

200 Five Cities Dr., Pismo Beach CA 93449



OFFERING MEMORANDUM



Shell Gas & Food Mart

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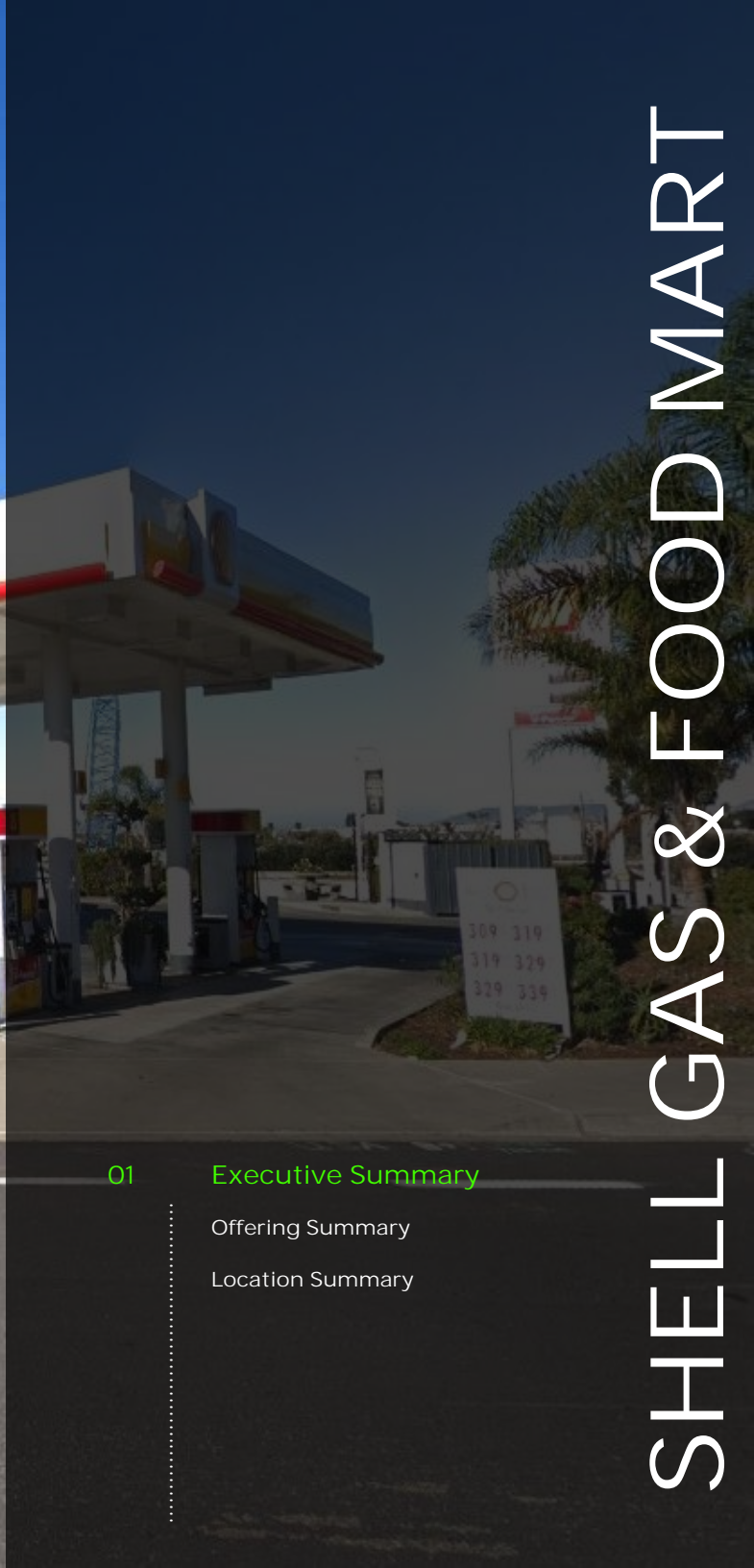
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01

Executive Summary

Offering Summary

Location Summary

SHELL GAS & FOOD MART

OFFERING SUMMARY

ADDRESS	200 Five Cities Dr. Pismo Beach CA 93449
COUNTY	San Luis Obispo
MARKET	San Luis Obispo
SUBMARKET	Pismo Beach
GLA (SF)	2,696
LAND SF	12,555 SF
YEAR BUILT	1997
APN	005-242-002
MAJOR TENANT/S	Shell Gas
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,390,000
PRICE PSF	\$515.57
OCCUPANCY	100 %
NOI (CURRENT)	\$72,000
CAP RATE (CURRENT)	5.18%
CAP RATE (PRO FORMA)	8.63 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	6,499	40,802	53,962
2017 Median HH Income	\$67,905	\$62,815	\$66,116
2017 Average HH Income	\$90,133	\$87,330	\$94,055

- Absolute NNN Lease - ZERO Landlord Responsibilities
- Shell Branded Gas Station & Convenience Store Long-Term
- Stable Cash Flow
- Real Estate Only, Business Is Leased To Tenant

The lease expires in 2037 and calls for NO increases in rent.

