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Information below is computer generated. Please pardon the typos.

1 Watsonville, CA 95076



Price	\$4,923,077
Building Size	23,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property has served as a gym since 1984. It has been a reputable fitness center in Watsonville for over 30 years, with multiple pools, a basketball court, and racquetball. The property was closed only for renovations and upgrades to the facilities. The property has two parcels, comprised of approximately 2.55 acres, that includes dedicated parking.

2 San Bernardino, CA 92410



Price	\$2,250,000
Building Size	1,759 SF
Cap Rate	4.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Investment Highlights-Absolute-Triple-Net (NNN) Ground Lease with No Landlord Responsibilities.-Ideally Located Less Than Half a Mile Away From the 215 Freeway with Average Daily Traffic Counts Exceeding 140,000-Strong Corporate Guarantee S&P: A- Credit Rated Tenant.-Located across the street from the Carousel Mall which is under redevelopment to be a focal point for the city.

3 Norwalk, CA 90650



Price	\$5,468,000
Building Size	18,985 SF
Cap Rate	5.75%
Property Sub-type	Medical Office
Status	Active

Property Notes

Property Description

Highly secure, long-term leased, single tenant* medical office building in Los Angeles (Norwalk), CA. The property is leased on a 13 year primary term to Avanti Hospitals, LLC, and functions as a mission critical operational and corporate support facility for each of Avanti's regional hospitals in Los Angeles helping to ensure a Integrated Health Care Delivery System throughout the Avanti system. The property features traditional doctor offices, which will be made available to the growing roster of physicians practicing at Avanti's nearby Coast Plaza Hospital. The Property allows for Avanti to introduce an ambulatory/urgent care clinic and additional ancillary health care services in a strategic location within the hospital system's catchment area. Avanti is the fastest growing acute care system in the greater LA metro area, employing over 2,000 people and 875 physicians. The lease is backed by a corporate guaranty from Avanti Hospitals, LLC.

4 Bakersfield, CA 93308



Price	\$3,756,500
Building Size	13,900 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Built in 2014 offering a new 10+ year lease with five 5-year options and below market rents, and escalations in the option periods. Corporate guaranteed lease.

5 Bonita, CA 91902



Price	\$5,890,000
Building Size	2,400 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- 20 Year Absolute NNN Sale Leaseback Requiring Zero Landlord Responsibilities- 1.75% Annual Increases Throughout Years 3-15- Five, Seven Year Option Periods- Operator with 20 Year Sales History | \$150 Million in Sales Annually.

6 Foresthill, CA 95631



Price	\$2,496,400
Building Size	9,026 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Dollar General (NYSE: DG) is a chain of more than 12,198 discount stores in 43 states, primarily in the South, East, Midwest, and Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, apparel, and food. It targets low-, middle-, and fixed-income shoppers. Although it has the word dollar in its name, Dollar General is not solely a dollar store. Dollar General offers goods sold at set price points ranging from under a dollar to \$60. Some of its higher end items include over-the-counter medicines, seasonal products, pet products, prepaid cell phones and accessories, and automotive supplies.

7 Colusa, CA 95932



Price	\$2,400,000
Building Size	3,500 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Seasoned Burger King store with over 20 years of continuous operating history. Features a drive-thru. Retailers in the immediate area include Rite Aid, Metro PCS, Wells Fargo, Auto Zone, Tri Counties Bank, and many others.

8 Harbor City, CA 90710



Price	\$8,350,000
Building Size	17,000 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NNN leased asset located at 1221 Pacific Coast Highway, Harbor City, CA. The property is 1.40 acres of land with a 17,000 square foot single tenant building currently leased to Fresenius Medical Care. The property is shadow anchored by Rite Aid and Del Taco. It is also located across the street from Kaiser Permanente South Bay Medical Center.

9 Murrieta, CA 92562



Price	\$3,100,000
Building Size	2,100 SF
Cap Rate	5.32%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single tenant absolute triple net leased Wienerschnitzel located at 25250 Madison Avenue, Murrieta, CA 92562 (the Property). Wienerschnitzel has operated at the property since 2007 when they executed a 20 year 100% absolute triple net (NNN) lease which currently has 12 years remaining on the base lease term. The Property is being offered for sale for \$3,100,000 which is a 5.32% CAP rate on 2016 NOI of \$165,000. The lease features (4) 5-year extension terms at the tenant's option with 10% rental increases at each option period. Based on the upcoming 10% rent increase in July 2017 the CAP rate will increase to 5.85%.

10 Stockton, CA 95202



Price	\$3,699,692
Building Size	12,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand new 10-year lease with two 5-year options. Retailers in the immediate area include Food 4 Less, Starbucks, Grocery Outlet, McDonald's, Subway, Bank of America, Bank of the West, and many other retailers.

11 West Covina, CA 91791



Price	\$2,745,600
Building Size	5,720 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Newly remodeled single tenant 5,720 sf on hard corner. The traffic at this corner exceeds 38,000 ADT. Opportunities for Learning, a very successful Public Charter School has leased this beautiful single tenant building for 5 years with one 5 year option. Opportunities For Learning (OFL) is a FREE public charter school, serving students grades 7-12 who have fallen behind in school, are looking to get ahead and graduate early, or simply crave a non-traditional learning environment.

12 Sacramento, CA 95825



Price	\$6,075,454
Building Size	8,798 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

20-year absolute net lease Twin Peaks in Sacramento, CA. Premier trade area with surrounding area retailers that include Williams Sonoma, Talbots, Bank of America, Safeway, Starbucks and many others. Adjacent car dealership slated for major redevelopment. Over 362,000 residents within a 5-mile radius; population growth projected in one, three & five mile radii. Incredible traffic counts of almost 50,000 vehicles per day on Howe Avenue.

13 Santee, CA 92071



Price	\$10,255,000
Building Size	13,666 SF
Cap Rate	5.61%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

- Strong Store Sales- Property is a modern Walgreen's concept equipped with drive thru 16.5 Years Left on the Original Lease Term; Ten (10), 5 Year Options-Absolute NNN lease with no landlord responsibilities- Delivered Free and Clear of Debt.

14 Hanford, CA 93230



Price	\$2,601,000
Building Size	4,816 SF
Cap Rate	5.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is located on a hard corner that features excellent visibility with frontage along three streets, West Lacey Boulevard, West Eighth Street, and North Redington Street. Situated in a commercial trade area that is surrounded by residential neighborhoods, the property benefits from significant consumer traffic.

15 Sacramento, CA 95823



Price	\$3,050,000
Building Size	4,200 SF
Cap Rate	4.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

7301 W. Stockton Boulevard is a freestanding single-tenant retail building consisting of 4,200 SF. The Property is located on 35,972 SF of land near the intersection of Bruceville Road and W. Stockton Boulevard. The property is an out parcel pad that is shadow anchored by Foods Co, and Walgreen's.

16 Aliso Viejo, CA 92656



Price	\$15,777,000
Building Size	13,386 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Net Lease Texas Prime Lease term: 11.1.2008 - 10.31.2028 (12+ years remaining) *(5) 10 year options/ (1) 5 year option *Rent increases in 2018 & each option period *Absolute NNN Lease.

17 Victorville, CA 92395



Price	\$3,750,000
Building Size	3,260 SF
Cap Rate	4%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a 24-hour, freestanding, single tenant and corporately guaranteed Del Taco, located in Victorville, Ca. The tenant, Del Taco, LLC, has executed a brand-new 15-year absolute NNN corporate lease with no landlord responsibilities. The lease features CPI rent increases every 5 years with maximum of 10% during the initial term and at the beginning of each 3 (5-year) option periods, which generates steady NOI growth and hedges against inflation.

18 Victorville, CA 92395



Price	\$1,440,000
Building Size	1,995 SF
Cap Rate	3.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, single tenant and corporate guaranteed Del Taco, located in Victorville, CA. The tenant, Del Taco, LLC, has executed a brand new 15-year absolute NNN corporate lease with no landlord responsibilities. The lease features CPI rent increases every 5 years with maximum of 10% during the initial term and at the beginning of each 3(5-year) option periods, which generates steady NOI growth and hedges against inflation.

19 Moreno Valley, CA 92553



Price	\$4,250,000
Building Size	5,126 SF
Cap Rate	5.90%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

(Property Description)** Single tenant, absolute NNN lease. All expenses are paid by Tenant.** Top tier store sales. Tenant is paying big amount of percentage rent** Newer construction: Year Built: 2009.** Outstanding opportunity to purchase Buffalo Wild Wings, the sports bar category leader nationally. Founded in 1982, Buffalo Wild Wings (NASDAQ:BWLD) is a casual dining restaurant and bar currently with 1,070 locations in 50 states, has 2014 revenue of \$ 1.52 billion.

20 Alpine, CA 91901



Price	\$8,600,000
Building Size	15,790 SF
Cap Rate	4.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Prime single tenant, NNN property in San Diego County Located at the first intersection south of Interstate 8 with traffic counts of ~20,000 cars per day (Alpine's business intersection) Excellent frontage on Tavern Road, the main north - south thoroughfare in the trade area which connects the residential neighborhoods to Interstate 8 CVS has a strong market share in a trade area with over 14,000 people (contact broker for details) Approximately 13+ years remaining on the primary lease term.

21 Tujunga, CA 91042



Price	\$3,500,000
Building Size	4,485 SF
Cap Rate	4.62%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

10-year absolute NNN leased investment with 1.5% annual rental increases. The property is leased to Citibank N.A., a wholly owned subsidiary of Citigroup (NYSE: C), the fourth largest bank holding company in the United States. Nestled in the foothills of the San Gabriel Mountains, this freestanding property offers pylon signage, two points of ingress/egress, and benefits from a hard corner location. The branch is prominently located at the intersection of Foothill Boulevard, a major commercial thoroughfare, and Mount Gleason Avenue. The intersection is trafficked by 28,000 vehicles per day.

22 Hemet, CA 92545



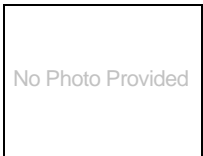
Price	\$7,765,000
Building Size	16,680 SF
Cap Rate	5.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a 16,680 square foot Rite Aid located in Hemet, California. Rite Aid occupies this store via a 20-year corporate-guaranteed lease commencing in February of 2006, leaving approximately 10 years remaining on the initial lease term. The lease provides for 5% rent increases between each of the four 5-year renewal options. This store generates exceptional sales figures, with a 6.2% rent-to-sales ratio in 2014.

