

# FOR SALE

2395 N Texas Street  
Fairfield, CA 94533



## Investment / Development Opportunity

*Offering Memorandum presented by*

**Starboard TCN Worldwide  
Investment Advisory Group**

33 New Montgomery Street, Suite 1490  
San Francisco, CA 94105



# Disclaimer

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. Starboard TCN Worldwide has not made any investigation, and makes no warranty or representation, with respect to income or expenses for the subject property, future projected financial performance of property, size and square footage of property and improvements, presence or absence of contaminating substances, PCB's or asbestos, compliance with State and Federal regulations, condition of improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Starboard TCN Worldwide has not verified, and will not verify, any of the information contained herein, nor has Starboard TCN Worldwide conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** All potential buyers must take appropriate measures to verify all of the information set forth herein.

## Exclusive Agents

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# Investment Highlights

This is an owner/operator real estate investment opportunity with development potential. ***Although the current tenant's business is branded as a 76 station, the property is not bound by any major oil company contract.***

Property highlights include:

- Located along Major Thoroughfare
- Full-Service Gas Station
- Convenience Store
- Mechanic Repair Shop with Three Service Bays
- Four Double-Sided Gas Dispensing Pumps
- Propane Tank Dispensary
- Large Lot 32,310 Square Feet (SF)
- Opportunity for Moving and Hauling Rentals
- Traffic Count 62,000 CPD



# Investment Overview



Price: \$2,695,000  
Building Size: 3,219 SF  
Lot Size: 32,310 SF (.75 Acre)  
Street Frontage 377.92 F  
APN #: 0034-110-340  
Zoning CC (Community Commercial)  
Cross Streets Air Base Pkwy & Alaska Ave

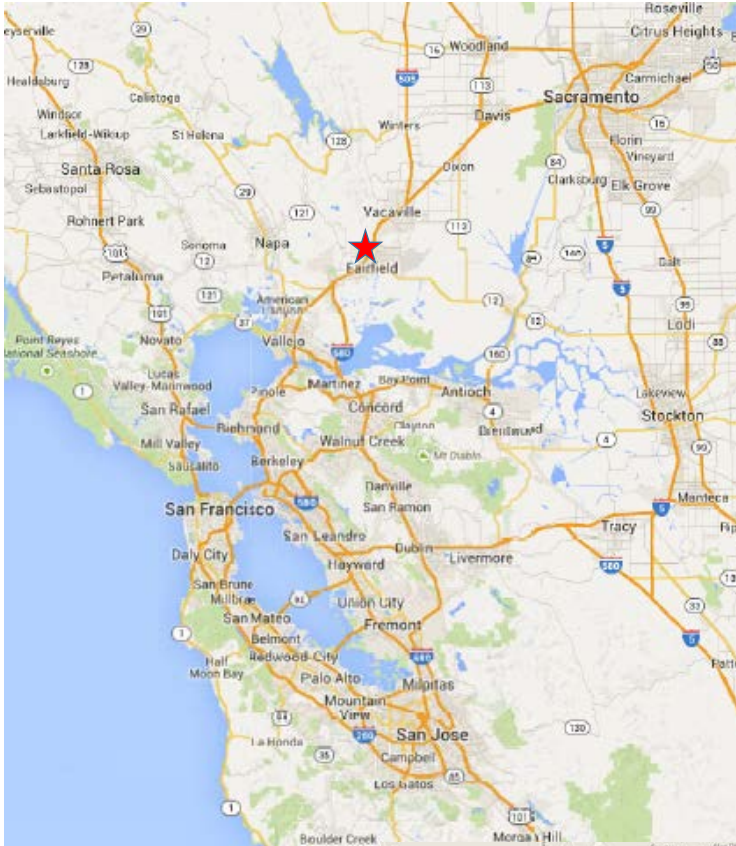
Property owner is currently leasing the property to a single tenant. The tenant's lease expires January 2016. Tenant currently pays \$7,400/month (\$88,800/year).