200 Five Cities Drive., operating as Pismo Beach Shell Gas & Sams Food Market is a two-story, single tenant fuel station and convenience store located in the City of Pismo Beach, California. The building construction is of unknown framing with a pitched metal Loc-Panel roof and painted stucco exterior. Development was completed in 1997 and per city building permits, the structure consists 2,696+/- square feet of improvements, situated on a 12,555+/- square foot lot, currently zoned C1 with a use code of retail gasoline station and convenience store.

The Fee-Simple Shell Gas Station features a convenience store, water & air station, 6 on-site parking spaces, picnic area and four dual sided fuel dispensers providing a total of 8 gas pumps.

The current tenant, Valley Convenience Stores, Inc. is operating on the second option of an absolute NNN lease. The tenant is paying fixed annual rental rate of \$26.71, which calls for 0 increases through both the current option expiring in 2027 and subsequent following option expiring in 2037.

Due to the highly unorthodox lease structure and the absence of any allowable increases in rent throughout both options, the assets value will be negatively impacted.



The subject property is situated off of Five Cities Dr. on the South 101 Corridor. The property is centrally located on a highly trafficked street averaging a traffic count of 15,700 cars in 2017 and surrounded by both major retailers as well as large planned communities.

The immediate vicinity, which includes Pismo Coast Premium Outlet, a major retail draw for the area and includes well known retailers such as Nike, Ralph Lauren Calvin Klein. In addition, the subject property is minutes from North Bach Campground and Pismo Beach Mobile Home Park, a 29 acre gated senior community with 233 home sites located on the Pacific Coast Highway.

Pismo Beach is a city in San Luis Obispo County, in the Central Coast area of California and is within close proximity to both Morro Bay and Paso Robles. The estimated population was 8,327 in the 2017 census, up from 8,185 in the 2016 Pismo Beach is part of the Five Cities Area, a cluster of cities in that area of San Luis Obispo County. The median household income in a 1 mile radius is \$71,046.



Regional Map



Locator Map





02

[Property Description](#)

[Property Features](#)

[Aerial Map](#)

[Parcel Map](#)

[Property Images](#)

SHELL GAS & FOOD MART

Site Description

NUMBER OF TENANTS	1
GLA (SF)	2,696
LAND SF	12,555
LAND ACRES	0.29
YEAR BUILT	1997
# OF PARCELS	1
ZONING TYPE	C1
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	Irregular
NUMBER OF PARKING SPACES	6
PARKING RATIO	2.23
NUMBER OF PADS	1
TRAFFIC COUNTS	15700
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Pacific Diagnostic Labs
SOUTH	North Beach Campground
EAST	Pismo Coast Premium Outlets
WEST	Pismo Beach Mobile Home Park