23 Sacramento, CA 95821



Price	\$1,597,200
Building Size	3,356 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Wendy's Corporate Ground Lease in 2nd Option period with 2 options remaining of 5 years, each with 15% rental increases. Heavy traffic volumes and superior location to competitors!

24 Victorville, CA 92392



Price	\$2,121,000
Building Size	10,215 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

* Fitness 19 - Corporate Guaranteed Lease - 155+ Locations Nationally * Strong Performing Location - Exceeds Mgmt Expectations * Limited Area Competition * 12% Rent Increase in May 2019 * Below Replacement Cost * Significantly Below Market Rent * Ease of Management * Pride of Ownership 2009 Construction.

25 Canoga Park, CA 91303



Price	\$8,832,380
Building Size	15,120 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's located at the southeast corner of Topanga Canyon Boulevard and Saticoy Street (50,000 vehicles daily). The subject property is a strong performer for Walgreen's with an exceptional sales history and is located in a high density area of the San Fernando Valley. This is a location that Walgreen's should be at for years to come as there are extremely high barriers to entry and Walgreen's is positioned at a highly trafficked signalized corner with their prototype built to suit double drive thru pharmacy building under a sixty year lease term.

26 San Rafael, CA 94901



Price	\$13,750,000
Building Size	35,931 SF
Cap Rate	6.52%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Mi Pueblo Food Center, a freestanding 35,931 - square-foot single tenant NNN leased grocery store that was renovated for the tenant in 2009. This high quality single tenant grocery store is located in San Rafael, California, seventeen miles north of San Francisco. The asset provides an opportunity for an investor to procure a long-term NNN leased single tenant corporate guaranteed asset with annual rent increases. Conveniently located directly south of a densely populated Multi-Family neighborhood and the two major freeways in and out of San Rafael, the Mi Pueblo Food Center is the premiere grocer in the area.

27 Murrieta, CA 92562



Price	\$2,545,000
Building Size	2,999 SF
Cap Rate	5.30%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

**BUSINESS IS NOT FOR SALE INVESTMENT HIGHLIGHTS - 20 year Absolute NNN lease- Corporate lease with 375+ unit operator - 1.5% annual rent increases 2016 - 2020 PROPERTY HIGHLIGHTS - Located at the signalized entrance to the California Oaks Shopping Center anchored by Target & Albertsons- Strong visibility and outstanding access from I-15 - One block from I-15- One-Half mile from Murrieta High School.

28 Apple Valley, CA 92307

No Photo Provided

Price \$2,800,000
Building Size 4,115 SF
Cap Rate 4.75%
Property Sub-type Restaurant
Status Active

Property Notes

Property Description

Denny's is the ONLY breakfast serving full service restaurant in the area. Property has excellent frontage and visibility along Highway 18. Building is in excellent condition and the sales volumes strong. Denny's shares reciprocal parking and access within the shopping center.

29 Bakersfield, CA 93309



Price \$4,406,000
Building Size 7,868 SF
Cap Rate 4.60%
Property Sub-type Free Standing Bldg
Status Active

Property Notes

Property Description

This site benefits from a highly visible and easily accessible location along California Avenue, which is trafficked by nearly 37,000 vehicles per day. The property is adjacent to numerous national retailers including Von's, Office Depot, Bed Bath & Beyond, and Home Goods. This location is less than one half mile from Santa Barbara Business College.

30 Carlsbad, CA 92009



Price \$8,950,000
Building Size 19,400 SF
Cap Rate 4.80%
Property Sub-type Free Standing Bldg
Status Active

Property Notes

Property Description

Free standing Bank of America property in highly desirable community of La Costa.

31 Bakersfield, CA 93306



Price \$3,900,000
Building Size 5,318 SF
Cap Rate 4.50%
Property Sub-type Free Standing Bldg
Status Active

Property Notes

Property Description

The property benefits from a highly visible, hard corner location at the intersection of Bernard Street and Oswell Street, an intersection trafficked by more than 31,000 vehicles per day. The branch is centrally located within a dense retail trade area that features notable national tenants including Walmart, Home Depot, Office Max, and 24 Hour Fitness.

32 Fresno, CA 93726



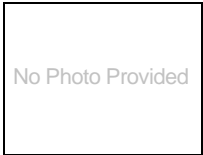
Price	\$5,251,500
Building Size	10,145 SF
Cap Rate	4.38%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

10-year absolute NNN leased investment with 1.5% annual rental increases. The property is leased to Citibank N.A., a wholly owned subsidiary of Citigroup (NYSE: C), the fourth largest bank holding company in the United States. The property is located on the hard corner of East Ashlan Avenue and North Blackstone Avenue which provides excellent visibility, two points of ingress/egress, and ample parking. This freestanding building is located amid numerous residential communities and notable retailers including PetCo, Vons grocery store, and Grocery Outlet.

33 Sacramento, CA 95824



Price	\$6,500,000
Building Size	16,800 SF
Cap Rate	6.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant leased investment located at 5610 Stockton Blvd., Sacramento, CA The subject property is a freestanding approximately 16,836 square foot building built in 2001, situated on 1.64 acres as a hard corner investment. The building is leased to THRIFTY/PAYLES, INC. and is guaranteed by Rite Aid Corporation. The initial 20 year NNN lease term has approximately five years remaining and six five year options.

34 Sacramento, CA 95817



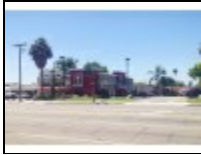
Price	\$6,306,665
Building Size	11,000 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a newly constructed 11,000-square foot DaVita Dialysis Center located in Sacramento, California. DaVita has signed a new 15-year lease with favorable rent increases every five years throughout the initial term and option periods. DaVita Healthcare Partners is the leading provider of kidney care in the United States. The company, which has a net worth of over \$5 billion, is publicly traded on the New York Stock Exchange under the ticker DVA. Located along Stockton Boulevard near the major intersection of Highways 50 and 99, the property features excellent visibility and easy access with exposure to over 31,000 vehicles per day. The site is located directly across from UC Davis Medical Center as well as the Courtyard Marriott Midtown, which has more than 115 rooms.

35 Orange, CA 92867



Price	\$2,400,000
Building Size	2,404 SF
Cap Rate	5.06%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Kentucky Fried Chicken is ideally located on the southwest signalized corner of North Tustin Street and East Mayfield Ave at 704 North Tustin Street in the city of Orange, CA. Kentucky Fried Chicken is well located within a densely populated Orange County submarket, with an immediate population upwards of 545,883 people within a five mile radius. The 2014 average household income was \$101,135 within a three mile radius. The property benefits from excellent visibility and frontage along North Tustin St. Their current lease expires March 31st, 2022 with 1 5 year option to extend. The current lease commenced in 1987.

36 Colton, CA 92324



Price	\$2,688,000
Building Size	4,838 SF
Cap Rate	4.64%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

10-year absolute NNN leased investment with 1.5% annual rental increases. The property is leased to Citibank N.A., a wholly owned subsidiary of Citigroup (NYSE: C), the fourth largest bank holding company in the United States. The property's hard corner location offers two points of ingress/egress and excellent visibility enhanced by prominent signage. The branch is located in a pedestrian-oriented retail district situated amid a picturesque residential community, across the street from the Colton Civic Center and Police Department. The surrounding community is densely populated with 300,000 residents living within a 5-mile radius.

37



Price	
Gross Leasable Area	
Cap Rate	
Property Sub-type	
Status	

Property Notes

Property Description

38 Bakersfield, CA 93309



Price	\$3,575,000
Building Size	6,500 SF
Cap Rate	6%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, single tenant, NNN leased, Urgent Care Facility located at one of the top intersections in Bakersfield, CA. The tenant, Emergency Physicians Urgent Care, recently executed a new 10 year lease with a 10% rent increase in year 6. This is an ideal 1031 investment opportunity with a long term lease and no landlord responsibilities. This is the third urgent care location for the tenant who continues to grow their successful business.



Price	\$1,050,000
Building Size	1,950 SF
Cap Rate	5.30%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Pizza Hut located at 1515 West Beverly Boulevard, in Montebello. The subject property is 1,950-square foot situated on 13,145-square feet of land. The property is ideally located one parcel west of the south west corner of the signalized corner of West Beverly Boulevard and North Maple Avenue. Daily traffic counts exceed 31,880 vehicles per day. The subject property is in an extremely densely populated submarket, with an immediate population upward of 667,118 people within a five-mile radius. The average household income is \$63,410 within a five-mile radius. In addition, the property benefits from excellent visibility, parking in the front, and great signage.



Price	\$2,645,000
Building Size	6,102 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NEW LONG TERM GROUND LEASE EXTENSION! We are pleased to offer an opportunity to purchase a Chili's Restaurant on a long-term, absolute NNN ground lease and located as an out parcel to a successful Walmart along a busy corridor in Central California. There are currently 11 years remaining with 2 - 5 year options. There are fixed rental escalations of 10% every 5 years (next increase: February 2022), followed by an approximately 35% increase in rent at the first option! The property enjoys excellent frontage along East Prosperity Avenue, which generates approx. 34,550 cars per day. Additionally, the site is adjacent to Monte Vista Shopping Center - a 20 acres power center that includes the Galaxy Movie Theater in addition to various national retailers.



Price	\$3,765,000
Building Size	5,500 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

5,500/SF Free Standing Building operating as Co Co's Restaurant and Bakery on a corporate lease to Catalina Restaurant Group Inc. Completely remodeled in 2007. ADDED VALUE!!!Property is on over-sized 1.53 acre lot. Suitable for subdivision to accommodate a 30,000/SF+/- RETAIL PAD. there are 71 Coco's Bakery Restaurants in California, Arizona & Nevada. Coco's provides a wide variety of entrée salads and contemporary American favorites including steaks, chicken, seafood, delicious, American breakfasts featuring pancakes, french toast, omelets, etc. Co Co's specializes in providing fresh-baked pies. Buyer's rep to collect fee from Buyer.