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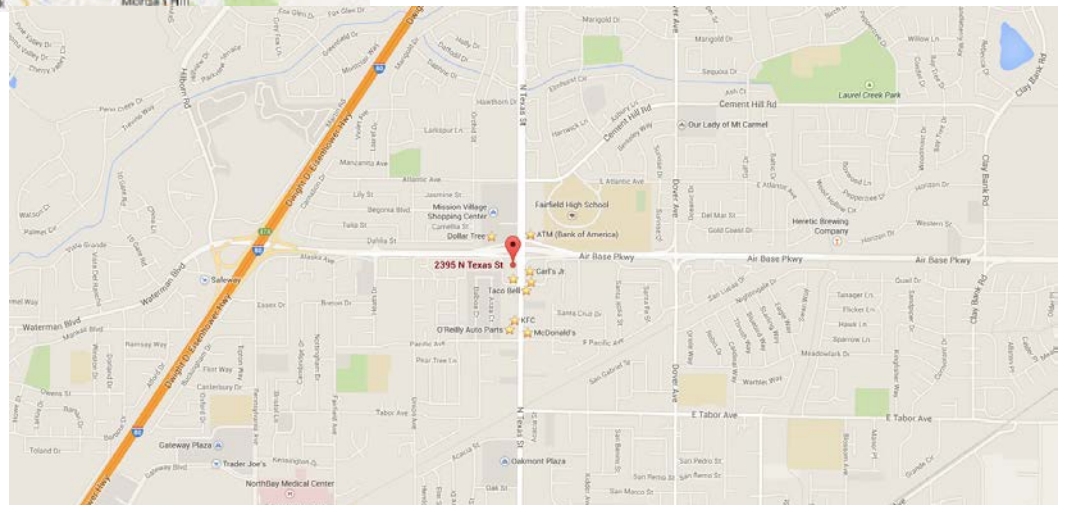
# Location

## San Francisco Bay Area



The City of Fairfield has a total area of 37.6 square miles, of which, 37.4 square miles of it is land and 0.2 square miles of it is water. The total area is 0.65% water. The city is located within the California Coastal Ranges of the San Francisco Bay Area. The city is centered directly north of the Suisun Bay and northeast of the San Pablo Bay. Much of the Suisun Bay contains the Suisun Marsh, the largest saltwater marsh on the west coast of the United States. The Sacramento Valley lies east of Fairfield.

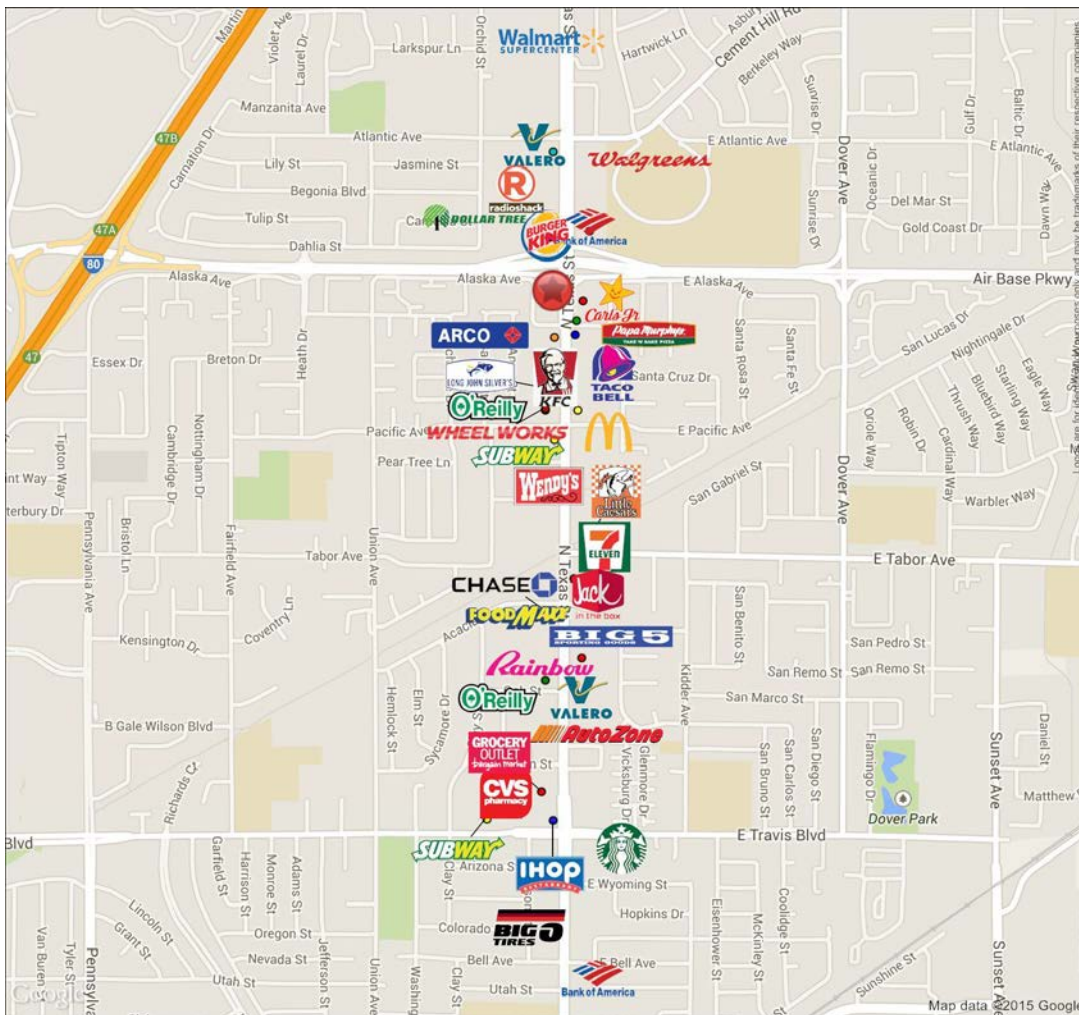
Interstate 80 passes through Fairfield, connecting San Francisco to the southwest and Sacramento to the northeast. Interstate 680 begins its journey south through the eastern cities of the Bay Area to San Jose. State Route 12 connects Fairfield with Napa to the west, and Rio Vista to the east.