CONSTRUCTION

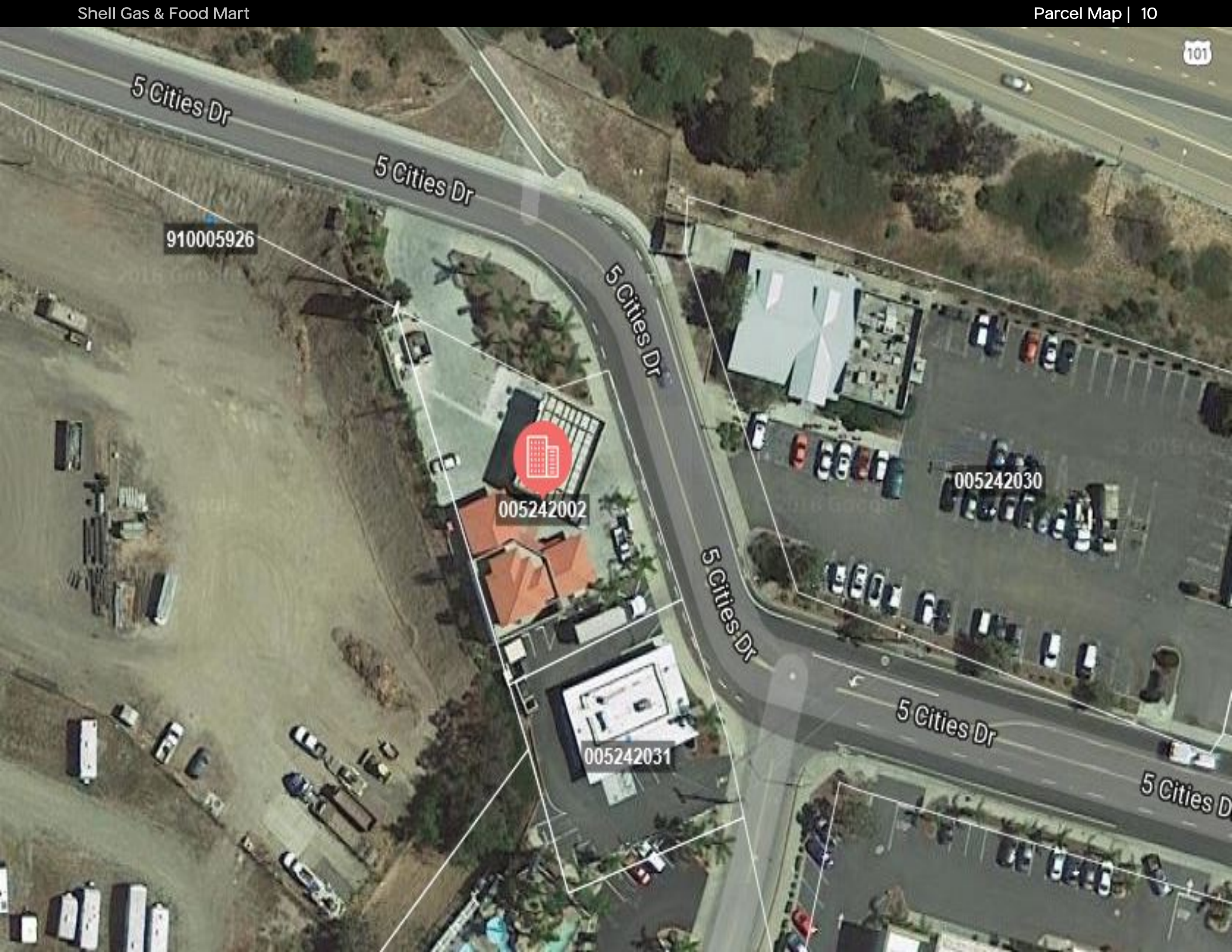
FOUNDATION	Slab
FRAMING	Uknown
EXTERIOR	Block & Stucco
PARKING SURFACE	Concrete
ROOF	Pitched Metal Loc-Panel
LANDSCAPING	Drought Tolerant Palms, Hedges