42 Sonora (Yosemite), CA 95370



Price	\$2,561,534
Building Size	9,100 SF
Cap Rate	6%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

The subject property is a new 9,100-square foot Dollar General located in Sonora, California. Dollar General has signed a fifteen year absolute net lease. The lease began in August of 2015. The lease provides for ten percent rent increases between each of the three, five-year renewal options. Dollar General, which is publicly traded on the New York Stock Exchange under the ticker symbol DG, has a current BBB- credit rating by Standard & Poor's. The subject property is located along the California State Route 108 in Sonora, the county seat of Tuolumne County.

43 Stockton, CA 95207



Price	\$2,905,000
Building Size	4,060 SF
Cap Rate	4.46%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property benefits from a hard corner location at the intersection of North Pershing Avenue and Quail Lakes Drive, an intersection trafficked by 24,000 vehicles per day. The building was renovated in 2007.

44 2620 Hilltop Drive, Redding, CA 96002



Price	\$2,635,000
Building Size	2,901 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Wendy's located in Northern California. The subject property is an approximately 2,901-square foot, single-tenant building on a large 1.14-acre lot in Redding, California. The city of Redding is in Shasta County and has a population of over 91,000 residents. Gross sales currently exceed the breakpoint outlined in the lease. As a result, the tenant is currently paying a significant amount of overage rent. Additionally, this location experienced sales growth of over 4.5 percent between 2014 and 2015. In addition to strong sales and positive growth, potential investors also benefit from an experienced tenant who operates 90+ units. The base term of this Wendy's lease extends through March 31, 2034. With over 18 years remaining, potential investors will be able to enjoy a long term lease which provides secure cash flow. The current overage rent and sales growth suggests that the overage rent will continue to provide investors with a built in inflation hedge.

45 Monrovia, CA 91016



Price	\$3,960,000
Building Size	957 SF
Cap Rate	3.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Trophy quality, single tenant, Starbucks Coffee Drive Thru located in Monrovia, CA (LA County). Opening date is March 2016. Starbucks Corporate backed (A-Credit Rating) 10 year, NNN lease with (4) 5 year options to extend. 10% rent increase every 5 years.



Price	\$16,230,000
Building Size	48,168 SF
Cap Rate	5.50%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

* Absolute NNN Lease Best Buy directly pays 100% of expenses including CAM, repairs and maintenance, insurance and property taxes, making this property perfect for passive coupon clipper investors * Established Tenancy Best Buy has occupied this location since 1996 and recently exercised one of its 5-year options to extend (2021 expiration), demonstrating the viability of this location for Best Buy, and its commitment to this location going forward * Industry Leading Tenant Founded in 1966, Best Buy Co. Inc. (NYSE:BBY) is the leading retailer of technology products, services and solutions with approximately 1,600 stores in North America, more than \$40 billion in annual revenue, and a market capitalization of approximately \$9.7 billion * Pacific Sales Center This Best Buy features a Pacific Sales Kitchen and Home Center, providing the location with an added regional draw and customer base. Founded in 1960, Pacific Sales was acquired by Best Buy in 2006 and specializes in the sales of premium kitchen appliances along with home entertainment, plumbing fixtures and home furnishings.



Price	\$48,000,000
Building Size	55,000 SF
Cap Rate	5%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Single-Tenant Best Buy: - Corporate Guaranteed Long Term NNN Investment- 13.5 Years Remaining on the Lease with Nation's Largest Consumer Electronics Outlet in the U.S.- Best Buy Prototype Store with Magnolia HiFi and Music Department - Best Buy Company, Inc. (NYSE: BBY) S&P Rated: BB- #61 in 2013 List of Fortune 500 Companies- 1,055 Best Buy Locations in the United States- Store Sales for Fiscal Year 2013 Increased 3.5%- Total Revenue Exceeded \$42.41 Billion- Total Assets in Excess of \$14.01 Billion Trophy Urban Retail Location with High Barriers to Entry; There is Virtually No Undeveloped Land Available in the Highly Desirable City of Sherman Oaks. Pride of Ownership; Irreplaceable Retail Location Featuring Modern 2007 Construction Situated on Over 2.0 Acres of Land. A New Owner will also have the Assurances of Owning an Asset with Minimal Deferred Maintenance for the Foreseeable Future.



Price	\$3,265,000
Gross Leasable Area	6,808 SF
Cap Rate	5.50%
Property Sub-type	Neighborhood Center
Status	Active

Property Notes

Property Description

5,096 square foot multi-tenant strip center and 1,712 square foot freestanding Starbucks with drive-thru. The Starbucks pad features a NNN lease with 12+ years remaining on initial lease term and two 5-year options. The subject property Starbucks is the only location serving the city of Delano and is one of the top performing Starbucks in the Central Valley. 100% of the square footage is occupied by national tenants All tenants have favorable NNN leases including management fee reimbursement which allows for limited landlord responsibilities and oversight. Opportunity to separately parcelize Starbucks pad for flexible future disposition strategy. Strong tenant synergy in immediate trade area including Smart & Final Extra!, Dollar Tree, 99 Cents Only, and Walgreens. Easily accessible, located directly next to the California Highway 99 Cecil Avenue on/off ramps Excellent exposure and identity with highly visible pole signage adjacent to CA-99, which runs south to Bakersfield (363,000 population) and north to Fresno (510,000 population).



Price	\$2,750,000
Building Size	2,794 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Built in 1991, this 2,794± sf freestanding building has been occupied by the same franchise since 2004 and recently signed a 20 year lease extension. The property has been recently repaved and re-striped and had a new HVAC installed. The interior as well as the FF&E has been recently upgraded and/or replaced per Franchisor criteria. Arby's is a leading global quick service restaurant company operating & franchising over 3,400 restaurants. Arby's was the 1st nationally franchised coast to coast sandwich chain and has been serving fresh, cravable meats since 1964. Subject tenant is franchisee JM2-Restaurant, Inc., who has operated in this Arby's and Santa Rosa Arby's since 2009.



Price	\$2,400,000
Building Size	9,245 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a brand new Corporate NN Dollar General located in Arnold, CA. The subject property has recently been constructed and offers an investor the ability to purchase a prime California asset. This is high quality construction from one of DG's most active and preferred developers. This Dollar General is expected to serve a large trade area making it a viable long-term concept for an investor or 1031 Buyer. The site is now open and paying rent. Highest cap DG on the market in California!



Price	\$2,774,772
Building Size	18,900 SF
Cap Rate	6%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

The subject property is a 18,900-square foot recently renovated 99 Cents Only Store located in Sanger (Fresno), CA. Tenant signed a 12-year lease with rent increases throughout the initial term and options. 99 Cents Only Stores is a premier deep-discount retailer with over 350 retail stores throughout California, Arizona, Texas and Nevada. Located along Jensen Avenue, the property features excellent visibility and easy access along the city's primary retail corridor. The site anchors the Sanger Shopping Center which also features Dollar Tree. Directly across the street from the site is a Walmart Supercenter. Numerous other national retailers directly surround the site including Walgreen's, Panda Express, Jamba Juice, GameStop and many others. Several schools of all levels are located in the immediate area. The immediate area is predominantly and densely residential. The area has experienced rapid population growth of over 46% since 2000 and is projected to increase an additional 11% over the next 5 years.

52 Fullerton, CA 92833



Price	\$7,980,000
Building Size	15,120 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New 15 Year Lease Extension - Dense Infill Location on Large Land Parcel. Strong Store Sales est. over \$10.5 million. Major Store Renovation Planned in 2016. We are pleased to offer to qualified investors an opportunity to purchase a rare, North Orange County located single tenant (land and building) NN Walgreens (NYSE: WAG), positioned on West Orangethorpe Avenue and Brookhurst within a high barrier to entry district in Fullerton, CA. Situated next to McDonald's and Shell Gas, this asset enjoys exceptional demographic strength and density. The lease offers investors a term that expires in 2061, with right of termination once every 5 years beginning in November 2030 (equates to approximately 15 years of fixed term). Comprised of 15,120 square feet, on a large land parcel of 1.65 acres, the building enjoys excellent street visibility and four ingress egress points (two on Orangethorpe and two on Brookhurst). The stores strong annual sales are estimated over \$10.5 million for 2015 and a planned major interior renovation in 2016.

53 Lakeside, CA 92040



Price	\$2,000,000
Building Size	5,423 SF
Cap Rate	5.71%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This NNN Investment Property is located in Lakeside, CA, a suburb 23 miles east of Downtown San Diego. The tenant just signed a new 5 year lease. Learn4Life is the 3rd largest Charter Concept in California with over 80 locations. The structure has recently received many improvements including a new HVAC unit. This investment property is an out parcel to the Rocky Home Plaza Shopping Center. Some of the center's tenants include Albertson's, Rite Aid, Chase Bank, Subway, H&R Block, UPS Store, and Fantastic Sam's.

54 Turlock, CA 95380



Price	\$1,503,529
Building Size	1,500 SF
Cap Rate	4.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple Starbucks Coffee Net Investment opportunity, located in Turlock, California. Starbucks has been at this location since the site's construction in 2004. Starbucks recently signed a new, 10 year lease commencing in July of 2014. Landlord is responsible for roof and structure. July of 2014, Starbucks also recently completed an interior/exterior remodel. Starbucks is situated in the Lander Marketplace Shopping Center and is anchored by Save-Mart and CVS.

55 Burney (Near Redding), CA 96013



Price	\$2,462,566
Building Size	9,026 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a new 9,026-square foot Dollar General located in Burney, CA. Dollar General has signed a fifteen year absolute net lease estimated to commence in September of 2015. The lease provides for ten percent rent increases between each of the three, five-year renewal options. Dollar General, which is publicly traded on the New York Stock Exchange under the ticker symbol DG, has a current BBB- credit rating by Standard & Poor's.

56 Yucaipa, CA 92399



Price	\$5,080,000
Building Size	10,428 SF
Cap Rate	5.08%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

10-year absolute NNN leased investment with 1.5% annual rental increases. The property is leased to Citibank N.A., a wholly owned subsidiary of Citigroup (NYSE: C), the fourth largest bank holding company in the United States. This location benefits from excellent frontage along Yucaipa Boulevard, the major retail thoroughfare. The lot is over 1.5 acres allowing for ample parking, a drive-thru, and prominent signage which enhances visibility to the 22,000 vehicles per day that pass this location. Located just east of the primary intersection for this trade area, the asset benefits from nearby retailers including Walgreen's, Big Lots, and Stater Bros. Markets.