2395 N Texas Street, Fairfield, CA



# Neighbors



- |                 |                  |             |
|-----------------|------------------|-------------|
| 7 Eleven        | Dollar Tree      | Radio Shack |
| Arco            | Food Max         | Rainbow     |
| Auto Zone       | Grocery Outlet   | Starbucks   |
| Bank of America | I Hop            | Subway      |
| Big 5           | Jack in the Box  | Taco Bell   |
| Big O Tires     | KFC              | Valero      |
| Burger King     | Little Caesar    | Walgreens   |
| Carl's Junior   | Long John Silver | Walmart     |
| Chase Bank      | O'Reilly         | Wendy's     |
| CVS             | Papa Murphy's    | Wheel Works |

# City of Fairfield



Fairfield is a city located in the northeastern portion of the San Francisco Bay Area in Northern California. It is a city in, and the county seat of, Solano County, California. It is generally considered the midpoint between the cities of San Francisco and Sacramento, approximately 36 miles from the city center of both cities. Fairfield was founded in 1856 by clipper ship captain Robert H. Waterman, and named after his former hometown of Fairfield, Connecticut.

Fairfield has a diversified economy, with government, manufacturing, health care, retail, professional and commercial construction sectors. It's home to Anheuser-Busch's large regional Budweiser brewery, Clorox's manufacturing of bleach products, Westamerica Bank headquarters, Jelly Belly Candy Company headquarters, Sutter Health Medical Foundation and North Bay Medical Center. It has a population of 105,321 according to the 2010 census. It shares a border with its sister city, Suisun City. Other nearby cities include Vacaville, Benicia, and Napa.



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# Demographics



	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2013 Total Population: Adult	19,732	81,580	97,070
2013 Total Daytime Population	21,549	98,756	118,072
2013 Total Employees	5,764	36,659	41,942
2013 Household Income: Median	\$52,215	\$63,715	\$65,781
2013 Household Income: Average	\$60,379	\$75,419	\$77,275
2013 Per Capita Income	\$20,870	\$25,231	\$25,593