TENANT INFORMATION

MAJOR TENANT/S	Shell Gas
LEASE TYPE	NNN







5 Cities Dr

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910005926

005242002

005242030

005242031













03

Rent Roll

Rent Roll Details

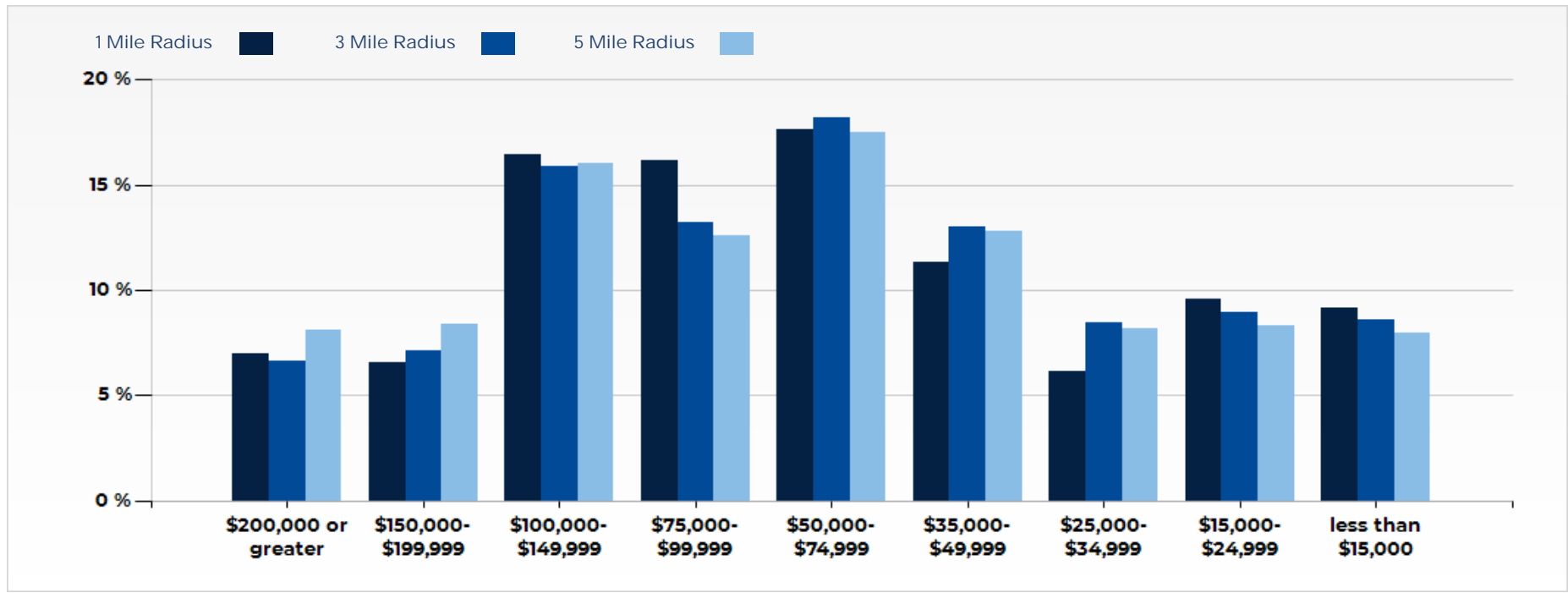
Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates					Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly Base Rent	Monthly PSF	Annual Base Rent	Annual PSF		
200	Valley Convenience Stores, Inc.	2,696	100.00%	10/01/17	12/31/27	CURRENT	\$6,000	\$2.23	\$72,000	\$26.71	NNN	Lessee has an additional option through 2037 with no increase in rent scheduled during either option term
Totals		2,696					\$6,000		\$72,000			

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,656	37,614	49,125
2010 Population	5,900	38,346	50,610
2017 Population	6,499	40,802	53,962
2022 Population	6,890	42,551	56,349
2017 African American	43	342	408
2017 American Indian	66	470	565
2017 Asian	262	1,664	2,049
2017 Hispanic	1,164	11,253	13,091
2017 White	5,459	31,758	43,325
2017 Other Race	403	4,403	4,887
2017 Multiracial	256	2,099	2,654
2017-2022: Population: Growth Rate	5.90 %	4.20 %	4.35 %