57 Bakersfield, CA 93308



Price	\$2,360,000
Cap Rate	3.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

McDonald's NNN lease. Brand new building with double drive thru..

58 Elk Grove, CA 95624



Price	\$6,900,000
Building Size	14,905 SF
Cap Rate	5%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

* Corporate Guarantee * Absolute NNN Lease * Signalized intersection with 75,000 cars per day.

59 Tustin, CA 92780



Price	\$6,000,000
Building Size	6,300 SF
Cap Rate	4.50%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in an absolute triple net leased (Sale Leaseback), Kiddie Academy Childcare Center, located in the heart of Orange County (Tustin), California. Kiddie Academy, at the close of escrow, will sign a new long-term (25-year) lease with 10% rent increases every 5-Years throughout the initial term and 4 (5-year) options to extend, which hedges against inflation and creates security and stability for the future investor.

60 Victorville, CA 92393



Price	\$2,250,000
Building Size	1,920 SF
Cap Rate	4.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Investment Highlights-Absolute-Triple-Net (NNN) Ground Lease with No Landlord Responsibilities-Strong Corporate Guarantee S&P: A- Credit Rated Tenant- Ideally Located Less Than Half a Mile Away From the 15 Freeway with Average Daily Traffic Counts Exceeding 89,000-Surrounding Retailers in the Immediate Area Include Lowes, Macy' s, Sears, Walmart, Best Buy, Office Max, and Numerous Restaurants and Banks.

61 Hemet, CA 92545



Price	\$4,494,000
Building Size	6,366 SF
Cap Rate	4.38%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

The property is located along the major east-west thoroughfare of Florida Avenue and is passed by roughly 30,000 vehicles per day. Situated amid the local area's major retail corridor, the property is located within a neighborhood retail center just east of Hemet Valley Mall, a regional mall that features JC Penney and Sears. Other national retailers in the immediate area include The Home Depot, Lowe's, Target, Staples, CVS, Von's, Walgreen's, Smart & Final, and LA Fitness.

62 Apple Valley, CA 92307



Price	\$2,301,000
Building Size	2,260 SF
Cap Rate	4.40%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

* Fee simple ownership opportunity 100% leased single tenant NNN ground lease, the most secure form of real estate investment * Drive-thru building at the entrance to the Target Anchored 294,658 SF Apple Valley Commons featuring clean, modern architecture and the latest brand identification * Corporate Twenty (20) year ground lease (nearly 13 years remaining) with fixed ten (10%) percent rental increases every five (5) years and four (4) five (5) year options to renew with Del Taco Restaurants, Inc. (NASDAQ:Taco), a publicly traded company based in Lake Forest, CA that operates approximately 550 locations in 16 states * High-quality, 2007/2008 construction with no deferred maintenance Del Taco owns all building improvements.

63 Marysville, CA 95901



Price	\$1,975,000
Building Size	2,639 SF
Cap Rate	4.53%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single-tenant net leased investment opportunity to qualified investors. The property is occupied by Burger King with approximately 4.5 years remaining on the initial lease term with two - 10 year renewal options.

64 Fremont, CA 94539



Price	\$3,482,526
Building Size	2,670 SF
Cap Rate	4.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single-tenant net leased investment offering in Fremont, CA. The subject property is occupied by Jack in the Box, and operates under an absolute NNN lease. The site consists of an approximately 2,670 SF building on a 0.76 AC parcel.

65 Chino, CA 91710



Price	\$3,445,000
Building Size	3,900 SF
Cap Rate	4%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Pride of Ownership Southern California Grocery Anchored Property: Built in 2014, the subject property is a 3,900 square foot multi-tenant pad building located within a Stater Bros. Markets (NAP) anchored shopping center in an affluent and established 180 degree area of Chino, CA with tremendous potential for future growth. Anchored by Top Performing Stater Bros. Markets (NAP): The Stater Bros. Markets (NAP) located at the shopping center achieves strong store sales and is one of the top performing Stater Bros. Markets in the entire chain consisting of 168 locations. Stater Bros. Markets strategically re-located to the subject property in 2008 due to the planned future residential development and projected growth in the surrounding area. Secure Income Stream with Starbucks and Strong Leasing Activity on Available Space: Starbucks is located on an end-suite with a drive-thru and recently signed a 10-year lease in 2014. The remaining available space has had a tremendous amount of leasing activity from national and credit tenants (contact listing agent for further details).

66 Apple Valley, CA 92307



Price	\$2,691,000
Building Size	2,830 SF
Cap Rate	4.60%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

* Fee simple ownership opportunity 100% leased single tenant NNN ground lease, the most secure form of real estate investment * Corporate Twenty (20) year ground lease (12 years remaining) with fixed ten (10%) percent rental increases every five (5) years and four (4) five (5) year options to renew * Carl's Jr. drive-thru building at the entrance to the Target Anchored 294,658 SF Apple Valley Commons featuring clean, modern architecture and the latest brand identification * Synergistic surrounding tenant mix creates a point-of destination location and satisfies daytime and evening customer demands. Surrounding tenants include: Super Target (170,000 SF), Walmart, Albertson's, Ross Dress for Less, Dollar Tree, CVS Pharmacy, McDonald's, Starbucks, Union Bank (\$120 million in deposits), Panda Express, DelTaco, Round Table Pizza and others * Carl's Jr. is wholly owned by CKE Restaurants, Inc., a privately held restaurant company based in Carpinteria, CA, that operates approximately 3,300 locations including co-brands Hardee's, Red Burrito and Green Burrito in 42 states and 28 countries.

67 Merced, CA 95340



Price	\$3,167,000
Building Size	7,413 SF
Cap Rate	4.89%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

10-year absolute NNN leased investment with 1.5% annual rental increases. The property is leased to Citibank N.A., a wholly owned subsidiary of Citigroup (NYSE: C), the fourth largest bank holding company in the United States. The property is situated on a hard corner at the signalized intersection of M Street and West Nineteenth Street, an intersection trafficked by 26,000 vehicles per day. In addition to a 59 space parking lot this location also features a drive-thru ATM for customer convenience.

68 Bakersfield, CA 93309



Price	\$3,600,000
Building Size	25,839 SF
Cap Rate	4.89%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property was built in 1983 with a gross leasable area of approximately 25,839 square feet sitting on a 96,703-square foot lot. The CVS pharmacy lease has four years remaining on its third five-year option. It has three more five-year option to renew on March 1, 2020, March 1, 2025 and March 1, 2030.

69 Citrus Heights, CA 95610



Price	\$13,160,001
Building Size	14,820 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This NNN Lease with Walgreen Co, is a passive investment with the nation's No. 1 drug store, where Tenant is responsible for all building, roof, and grounds maintenance.

70 Rowland Heights, CA 91748



Price	\$4,994,000
Building Size	4,369 SF
Cap Rate	3.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property sits on a site along the major east-west thoroughfare of Colima Road and benefits from a high traffic count of approximately 46,000 vehicles per day offering excellent visibility. The branch is adjacent to a shopping center anchored by Greenland Market and Rite Aid. The local area includes other retail centers as well as dense residential communities. The asset sits within an affluent community. The average household income exceeds \$85,000 for the approximately 315,000 residents living within a 5-mile radius. This branch had substantial bank deposits of approximately \$377 million, a testament to the long-term success at this location.

71 Lakewood, CA 90712



Price	\$5,500,000
Building Size	13,600 SF
Cap Rate	5.78%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a single-tenant asset measuring approximately 13,600 SF leased to Petco. The building sits on approximately 32,400 SF of land with ample parking in the front and rear. This location features a reptile center and full service pet grooming, in addition to administering vaccinations and offering training classes. The property benefits from frontage on Lakewood Blvd. and its strategic location directly across from Lakewood Center.

72 Santa Rosa, CA 95407



Price	\$3,200,000
Building Size	2,700 SF
Cap Rate	3.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a rare Santa Rosa, CA retail ground lease opportunity unlike anything else available in the market. The offering is the 100% fee simple interest in a 20 year corporate guaranteed ground lease with scheduled 10% increases every 5 years in both the initial term and at each of the three 5 year renewal options.

73 Colton, CA 92324



Price	\$2,647,826
Building Size	21,413 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

*Absolute NNN lease: zero landlord responsibility *Almost 9 years left on the primary lease term with scheduled rent increases *Located at signalized intersection of 3 streets: 27,709 vehicles/day *99 Cents Only corporate guarantee: over 380 stores across California, Texas, Arizona, and Nevada.

74 Oakland, CA 94612



Price	\$1,080,000
Building Size	2,262 SF
Cap Rate	6%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

This is an extremely rare absolute net leased opportunity unlike anything else available in the market. There are over 7 years remaining on the initial 10 year Oil Changers lease with CPI rental increases every three years. The asset is conveniently located on a major commercial thoroughfare in Oakland, California.

75 Willits, CA 95490



Price	\$2,500,000
Building Size	3,545 SF
Cap Rate	4.22%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

NNN leased Burger King, with vacant parcel for future development. Strong store sales with very experienced operators. Lease through September 2023. Building extensively remodeled in 2014 (~\$450,000). Vacant parcel is ideal for a coffee shop or other complementary use.

76 Palm Desert, CA 92211



Price	\$10,300,000
Building Size	17,272 SF
Cap Rate	5.10%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

The subject property is a 17,272-square foot Rite Aid with a drive-thru located in Palm Desert, Florida. Rite Aid signed a corporate backed 20-year lease which commenced in November of 2007. The lease includes six 5-year options with 5% increases at each option. Rite Aid is publicly traded on the NYSE under the ticker RAD, and has a credit rating of B by Standard & Poor's. The property is strategically located North of the Interstate 10 Freeway on the Southwest corner of Washington Street and Wildcat Street with combined traffic counts of over 17,300 vehicles per day. The property is the nearest drug store to Sun City, Palm Desert and the gated Del Webb community, consisting of 5,000 homes, for active adults located less than one mile north. The property is located nearby several national retailers including a Taco Bell (under construction), ARCO, Starbucks, Popeyes, Chevron, Wells Fargo Bank, Wendy's, Wingstop, Subway, and several auto dealerships.

