

Rare NNN Leased Investment in Los Gatos

Chevron Franchisee

4 Pumps – 3 Service Bays – Double Wall Tanks

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INVESTMENT OVERVIEW



OFFERING PRICE: \$3,777,777
CAP RATE: 4.50%

NUMBER OF PUMPS: 4
SERVICE BAYS: 3

BUILDING AREA: ± 1,653 SF

LEASE START DATE: December 1st, 2020

LAND AREA: ± 30,225 SF

LEASE EXPIRATION DATE: November 30th, 2030

Type of Tanks: Double Wall

OPTIONS: 2 (5-Year Options)

YEAR BUILT: 1970

PARCEL NUMBER (APN): 527-32-028

RARE SILICON VALLEY SINGLE TENANT NNN LEASED INVESTMENT

CHEVRON FRANCHISEE

- Single-tenant Chevron Franchisee NNN leased investment in Los Gatos, CA located on the corner of Blossom Hill Road and Harwood Road Infront of the Walgreens Square Shopping Center.
- Walgreens Square Shopping Center includes tenants such as Walgreens, Mountain Mike's Pizza, Tea Garden Chinese Kitchen, Taylor & Jayne Salon, Doggie Grooming Los Gatos, Dance Attack Performing Arts, The Anderson School, and Lele Cakes.
- 7 years remaining on the initial 10-year lease term, tenant has two (2) five (5) year option to extend the lease.
- The station has 4 pumps, 3 service bays, and a C-Store.
- The property is situated on a ±30,225 SF corner lot.
- Tanks have been upgraded to double wall tanks.

PRIDE OF OWNERSHIP LOCATION

LOS GATOS, CA

- Located in the Town of Los Gatos which is one of the wealthiest locations in Silicon Valley and ranked the 26th most expensive city in California.
- The property is in one of the highest barrier to entry markets in the Silicon Valley. Extremely strong demographics with household incomes in excess of \$193,000 in a 1-mile radius.
- Convenient access to Camden Ave & Hwy 85.



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2/\$5

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Blossom Hill

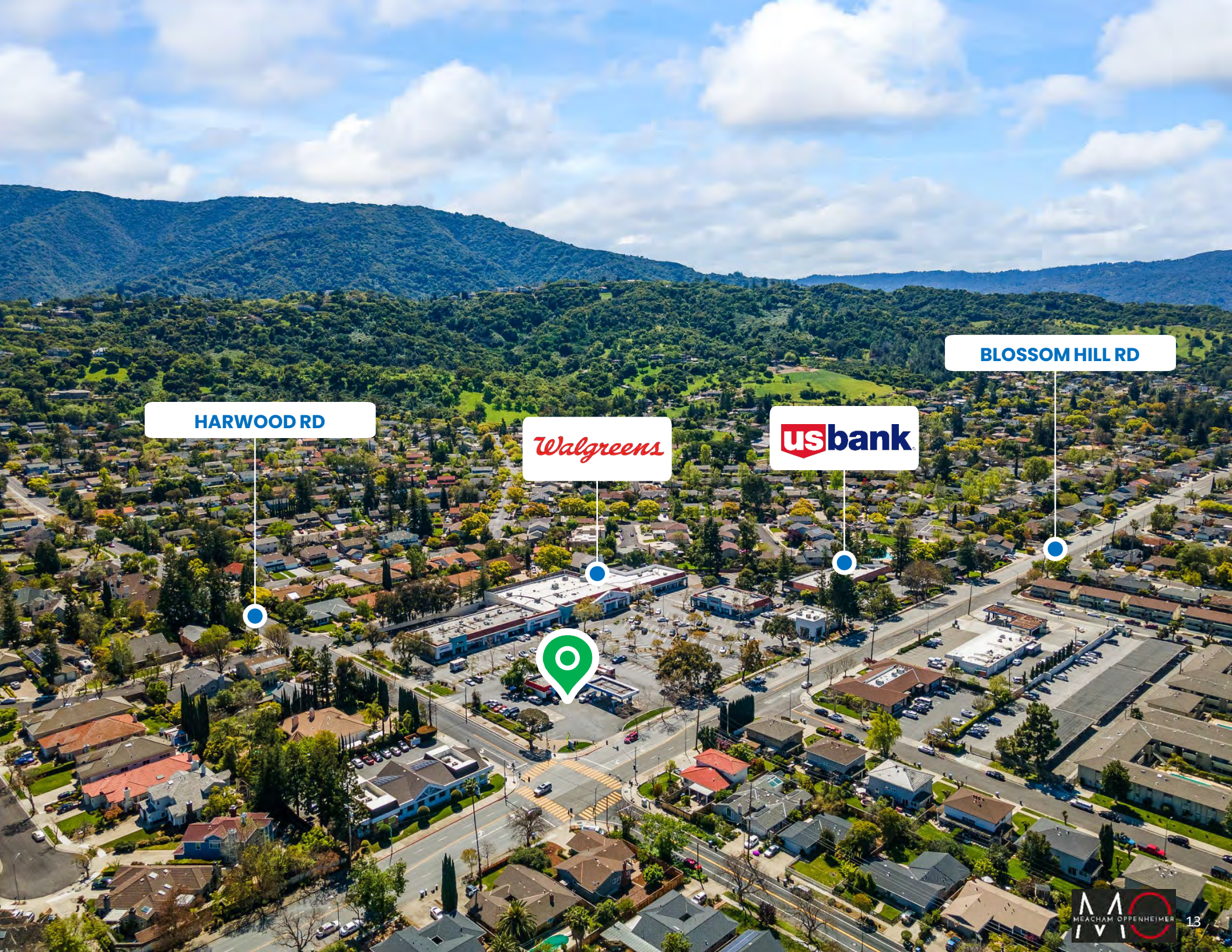
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HARWOOD RD

BLOSSOM HILL RD

Walgreens

usbank



2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	16,815	327,541	1,143,248
Households	5,738	120,762	382,395
Average Household Size	2.9	2.7	2.9
Owner Occupied Housing Units	4,144	75,287	211,264
Renter Occupied Housing Units	1,391	41,769	160,976
Median Age	41.1	41.1	38.7
Median Household Income	\$179,559	\$147,220	\$130,147
Average Household Income	\$193,026	\$172,284	\$159,507

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