City of Fairfield Size (2012): 40.1 square miles

Regional Labor Force (Solano County): 216,400

# Sales Comps

## 698 Contra Costa Boulevard, Pleasant Hill, CA 94523



Property Type:	Retail	Property Notes:
Property Sub-type:	Service/Gas Station	Smaller building and lot size than subject property.
Sale Date:	08/07/2014	
Sale Price:	\$1,635,000 (\$1548.30/SF)	
Building Size:	1056 SF	
Lot Size:	17,424 SF (.40 Acre)	
Year Built:	2002	
APN:	153-270-007	

## 2500 Nut Tree Rd, Vacaville, CA 95687



Property Type:	Retail	Property Notes:
Property Sub-type:	Service/Gas Station	Less prominent location and traffic count.
Sale Date:	05/13/2014	
Sale Price:	\$2,045,000 (\$519.30/SF)	
Building Size:	3,938 SF	
Lot Size:	30,056 SF (.69 Acre)	
Year Built:	1987	
APN:	0136-070-160	

## 3700 Pacheco Boulevard, Martinez, CA 94553



Property Type:	Retail	Property Notes:
Property Sub-type:	Service/Gas Station	Smaller building and lot size than subject property.
Sale Date:	04/29/2014	
Sale Price:	\$1,600,000 (\$1,254.90/SF)	
Building Size:	1275 SF	
Lot Size:	13,503 SF (.31 Acre)	
Year Built:	1959	
APN:	161-211-001	

## 6710 Alhambra Avenue, Martinez, CA 94553



Property Type:	Retail	Property Notes:
Property Sub-type:	Service/Gas Station	Smaller building and lot size than subject property.
Sale Date:	04/15/2014	
Sale Price:	\$1,555,000 (\$1,145.07/SF)	
Building Size:	1358 SF	
Lot Size:	16,988 SF (.39 Acre)	
Year Built:	1980	
APN:	164-211-034	

# For Sale Listings

## 9800 International Boulevard, Oakland CA 94603



Property Type: Retail  
Property Sub-type: Service/Gas Station  
Sale Price: \$2,348,000  
(\$1304.00/SF)  
Building Size: 1764 SF  
Lot Size: 22,414 SF  
Year Built: 1983  
APN: 046-542501403

Property Notes:  
Smaller lot than subject property.

## 1001 Oliver Road, Fairfield, CA 94534



Property Type: Retail  
Property Sub-type: Service/Gas Station  
Sale Price: \$5,495,000  
(\$1831.67/SF)  
Building Size: 3,000 SF  
Lot Size: 37,000  
Year Built: 2014  
APN: 0150-200-060

Property Notes:  
Full service gas station with car wash, Quizno's, and coffee bar.

## 7225 Bancroft Avenue, Oakland CA 94605



Property Type: Retail  
Property Sub-type: Service/Gas Station  
Sale Price: \$1,960,000  
(\$3,920/SF)  
Building Size: 384 SF  
Lot Size: 14,464 SF (.33 Acre)  
Year Built: 1986  
APN: 039 330003003

Property Notes:  
The property consists of a 24 hour Valero gas station and C-Store located in Oakland, CA at the signalized intersection of Bancroft and 73rd Ave., across the street from the Eastmont Town Center and retailers such as CVS, AutoZone, DD' s Discounts, Burger King, Church' s Chicken among others.

## 31300 Alvarado-Niles Road, Union City, CA94587



Property Type: Retail  
Property Sub-type: Service/Gas Station  
Sale Price: \$1,938,770  
(\$1,291.65/SF)  
Building Size: 1,572 SF  
Lot Size: 21,902 SF  
Year Built: 1970  
APN: 463 010400600

Property Notes:  
The subject investment opportunity is a Circle K convenience store and 76-branded gas station located at 31300 Alvarado-Niles Road, Union City, California. The convenience store was previously unbranded but will be reimaged as a Circle K within the first six months of the lease.

## 1611 Newell Avenue, Walnut Creek, CA 94596



Property Type: Retail  
Property Sub-type: Service/Gas Station  
Sale Price: \$2,950,000  
(\$1,883.78/SF)  
Building Size: 1,566  
Lot Size: 14,810 SF  
Year Built: 1959  
APN: 184-220-002

Property Notes:  
Presently operated as a gas station, with c-store, propane, vehicle repair / service and smog, there is also tremendous revenue growth from adding a car wash to this location (approved by City of WC according to property owner).

# Contacts

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