77 Vista, CA 92081



Price	\$3,712,500
Building Size	3,329 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Hard Corner Location in the Trade Area - Prime hard corner location on Melrose Drive adjacent to CVS. Melrose Drive is the main north / south retail corridor from Highway 78 to the residential and commercial areas to the south with traffic counts of 26,000 cars per day. 10% Rent Increases of Every 5 Years - Rental increases provide for a growing income stream and hedge against inflation. Long Term NNN Ground Lease with ~ 13.5 years remaining - Reversionary interest in the improvements provides additional security to the Landlord.

78 La Puente, CA 91744



Price	\$6,235,000
Building Size	18,557 SF
Cap Rate	4.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

* New 20 year triple net ground lease with corporate guarantee: zero landlord responsibilities* Brand new construction on large lot over 1.5 acres* ALDI is one of the fastest growing supermarket chains in the U.S. serving more than 25 million shoppers per month, projected to open 650 new stores by 2018 * Situated in primary retail corridor: neighboring tenants include Wal-mart, El Super Grocery Store, Ross, Food-4-Less, McDonald's, Dollar Tree, 99 Cent.

79 Perris, CA 92571



Price	\$1,749,000
Building Size	2,280 SF
Cap Rate	4.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Price just reduced for quick sale. Triple net ground lease to Taco Bell. 20+ years on term. 12% rent increase 11/1/18 brings cap to 5.38%.

80 Huntington Beach, CA 92649



Price	\$22,000,000
Building Size	13,722 SF
Cap Rate	3.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NNN Walgreens (NASDAQ: WAG) in Southern California. The property is located at the signalized intersection of Bolsa Chica Street and Warner Avenue (49,000 VPD) in the high barrier to entry city of Huntington Beach, California. The lease has 20 years remaining of fixed term and offers rare rental increases of 5% every 5 years. The property was originally built as a ground lease with 5% rental increases every five years. The original lease also contained a reverse built to suit option (RBTS). In 2011, the owner exercised its RBTS option converting the ground lease into fee simple ownership and triggering additional rent as per the lease. The current rent payment now consists of the original ground lease payments accompanied by the RBTS payment. The current annual rent on the property is \$840,232.68, which consists of roughly \$420,000 in ground lease payments and \$420,000 in RBTS payments. The RBTS payments are fixed for the life of the lease, however, the Ground lease payments increase five percent every five years.

81 Riverside, CA 92506



Price	\$5,362,500
Building Size	7,150 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant bank property located at what is perhaps one of the most dynamic and highly visible intersections in the Inland Empire. The offering features a new 10-year NNN lease to Provident Bank, a publicly traded company (NASDAQ: PROV) and the largest independent community bank in Riverside, with 16 locations and more than one billion dollars in assets.

82 Rancho Cordova, CA 95670



Price	\$9,960,000
Building Size	14,550 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is ideally located at the northeast corner of Zinfandel Drive and Folsom Boulevard, only a 20 minute drive from downtown Sacramento. The property is easily accessible at this signalized intersection, as it enjoys ingress/egress from both Folsom Boulevard and Zinfandel Drive, with its highly visible monument signage viewed by more than a collective average of 49,846 vehicles per day from the intersection. The site's close proximity to the highly traveled U.S. highway 50 (153,000 AADT) directly to the south draws in substantive traffic to the immediate area. Additionally, the Sacramento RT light rail Zinfandel Station is right near the subject property, further increasing ease of accessibility and foot traffic to the site. As such, there are a number of prominent retail centers surrounding Walgreen's in this highly dense retail corridor. Directly across from the subject property at the southeast corner of the intersection is Rancho Cordova Town Center, a 285,000 square foot neighborhood shopping center anchored by Target, Marshall's, and Ross Dress for Less.

83 Montebello, CA 90640



Price	\$3,625,000
Building Size	6,476 SF
Cap Rate	5%
Property Sub-type	Street Retail
Status	Active

Property Notes

Property Description

Wells Fargo (S&P Rating A+ and NYSE as WFC) has been at this dense infill location for 15 years and the Branch is rated a B+ location by the Tenant. Wells Fargo operates over 8,700 branches and more than 12,500 ATM's in 39 states including the District of Columbia. This offering represents a truly exceptional opportunity to acquire a stable asset with minimal management. Wells Fargo is on a double net lease Tenant reimburses property taxes and insurance. (LL responsible for roof & structure). Parking is in a City lot adjacent to the property. There is an agreement with the City of Montebello to issue Employee Parking Permits equal to number of tenant employees without cost. Confirmation letter in lease.

84 Sacramento, CA 95825



Price	\$6,420,133
Building Size	31,873 SF
Cap Rate	6%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

The subject property is a newly renovated 31,873-square foot Caliber Collision in Sacramento, CA. Caliber Collision has signed a new 15-year absolute net lease. The lease calls for ten percent rent increases every 5 years throughout the initial term and option periods. Caliber Collision is one of the nation's largest collision repair companies with more than 305 Gold Class Professional certified collision repair centers across fourteen states. The property is located near the Southwest Corner of El Camino Ave and Fulton Ave. The site features excellent visibility and easy access with exposure to daily traffic counts along Fulton Ave in excess 32,632 vehicles. There are several car dealerships along this heavily trafficked corridor including Lexus of Sacramento, Chevrolet Cadillac dealership and many others. Other nearby retailers include Goodwill, Chevron, Napa Auto Parts, Les Schwab Tire Center, Auto Zone, Starbucks, O' Reilly Auto Parts, Walmart Super Center, Sam's Club, Sports Chalet, Domino's, Panera Bread, Wingstop, Macy's, Bank of America & others. The site features high population density with over 338,500 people residing within a five mile radius.

85 Chula Vista, CA 91910



Price	\$2,625,000
Building Size	5,063 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Free standing single tenant net leased investment, corporate owned CB&T has been operating at this location for 16 years. 5063 sq ft building on a 22,216 sq ft corner lot, within the city's revitalization and banking district. Four years remaining on existing lease with a 5 year option to renew, includes 3% annual rent increases.

86 Vallejo, CA 94591



Price	\$2,000,000
Building Size	2,240 SF
Cap Rate	4%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

New Single Tenant Chipotle / Strong National Investment Grade Tenant: Public Company (NYSE:CMG), \$2 Billion Equity (2014), 1783 locations. New 10 Year Corporate executed ground lease, plus multiple options. 10% Rent Increases every 5 Years. Absolute NNN / No landlord obligations.

87 Riverside, CA 92505



Price	\$6,750,000
Building Size	6,160 SF
Cap Rate	4.20%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Southern California Single-Tenant NNN Chase Bank:-Brand new 10-year lease extension with three 5-year options to renew.-Fixed rental increases during the new 10-year extension term.-Freestanding pad building with drive-thru ATM.-Chase Bank is rated A+ (Investment Grade) by Standard & Poor's and is the largest consumer bank in the United States.-Located at one of the best retail locations in Riverside County.High Traffic, Regional Retail Destination: Approximately 250,000 people and average household income of approximately \$70,000 within a 5-mile radius. Directly Across from the 1.2 Million SF Galleria at Tyler Mall: The most prominent regional mall in Riverside County, serving more than 1 million people in its trade area. Signalized Intersection Location: Average daily traffic counts are approximately 64,000 cars per day at Magnolia Avenue and Tyler Street.

88 Gardena, CA 90249



Price	\$1,515,000
Building Size	4,546 SF
Cap Rate	5%
Property Sub-type	Post Office
Status	Active

Property Notes

Property Description

Rare investment opportunity for a passive investor or institution offering the stability of a lease with the United States Postal Service. The postal operation has been in place for the entire life of the building(50 years) and has a fixed lease on the property until 12/31/2016. The USPS has signed a new lease extending the lease to 12/31/2021 with two 5-year options. The predictable cash flow and relatively low maintenance demands make this property an excellent investment opportunity. USPS is self-insured and reimburses landlord for property taxes. Landlord is responsible for building structure, roof, and HVAC.

89 Valencia, CA 91355



Price	\$5,550,000
Building Size	3,835 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

17 Years Remaining - Absolute NNN - 100+ Unit Franchisee - Newly Renovated in 2015 - CPI Increases Every 2 Years starting in 2020 - Strong Store Sales - 5 Freeway Location - 321,000 AADT. highly successful Wendy's Drive-Thru Restaurant on an irreplaceable corner parcel near the entrance of the famous Six Flags Magic Mountain Park and directly off the 5 freeway in Valencia, CA - just north of Los Angeles and conveniently located adjacent to the 5 Freeway on-ramp. The lease term includes rental escalations based on CPI adjustments every 24 months commencing in 2020. The increase is capped at 4% unless the CPI exceeds 10%. If greater than 10% the CAP is adjusted to two-thirds (2/3) of the actual CPI increase.

90 South Gate, CA 90280



Price	\$3,715,000
Building Size	2,500 SF
Cap Rate	3.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- For Sale Taco Bell Ground Lease NNN Investment with a brand new 25 year lease - Newly constructed building, structure and repairs fully tenant's responsibility- Operated by well established Taco Bell franchisee with over 30 locations- Located at Signalized intersection of Firestone Blvd and California Ave- Near newly developed Azalea Shopping Center.

91 Rosemead, CA 91770



Price	\$1,325,000
Building Size	2,597 SF
Cap Rate	5.28%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a United States Postal Service (USPS) facility located at 8111 Newmark Avenue in Rosemead, California. This property was a build-to-suit for the tenant, who has been successfully operating at this location since 1981. USPS has recently agreed to extend their lease for an additional five years, demonstrating their commitment to this location. The subject property is a 2,597 square foot building situated on a 19,589 square foot lot, which provides ample parking for customers and USPS mail delivery trucks a valued amenity for USPS.

92 Oceanside, CA 92056



Price	\$7,400,000
Building Size	14,380 SF
Cap Rate	5%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Single-tenant absolute NNN Walgreen's (NASDAQ:WBA); tenant is responsible for all expenses including roof and structure Long-term 75-year lease; guaranteed 16+ years remaining on initial 25-year term Walgreen's is rated BBB (investment grade) by S&P; extremely stable and secure investment opportunity. Established Walgreens built in 2007 with drive-thru convenience Pad to Ralph's grocery anchored shopping center with other national tenants including McDonald's, AutoZone, Pizza Hut, and Taco Bell Over 42,000 cars per day at the hard corner of Cannon Road and Melrose Drive.



