillard's
 TILLY'S Tanora claire's
 Denny's CHARLEY'S Foot Locker
 metroPCS TACO PIZZA SEPHORA
 cricket T-Mobile

Pop Day's Shell Dunkin' Donuts Walmart
 DOLLAR TREE
 Aaron's Burger King McDonald's
 TACO BELL Little Caesars Pizza SUBWAY Public Storage
 metroPCS

WinCo Foods Jack
 In the Box

Pacific Ave

West Ln

E March Ln

BW Best Western PLUS
 Domino's

CVS pharmacy
 Starbucks

jiffy lube
 RITE AID GNC
 IN-SHAPE HEALTH CLUBS

Wells Fargo 7-Eleven HOBBY LOBBY
 Western Dental 99c
 IN-SHAPE HEALTH CLUBS OUTBACK
 DOLLAR TREE Bank of America BIG5

AutoZone avenue
 Chevron Target CVS pharmacy
 Office DEPOT OfficeMax Walgreens
 Kentucky Fried Chicken Starbucks McDonald's
 Papa Murphy's SUBWAY
 metroPCS ExtraSpace Storage

POPEYES
 LOUISIANA KITCHEN



CARRINGTON COLLEGE
The Starting Point for Health Care Careers.

UEI COLLEGE

SAN JOAQUIN DELTA COLLEGE



POPEYES
LOUISIANA KITCHEN

Calaveras Square Shopping Center

Cesar Chavez High School

St. Mary's High School

George W Bush Elementary School

West Ln

E March Ln

Peyton Elementary School

Pacific Ave

Village at Weber Ranch



The New **STOCKTON 99** Speedway



UNIVERSITY OF THE **PACIFIC**

Torcello Apartments

Rio Calaveras Elementary School



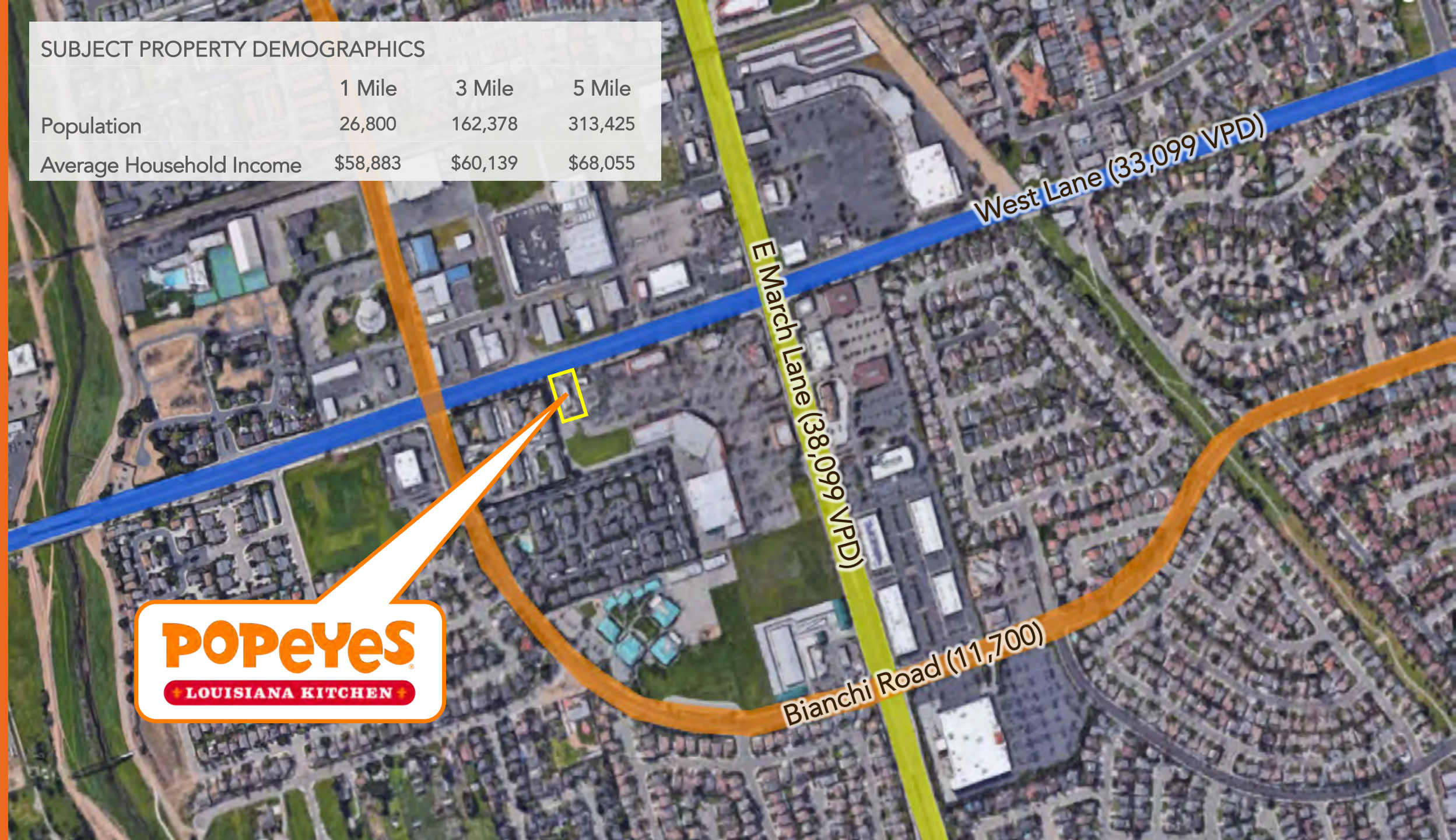
Oakmoore **GOLF**

Stone Creek Village
Sherwood Mall
Weberstown Mall



Coca-Cola
BOTTLING Co.
CONSOLIDATED

SUBJECT PROPERTY DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	26,800	162,378	313,425
Average Household Income	\$58,883	\$60,139	\$68,055





DOWNTOWN STOCKTON



STOCKTON SEAPORT



STOCKTON PARK

ABOUT THE CITY

Stockton is a city in the Central Valley of the U.S. in California. The city is named after Robert F. Stockton, and it was the first community in California to have a name not of Spanish or Native American origin. The city is located on the San Joaquin River in the northern San Joaquin Valley and had an estimated population of 320,554 by the California Department of Finance for 2017. Stockton is the 13th largest city in California and the 63rd largest city in the United States. It was named an All-America City in 1999, 2004, 2015 and again in 2017. The City of Stockton is one of California's fastest growing communities. Stockton is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area and 45 miles south of Sacramento, the capital of California. Stockton is recognized as the premier travel destination to explore the unique experiences of our City, San Joaquin County and Northern California.

ECONOMY

Built during the California Gold Rush, Stockton's seaport serves as a gateway to the Central Valley and beyond. It provided easy access for trade and transportation to the southern gold mines. The University of the Pacific (UOP), chartered in 1851, is the oldest university in California, and has been located in Stockton since 1923. This university has helped the city's economy tremendously by attracting students from all over the world to attend. Historically an agricultural community, Stockton's economy has since diversified into other industries, which include telecommunications, energy, education, and manufacturing. Stockton's central location, relative to both San Francisco and Sacramento, as well as its proximity to the state and interstate freeway system, together with its comparatively inexpensive land costs, have prompted several companies base their regional operations in the city. The median household income in Stockton , CA, is \$44,797. Stockton is not only a great place to live, but it's also a great place to work. A thriving economy helps the tax base (so there's more money for city improvements) and helps a city attract and retain talent.