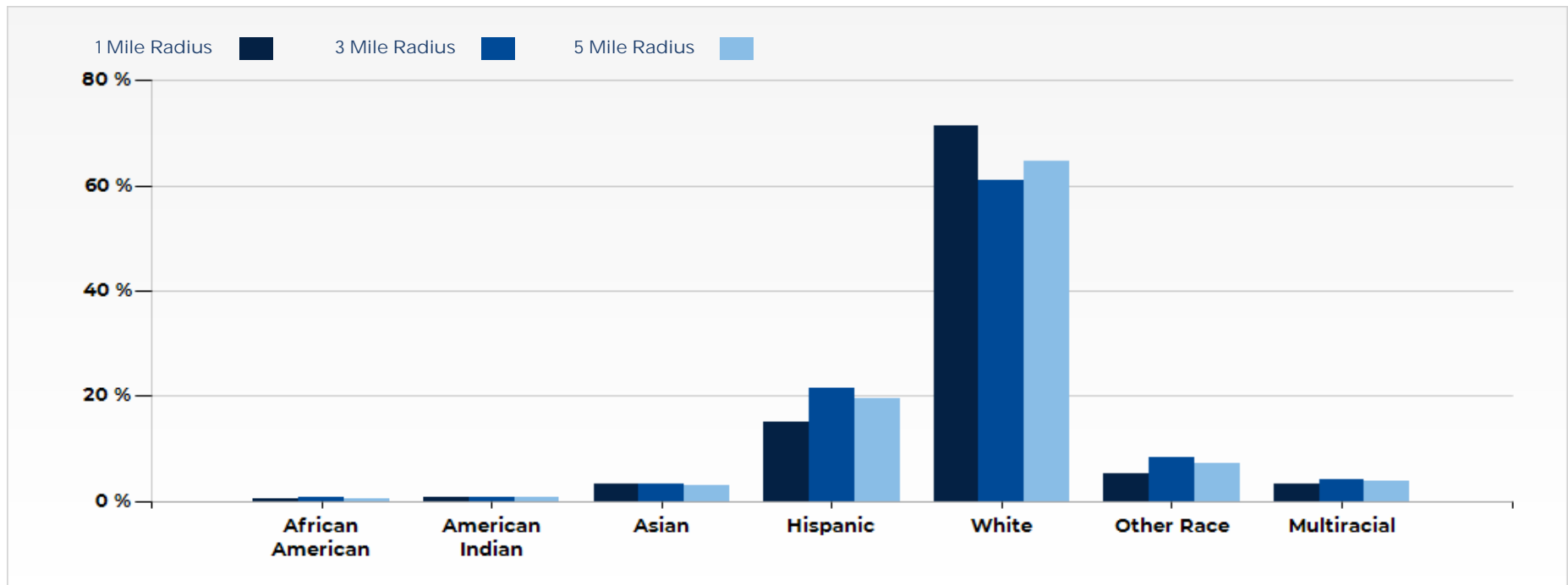
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	275	1,401	1,752
\$15,000-\$24,999	287	1,465	1,820
\$25,000-\$34,999	185	1,379	1,797
\$35,000-\$49,999	340	2,123	2,800
\$50,000-\$74,999	530	2,975	3,832
\$75,000-\$99,999	485	2,159	2,755
\$100,000-\$149,999	495	2,596	3,515
\$150,000-\$199,999	198	1,163	1,837
\$200,000 or greater	210	1,080	1,774
Median HH Income	\$67,905	\$62,815	\$66,116
Average HH Income	\$90,133	\$87,330	\$94,055

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,081	16,905	22,154
2010 Total Households	2,751	15,506	20,729
2017 Total Households	3,006	16,343	21,881
2022 Total Households	3,180	17,010	22,808
2017 Average Household Size	2.13	2.48	2.45
2000 Owner Occupied Housing	1,934	8,697	12,369
2000 Renter Occupied Housing	1,202	6,342	7,499
2017 Owner Occupied Housing	1,843	9,459	13,699
2017 Renter Occupied Housing	1,163	6,884	8,183
2017 Vacant Housing	1,291	3,103	3,823
2017 Total Housing	4,297	19,446	25,704
2022 Owner Occupied Housing	2,030	10,431	15,010
2022 Renter Occupied Housing	1,150	6,580	7,799
2022 Vacant Housing	1,369	3,230	3,951
2022 Total Housing	4,549	20,240	26,759
2017-2022: Households: Growth Rate	5.65 %	4.00 %	4.15 %