Price	\$1,640,000
Building Size	9,985 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a freestanding single-tenant Dollar Tree store scheduled to be completed in early 2016. It is situated at the intersection of West Robertson Boulevard and Washington Road, Chowchilla's main intersection. The subject property is directly across from an AutoZone and adjacent to the Country Wood Shopping Center. This Dollar Tree will be the only single price point retailer in the entire city. The next closest Dollar Tree is located approximately 17 miles away in the city of Madera. Dollar Tree has signed a new, 10-year corporate lease with two, five-year renewal options. Each renewal option period has fixed rent increases of \$1.00 per square foot. Under the lease, the Landlord has minimal maintenance responsibilities, including (but not limited to) the building's roof, structure and HVAC (replacement only). The roof comes with a new 20-year warranty.



Price	\$5,900,000
Building Size	22,385 SF
Cap Rate	6%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

VOLKSWAGEN OF PALM SPRINGS (REAL ESTATE) One of Coachella Valley's most intriguing Investment Opportunities currently available! Constructed in 2013, this state of the art Building with unobstructed visibility is strategically located on one of the highest traffic count areas of E. Palm Canyon Drive (Highway 111), adjacent to 20 +/- other Auto Dealerships. Currently leased to Volkswagen of Palm Springs, with eight (8) years remaining on the Initial Term, plus two (2) additional five (5) year Option Periods. Three (3) separate land parcels comprise this Opportunity as follows: Parcel 1 +/- 3.01 Acres (APN 687-510-042) Parcel 2 (Access Road) +/- 0.50 Acres (APN 687-510-041) Parcel 3 (Access Road) +/- 0.16 Acres (APN 687-510-046) Two (2) adjacent additional land parcels are available under a separate listing as follows: +/- 0.54 Acres (APN 687-510-054) +/- 2.81 Acres (APN 687-510-053).



Price	
Gross Leasable Area	
Cap Rate	
Property Sub-type	
Status	

Property Notes

Property Description

96 Riverdale, CA 93656



Price	\$2,273,000
Building Size	9,026 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant, net-leased discount retail asset. The property is newly built, with rent commencement in January 2016, and it is being offered free and clear of any debt. It is a unique opportunity for an investor to acquire a well-located, investment-grade, credit-tenant asset in a desirable California geography.

97 Etna, CA 96027



Price	\$1,881,000
Building Size	9,100 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant, net-leased discount retail asset. The property will be newly built, with a January 2016 rent commencement, and it is being offered free and clear of any debt. It is a unique opportunity for an investor to acquire a well-located, investment-grade, credit-tenant asset in a desirable California geography.

98 Palmdale, CA 93552



Price	\$3,950,000
Building Size	4,149 SF
Cap Rate	4.42%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

- Long term 20 year lease with 12 years remaining, and options to extend- Building constructed in 2002- Operated by well established Denny's franchisee- Located on the outparcel of a major retail center anchored by Lowe's, Walmart, Jack In The Box, Walgreen's, Big 5 Sporting Goods.

99 Sebastopol, CA 95473



Price	\$2,350,800
Building Size	1,643 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject property is a Taco Bell with a drive-thru located in Sebastopol, California, in Sonoma County. This absolute triple-net (NNN) lease has future rental increases of 10 percent every five years, 8.5 years of primary term remaining on a 20 year lease, and four, five year options to renew.



Price	\$2,400,000
Building Size	2,308 SF
Cap Rate	4.25%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

FOR SALE is a very well located southern California parcel that has been GROUND LEASED to Wendy's International, Inc. The property has a recently constructed 2,320 sq. ft. drive thru situated on it that will become the property owner's at the termination of the ground lease. The parcel is a 29,185 sq. ft. pad situated on the main street in a WalMart Super Center in San Jacinto, Ca. If you are looking for an amazing, stable and affordable investment, you have found it!



Price	\$2,025,000
Building Size	3,671 SF
Cap Rate	3.59%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Absolute Triple Net (NNN) McDonald's ground lease in Lancaster, CA. The subject property is located in The Challenger Shopping Center, along the main trade area thoroughfares Challenger Way and E. Avenue K (approximately 46,500 combined vehicles per day). McDonald's occupies an approximate 3,671- square foot, single-tenant retail building on an estimated 0.87 acres of land anchored by Walgreen's and Vallarta Supermarkets. The tenant currently has 6+ years remaining on the initial 20 year term, with 12% rent increases every five years (next increase in November of 2017). With over 35,000 locations serving approximately 70 million customers in over 100 countries each day, McDonald's is the world's leading food service retailer. More than 80% of McDonald's restaurants worldwide are owned and operated by independent, local business men and women.



Price	\$5,230,000
Building Size	16,708 SF
Cap Rate	5.26%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

STRONG PERFORMING STORE" Below market rent - \$1.37/SF" High volume location" Rite Aid has been at the location for over 17 years" Rite Aid Corporate Guarantee" Location features a drive-thru" Aggressive Rental Escalations in the option periods.



Price	\$3,333,333
Building Size	1,822 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand new Taco Bell restaurant leased to Golden Gate Bell, LLC (GGB) in Antioch, CA, a suburb of the San Francisco Bay Area. Antioch is located in Contra Costa County and is home to over 100,000 residents. This lease is a true triple net lease with a base term of 20 years and rent increases of 10% every five years. Rent commenced on December 5th, 2015 at an initial rate of \$150,000 annually. There are 2 five year options and one option for four years and eleven months. The rent increases by 10% in each of the options. The property is at the signalized intersection of West 18th Street and A Street, on the northwest corner. The building is 1,822 square feet and sits on approximately 18,700 square feet of land. Surrounding retailers include Grocery Outlet, Starbucks, Wells Fargo, Rite Aid, Wendy's, O'Reilly Auto Parts, Autozone, Citibank and Bank of America. The tenant is Golden Gate Bell, LLC (GGB). GGB is the operator of 85 Taco Bell locations in the San Francisco Bay Area, the largest Taco Bell franchisee in California & Top 10 in the United States. GGB management has been operating Taco Bell restaurants for over 40 years.



Price	\$5,164,000
Building Size	16,708 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Rite Aid Drug Store. Strong National / Credit Tenant with Corporate Guaranty on the lease. Public Co. (NYSE:RAD, \$26 Billion 2015 revenue, 4500 store locations, S&P Credit Rating "B". 32 years of term remain including the option periods. 18 years of historical occupancy at this location. Strong Sales / High Profit location - Over \$6.1 Million (2014). New Roof installment & building renovation in 2015. New 15 year roof warranty for the new buyer. NNN Lease.



Price	\$5,173,000
Building Size	16,730 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Strong National / Credit tenant with Corporate Guaranty on the Lease. Public Company (NYSE:RAD), \$26 Billion 2015 Revenue, 4500 stores in 31 States, S&P Credit: "B". 32 years of term remaining including the option periods. 18 years of historical occupancy. Strong Sales & high profit store (call Broker for details). New 2015 Roof & building renovation. Part of Grocery / El Super anchored shopping center. NNN Lease. Rent increases in the option periods.



Price	\$5,458,000
Building Size	11,868 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Freestanding Smile Care Dental Building. 2 years remain on the lease. Owner / User Opportunity. NNN Lease.



Price	\$13,230,000
Building Size	10,652 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New construction 10,652± sq. ft. DaVita Dialysis completed in August 2015. Leased to TOTAL RENAL CARE, INC., and guaranteed by DAVITA HEALTHCARE PARTNERS, INC., for 15 years from a date to be determined between September 16, 2015 and January 16, 2016 at an annual net rent of \$661,488 increasing by 10% every five years throughout the primary term. The lease is net with the tenant responsible for taxes, insurance and maintenance. The landlord is responsible for maintaining and replacing the roof, structure, exterior plumbing and electrical systems, and parking areas and driveways, and replacement of HVAC (not maintenance). There are three 5-year renewal options at 95% of appraised Fair Market Value (FMV) rent. If the tenant exercises its options, the guaranty by DaVita Healthcare Partners, Inc., terminates at that point.



Price	\$5,000,000
Building Size	38,536 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

We are pleased to present the sale of Eco Thrift, a single tenant leased retail building to a highly successful regional company with seven locations throughout the Northern California. Eco Thrift recently extended their lease to provide 10 years of term with rare annual increases. The lease is net with the tenant responsible for taxes, insurance, and all maintenance including roof and structure. Additionally the property benefits from additional income from the freeway billboard sign leased to CBS Outdoor.



Price	\$5,840,000
Building Size	2,680 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Carl's Jr., located in Clearlake, CA (open 24 hours). The tenant, Carl's Jr., will execute a brand-new 25-year lease (Sale-Leaseback) demonstrating long-term commitment to the location. The lease features 10% increases every 5 years throughout the initial term and 10% increases at the beginning of each 4 (5-Year) option periods which generates steady NOI growth and hedges against inflation.



Price	\$5,458,000
Building Size	11,868 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a corporate guaranteed, freestanding, single tenant, NNN leased, Smile Care Dental, located in an irreplaceable location, across from the Southbay Pavilion/Carson Mall at the signalized, hard corner intersection fronting the I-405 Freeway in Carson, CA. The tenant, Community Dental Services, Inc., dba Smile Care Dental, has approximately 2 years remaining in the current lease term.

111 Oceanside, CA 92054



Price	\$5,050,000
Building Size	6,600 SF
Cap Rate	4.34%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

JP Morgan Chase is the tenant with a triple net lease. Listing includes assessor parcel numbers 147-192-10 & 147-192-05 for a total of 23,971 square feet of land and a 6,600 square foot building.

112 Compton, CA 90222



Price	\$2,566,737
Building Size	6,000 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

AutoZone initiated an early lease extension for an additional 10 years in May of 2015. The lease calls for 12% escalations during the option periods. AutoZone took possession of the property in 2004, and the building was extensively renovated at that time. The property is well-located on the hard SE corner of N. Wilmington Ave. and El Segundo Blvd. in the heart of an extremely dense corridor in South Los Angeles. Located just South of the Food 4 Less, Rite Aid anchored 165,000 sf Kenneth Hahn Plaza, and next to a brand new Corporate 7-Eleven, 2610 N. Wilmington features the rare combination of seasoned tenancy, lease escalations, and strong Southern California Real Estate. These factors indicate a strong commitment from AutoZone and sales with reference to this location.