CULTURE & CONTEMPORARY LIFE

Stockton has many outstanding recreational opportunities for the whole family to enjoy. Stockton is within close proximity to world famous scenic attractions including the California Coast, San Francisco, Lake Tahoe and Yosemite National Park. The community offers many local recreational opportunities such as professional sports teams, an Olympic size ice rink, and the Delta, which provides thousands of miles of waterways for water skiing, sailing and other water activities. There are also many opportunities to enjoy music, theater, dance, literary events, and other cultural and entertainment activities throughout the year. The City has its own symphony and opera company. The city is packed with plenty of history, art, and good food and wine. Ideally located in California's Central Valley, making it close to numerous coastal beaches. This dynamic inland city boasts a rich heritage and a vibrant, contemporary ambiance. Stockton is recognized as the premier travel destination to explore the unique experiences of our City, San Joaquin County and Northern California.

POPEYES

LOUISIANA KITCHEN

Founded in New Orleans in 1972, Popeyes® has more than 40 years of history and culinary tradition.

Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items. The chain's passion for its Louisiana heritage and flavorful authentic food has allowed Popeyes to become one of the world's largest quick service restaurant chicken concepts with over 2,600 restaurants in the U.S. and around the world.

Popeyes is committed to supporting local communities. It is franchised in most of the country, and it is up to the individual restaurant franchise owner to decide whether he or she would like to contribute.

Popeyes parent company is Restaurant Brands International Inc. ("RBI") is one of the world's largest quick service restaurant companies with more than \$30 billion in system-wide sales and over 24,000 restaurants in more than 100 countries and U.S. territories. RBI owns three of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for over 40 years.



Actual Property Image



COMPANY TYPE
Subsidiary



HEADQUARTERS
Atlanta, GA



OF LOCATIONS
2,600+



FOUNDED
1972



WEBSITE
popeyes.com

LEASE SUMMARY

TENANT	Popeyes
PREMISES	A Building of Approximately 2,100 SF
LEASE COMMENCEMENT	At Close of Escrow
LEASE EXPIRATION	20 Years From Close of Escrow
LEASE TERM REMAINING	20 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	Triple Net (NNN)
USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No





TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	RENTAL INCREASE AND DATES	LEASE BEGIN	LEASE END	OPTIONS
Popeyes	2,100 SF	100%	\$120,000	\$57.14	10% Every 5 Years and At Options	Close of Escrow	20 Years from COE	4 x 5 Years

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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