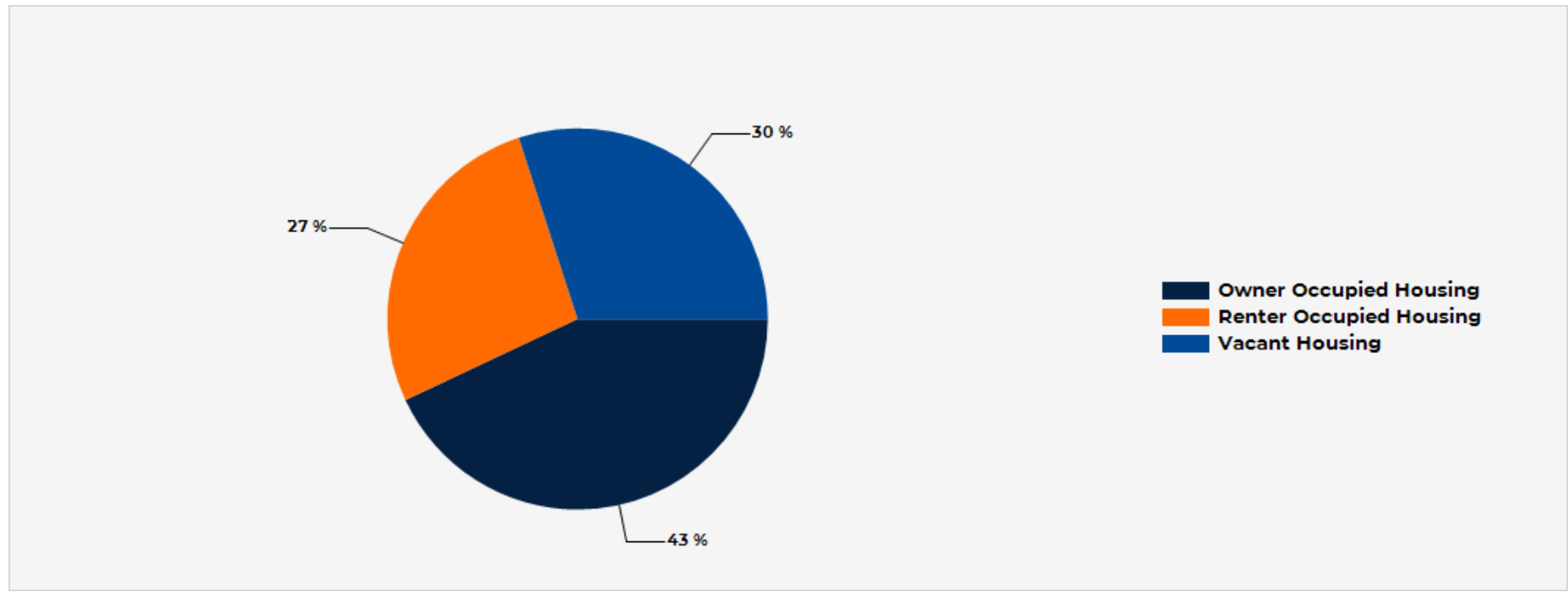
2017 Household Income



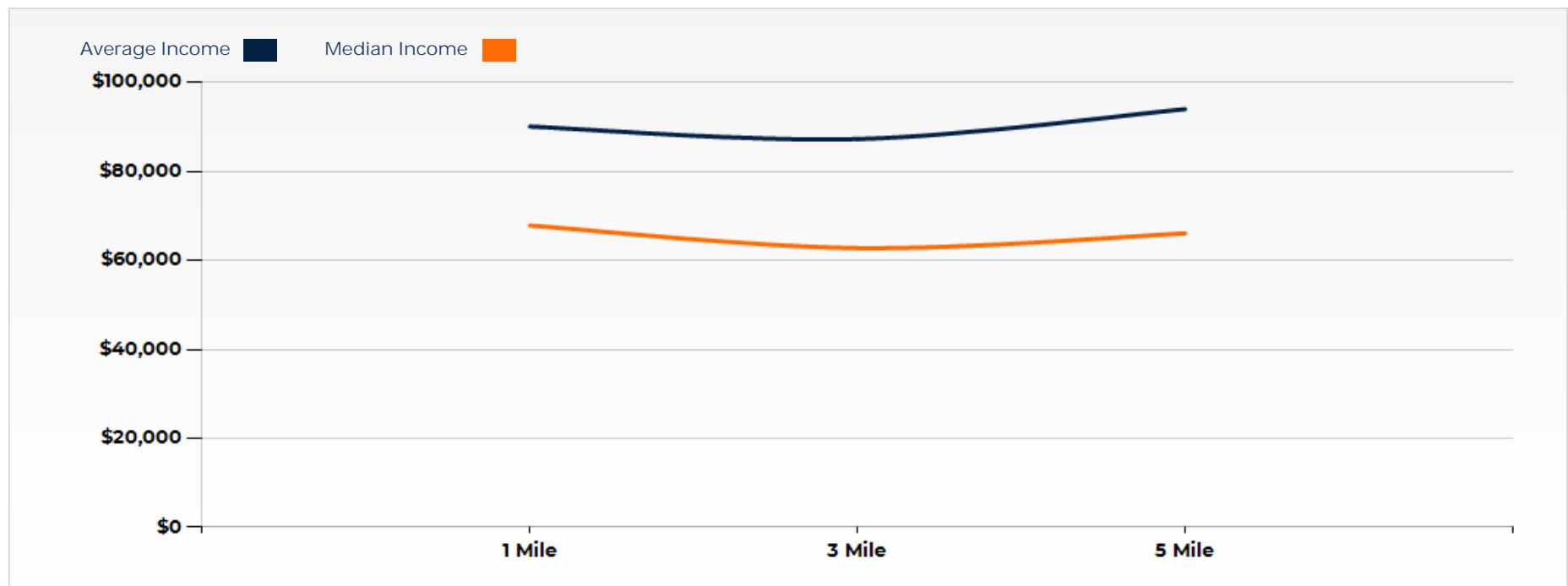
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



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