113 Yucca Valley, CA 92284



Price	\$2,875,000
Building Size	9,100 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand New Dollar General Construction Opened Q1 2015 Absolute Long Term NNN Lease Four (4) 5 Year Options 10% Increase Every 5th Year Beginning Year 16 Largest US Retailer with 11,900+ Stores in 40 States Investment Grade Credit Rating with \$19 Billion In Annual Sales .Approximately 9,100 SF Building On +/-83,630 SF Lot.

114 Lucerne, CA 95458



Price	\$3,125,000
Building Size	9,026 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand New Dollar General Construction Opened Q3 2015 Absolute NNN Long Term Lease Four 5-Year Options 10% Increase Every 5th Year Beginning Year 16 Largest US Retailer with 11,900 + Stores in 40 States Investment Grade Credit Rating with \$19 Billion in Annual Sales Approximately 9,026 SF Building on 76,230 SF Lot.



Price	\$9,250,000
Building Size	10,228 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant, absolute net leased Walgreen's located at 3614 Mount Diablo Boulevard in Lafayette, CA (San Francisco Bay Area). The subject property is 10,228 square feet and resides on 41,382 square feet of land with 104 feet of street frontage on Mount Diablo Boulevard. Walgreen's completed their tenant improvements and has been open since the summer of 2015. There is one point of ingress on Mt Diablo Boulevard along with an additional access point in the rear parking lot with the adjacent property. The subject property also features two entrances on the south and east facing side of the building and a large parking lot with 28 dedicated stalls.



Price	\$2,223,100
Building Size	9,100 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

* Brand new Dollar General building with a 15-year NNN lease plus three (3), 5-year options to extend * Corporately guaranteed lease; Dollar General Corporation has been in business for over 75 years and is America's largest small-box discount retailer by sales with over 12,000 stores in 43 states * Dollar General (NYSE:DG) has a market capitalization over \$20 billion, 2014 revenue exceeding \$18 billion and an S&P rating of BBB-* Brand new construction Dollar General building; limiting near-term deferred maintenance or capital costs * Strategic Dollar General Location - This location will provide a convenient alternative to customers who would otherwise have to travel ten miles to Chico for services and major shopping.



Price	\$2,090,000
Building Size	3,383 SF
Cap Rate	4.16%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Two freestanding single tenant buildings located in the heart of Baldwin Park, CA. The Property is at the corner of Maine Avenue and Los Angeles Street which receives over 22,000 CPD passing the subject property. The attractive 19,766 square foot parcel has easy access, parking, and large scale signage to benefit the tenants. Currently Yum Yum Donuts occupies a 1,492 SF building on the corner and Twins Grill occupies a 1,891 SF building with a drive thru. The property is just down the street from major tenants including 7-Eleven, Superior Grocers, CVS, Chase Bank, Bank of America, and El Pollo Loco among others.



Price	\$3,956,000
Building Size	2,940 SF
Cap Rate	4.55%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

The subject property is a corporate-guaranteed 7-Eleven convenience store with gas located in Chico, California which was built-to-suit for the tenant in 1998. 7-Eleven is an international chain and the world's largest operator of retail convenience stores, with annual revenues exceeding \$10.3 billion. 7-Eleven currently features a credit rating of AA by Standard & Poor's.



Price	\$5,495,000
Building Size	6,993 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee-simple interest in the Applebee's Neighborhood Bar & Grill located at 98 Shaw Avenue, in the city of Clovis, CA. Incorporated in 1912, Clovis is a city of 105,000 residents adjacent the City of Fresno in Fresno County, California. Clovis is a major commercial destination because of its strategic location in the agriculturally rich San Joaquin Valley, midway between Los Angeles and Sacramento. Because of its positioning at the foot of the Sierra Nevada Mountain Range, which includes Yosemite, Kings Canyon, and Sequoia National Parks, Clovis is known as the Gateway to the Sierras. Based on the quality of life in Clovis, it is recognized as one of the most desirable cities for families in the California Central Valley. The lease term for the Applebee's property has approximately eighteen years remaining, with one 10-year option. The guaranteed minimum rent adjusts by changes in the CPI (6% minimum adjustment) every 30 months. The next increase in minimum rent occurs on March 1, 2016, where annual minimum rent will reset to \$222,600, or higher.



Price	\$3,696,000
Building Size	3,260 SF
Cap Rate	4.52%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

" Leased to nationally recognized 7-Eleven, Inc., (Standard & Poor's AA- Credit) which has over 7,800 stores nationwide and 52,000 worldwide with annual revenue of more than \$10.3 billion" 7-Eleven recently extended the lease term by 10 years, showing long-term commitment to the site" 7.14% rent increase on 4/1/21 and 10% rent increases in the Option Periods" 7-Eleven has operated at site since 2001" Population has grown over 100% within a 1-mile radius of site since 2000 and is on pace to grow an additional 11% by 2020" Average Household Income over \$114,000 within a 1-mile radius of site" Southern California Real Estate provides long-term appreciation and preservation of wealth.

121 Richmond, CA 94802



Price	\$4,999,999
Building Size	7,475 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

JP Morgan Chase Bank branch located immediately across from Hilltop Mall in Richmond. The subject is in its second option with 3 years remaining on current term plus 2 additional five year options. It has been a bank branch since 1982 and is currently the 9th Chase branch in deposit size among the 33 Chase branches in Contra Costa County, with a deposit base in excess of \$112 million. The parent company JP Morgan Chase is an A+ credit rated company and is the number 2 bank in the nation with over \$1.1 trillion in deposits and over 5,500 branches.

122 Huntington Park, CA 90255



Price	\$5,370,000
Building Size	7,400 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-Tenant NNN DaVita Dialysis (NYSE:DVA) with Corporate Guarantee: -5+ years remaining on primary term with two 5-year options to renew -10% rental increases in June 2019 followed by 10% rental increases every 5 years thereafter during the renewal option periods DaVita Dialysis is a Division of DaVita Health Care Partners, which Provides a Variety of Healthcare and Kidney Care Services: -Publicly traded Fortune 500 Company (NYSE: DVA, Fortune #230) - Leading provider of kidney care in the United States with a network of 2,200+ outpatient dialysis centers -Standard & Poor' s credit rating of BB which was upgraded in June 2014 and maintains a stable outlook -DaVita Rx unit is the largest full-service pharmacy dedicated to serving the needs of kidney patients - Fastest growing dialysis provider in the nation.

123 La Palma, CA 90623



Price	\$9,200,000
Building Size	8,286 SF
Cap Rate	3.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

100% leased Bank of America with a brand new 10-year lease term. Bank of America has been operating at the property since 1970 and current has nearly\$215 million in deposits at this location. The lease is a true NNN with the tenant responsible for the roof and structure.

124 Granada Hills, CA 91344



Price	\$3,036,100
Building Size	2,100 SF
Cap Rate	4.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Corporate guaranteed 18 year NNN lease with 6.4 years remaining on base term followed by four 5-year options. Escalations based on CPI every 5-years including option periods. Site was renovated 1973.

125 Clovis, CA 93612



Price	\$3,750,000
Building Size	14,576 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Pride of Ownership - Brand New Construction - Investment Grade Tenant (CVS) - Proven Location - Brand New 25 Year Fixed Term We are pleased to offer to qualified investors an opportunity to purchase a single tenant investment that is fully ground leased to CVS Pharmacy (S&P Rated BBB+ , with Stable Outlook - Investment Grade Credit). This is a brand new absolute NNN ground lease with 25 years of fixed term and 8-5 year option periods. There are 7% rental increases for each option period. The building is comprised of 14,576 square feet situated on a 1.56 acre lot.

126 El Cajon, CA 92019



Price	\$2,750,000
Building Size	6,200 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

6,200 sf Freestanding building in the heart of Rancho San Diego. Currently occupied by Royale Energy Inc. Zoned C-36 for various commercial uses.

127 Citrus Heights, CA 95610



Price	\$7,918,326
Building Size	8,658 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 6231 Sunrise Boulevard in Citrus Heights, California. The property is roughly 8,658 square feet and is situated on approximately 0.92 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$395,916. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

128 Canoga Park, CA 91304



Price	\$3,352,208
Building Size	3,139 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Absolute NNN Lease with Annual CPI Increases Next Rental Increase in March 2016Store is Operated by Pennant Foods, a 96 Unit Wendy' s Operator in CA and TN.



Price	\$6,415,000
Building Size	16,836 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Very Large Rite Aid (16,836 Square Feet) Located on busy corner in the heart of the retail district of vibrant community. Nearby tenants include; Target, Kohl's, Walmart, Lowe's, Trader Joes and Home Goods Six (5) year options. Very Strong demographics with average household incomes over \$110,000 Traffic Counts E. Bidwell St. & Market St. 15,657 CPD E. Bidwell St. & Market St. 19,140 CPD.



Price	\$3,780,000
Building Size	2,400 SF
Cap Rate	4%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

The property is a single tenant triple net leased to 7-Eleven. it is comprised of 2,400 square feet on 17,424 square feet of land. The building is located on 4200 Long Beach Blvd, Long Beach, California. It was built and occupied by 7-Eleven since 1977. The property is surrounded by residential communities with population of over 645,000 within a 5 miles radius. Major retailers surrounding the property includes Trader Joe's, Chipotle, Jersey Mike's, Crunch Fitness and Pet Food Express (under construction).

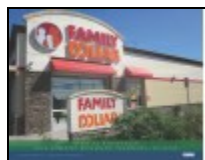


Price	\$2,671,000
Building Size	3,886 SF
Cap Rate	3.85%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Strong National Investment Grade Tenant - S&P Rating - "A" Fee Simple Absolute NNN Ground Lease Long Term Lease with 10% Rent Bumps Every 5 Years NOI is scheduled to grow by 21% over the next 8 years Part of Walgreens Anchored Shopping Center Below Market Rent - Approximately half of market rent.



Price	\$2,800,000
Building Size	10,550 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar, at 6800 Somerset Boulevard, is an extremely rare opportunity to purchase a new, 10-year (approx. 9.5 years remaining) NNN leased investment, 100% leased and guaranteed by Family Dollar, Inc. In July 2015, Family Dollar was acquired by Dollar Tree, Inc., North America's leading operator of \$1 price-point, which combined now boast over 13,600 stores nationwide, with a market capitalization of \$14 billion, 2014 revenues exceeding \$19 billion, and an A- credit rating from S&P.



Price	\$1,920,000
Building Size	2,100 SF
Cap Rate	3.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Brand new Taco Bell fast food restaurant in the city of Coachella, California. This oversized lot with 0.93 acres is located on the south east corner of Harrison Street and Avenue 50. The lease features an initial term of 25-years with four, five-year options to extend. The lease rate increases 10% every five years during the initial lease term and during each option period. The subject property is located on Harrison Street, one block west of Highway 86 and three miles from Interstate 10 which creates great regional access to the property. Major retailers in the area include: Dollar Tree, Save A Lot Food Stores, and Family Dollar in the Coachella Shopping Center located directly west of the subject; Walgreen's and McDonald's surround the subject property on the North and South side and 99 Cents Only, Planet Fitness, and Cardena's Market to the southwest of the subject property. Food 4 Less, Fallas Discount Stores, Wells Fargo, Rent-A-Center, and Also's in the Gateway Center to the northwest of the subject.



Price	Price Not Disclosed
Building Size	25,000 SF
Cap Rate	3.74%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Located in the Sunset District of San Francisco, this is a unique opportunity to purchase a commercial building (building improvements) and part of the parcels upon which the building improvements sit. The three parcels are $\pm 2,996$, $\pm 4,072$, and $\pm 2,996$ SF separately for a total of $\pm 10,064$ SF. Both the building improvements and three parcels are under a long-term lease with Safeway with approximately fifty-two years remaining on the lease term in the form of eleven five-year options. Parts of the building improvements located outside of the three parcels are subject to a long term ground lease for which Safeway is responsible. In 2014, Safeway invested approximately \$1,000,000 in the building improvements.



Price	\$19,775,000
Building Size	64,769 SF
Cap Rate	4.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant NNN asset located in the heart of one of the most dynamic retail trade areas in Southern California. The subject property consists of a CarMax showroom, sales, and service facility located on 4.58 acres at the Southeast corner of Flower Street and Alameda Avenue in the City of Burbank. The property is located one block north of the Alameda Avenue on/off ramps to the Golden State (5) Freeway affording maximum regional access to consumers. Car Max built the facility in Burbank and opened their doors in January 2006 and this remains the only CarMax facility currently servicing Santa Clarita and the San Fernando Valley.

136 Tulare, CA 93274



Price	\$2,647,000
Building Size	4,626 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

4,626 sf freestanding building on .78 acres located in Plaza Del Lago Shopping Center.

137 Carmichael, CA 95608



Price	\$2,655,000
Cap Rate	3.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is located at the northeast, hard-corner of the prominent intersection of Fair Oaks Boulevard and Arden Way (50,000 AADT), and across from a stand-alone Raley's grocery store and 24 Hour Fitness. Jesuit High School, Rio Americano High School and the American River Parkway are all walking distances from Property with average household incomes in the area exceeding \$100,000 per year.

138 Porterville, CA 93257



Price	\$2,725,000
Building Size	2,420 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Premium SW corner location on W. Henderson Ave. and N. Newcomb St. in Porterville, CA. Brand new building. Franchisee will sign a new 20 year NNN lease with 7.5% increases every 5 years.

139 Torrance, CA 90505



Price	\$11,000,000
Building Size	15,768 SF
Cap Rate	6.20%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

State-of-the-Art Retail Showroom with extra land. Ideal for a variety of uses.

140 Lucerne Valley, CA 92356



Price	\$3,125,000
Building Size	9,026 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Recently completed Dollar General Store. Approx. 9,026 SQFT DG Store on 76,230 SQFT lot. Long term NNN corporate guaranteed lease (+ options). Largest US retailer with 11,000 stores in 40 states with \$19 billion in annual sales.

141 Upland, CA 91786



Price	\$6,208,000
Building Size	33,350 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

STNL 24 Hour Fitness "Sport". Modern & Upgraded facility. Low Cost PSF Investment / below replacement cost. National Branding with over 400 locations. 11 years of historical occupancy / proven location. 14 years of term remain which includes the option periods. Part of larger shopping center as the anchor tenant. Jack in the Box is out on the pad.

142 Visalia, CA 93277



Price	\$2,300,000
Building Size	6,852 SF
Cap Rate	5.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Opportunity to acquire the 100% fee-interest in a ground lease to Tahoe Joe's Steakhouse, a popular regional restaurant chain and part of FMP holdings. The investment offers 10% increases every 5th year with the next increase in 2018. Originally built in 2007 for Tahoe Joe's, improvements are high-finish exterior and interior build-out. Highly successful location with projected rent-2-sales ratio under 5%.

143 San Jose, CA 95113



Price	Price Not Disclosed
Building Size	24,090 SF
Cap Rate	5.62%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Offering an investor stability and long term viability, The Market by Safeway is truly a trophy asset and is located within one of the fastest growing areas of the Silicon Valley. The Property is a part of a 23-story, 197 unit luxury condominium complex named The 88 and is central to 3,424 new units being built throughout Downtown San Jose.

144 Northridge, CA 91324



Price	\$6,900,000
Building Size	9,476 SF
Cap Rate	4.79%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Marie Callender's located in Northridge, California. The tenant Perkins & Marie Callender's LLC operates over 489 restaurants in the United States and Canada.

145 Visalia, CA 93292



Price	\$8,245,000
Building Size	17,316 SF
Cap Rate	5.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Double Net Leased Rite Aid with ~10 Years Remaining on Long-Term Lease High NOI Brings in Nearly Half a Million Dollars Annually 5% Rent Increase at Options with Six 5-Year Options to Renew IntactSole Retail Establishment within 1 Mile Radius of Densely Populated Residential AreaOver 12,000 Residents within 1 Mile of Subject Location. Over 144,000 within a 5-Mile Radius10,000 Vehicles Pass Along E. Walnut Ave. Daily. 11,000 Pass Along S. Ben Maddox Way.

146 Tustin, CA 92780



Price	\$4,875,000
Building Size	6,400 SF
Cap Rate	4.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

17851 East 17th Street is a freestanding single-tenant retail building in Tustin, CA. The Property is located on 20,500 SF of land at the northwest corner of the East 17th Street and Prospect Avenue.

147 Capitola, CA 95010



Price	\$5,250,000
Building Size	5,215 SF
Cap Rate	3.72%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Unique opportunity to own a landmark building with frontage on 41st Avenue in Capitola, Santa Cruz County's main business corridor. The building is leased to Citibank, an S&P A-rated tenant, with 8+ years remaining on a 10-year absolute NNN lease with built-in 1.5% annual rent increases. Citibank has four 5-year renewal options. Landlord has zero expense obligations. Citibank is the 3rd largest bank holding in the U.S.

148 Bellflower, CA 90706



Price	\$3,320,000
Building Size	5,000 SF
Cap Rate	4.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Rare Corner Location with a Drive-Thru. The Property is a freestanding, single-tenant building containing approximately 5,000 SF on 26,802 SF of land.

149 Colton, CA 92324



Price	\$1,200,000
Building Size	4,712 SF
Cap Rate	4.90%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

170 Valley Blvd is a +/-4,712 SF free standing retail building located in Colton, CA. Currently occupied by Denny's Restaurant, the subject property is a one-story building with abundant restaurants and retail within close proximity. Subject property offers great street visibility and frontage on a heavily traveled major street. Visitors can easily access the property through two ingress/egress points on Valley Blvd. Subject property offers ample surface parking for tenants and visitors along each side of the property. The property offers excellent freeway visibility and immediate access to the San Bernardino (10) Freeway (Right off 9th Street exit). Nearby national tenants include Stater Bros, McDonald's and Starbucks.

150 Mission Viejo, CA 92691



Price	\$8,960,000
Building Size	7,050 SF
Cap Rate	3.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Orange County single-tenant absolute NNN Chase Bank with drive-thru. In 2015, Chase executed a new 10-year lease extension- 10% rental increases every 5 years during the primary term and option periods- 15-year successful operating history at subject property location since 2000- Strong deposits of \$94 million - Publicly traded company (NYSE:JPM); investment grade credit rating (S&P: A)- Largest consumer bank in the United States; more than \$2.6 trillion in assets and 5,700+ branch locations- Ranked #6 on Forbes 2015 list of World's Biggest Public Companies Rare Orange County location with over 313,000 people within 5 miles. Shared signalized intersection with The Shops at Mission Viejo Mall, anchored by Nordstrom and Macy's, as well as the destination oriented Kaleidoscope, anchored by LA Fitness and Edwards Theatre.

151 Anaheim, CA 92802



Price	\$1,920,000
Building Size	2,132 SF
Cap Rate	3.85%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Carl's Jr. located in the heart of the Anaheim Resort District next to Disneyland. Carl's Jr. as 6 years remaining on absolute NNN lease and have successfully operated in this location for 45 years. The Subject property consists of an approximately 3,600 SF building on a 0.52 acre parcel and located at the signalized intersection of South Harbor Blvd (2,113 VPD) and Orangewood Ave (16,000 VPD).



Price	\$5,766,000
Building Size	9,375 SF
Cap Rate	5.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

* Established national credit tenant - US Bank has occupied this location since 2006 and recently committed to an early lease extension for an additional ten (10) years until June 2026 with rental increases and options to extend * Corporate lease with US Bank National Association (NYSE:USB/S&P Rating AA-) the nation's fifth largest commercial bank with a market capitalization of \$81.1 billion, 2014 revenue of \$18.3 billion, and assets in excess of \$419 billion * Located along the high-traffic, signalized intersection of Long Beach Boulevard (±34,800 CPD) and Imperial Highway (±31,800 CPD), just north of the Century 105 Freeway (±227,100 CPD) * Located within 1/2 mile of the property are both Lynwood High School (2,300 students) and St. Francis Medical Center, a 384-bed acute care hospital with LA County's busiest emergency trauma center servicing 69,000 visitors per year.



Price	\$2,341,000
Building Size	4,020 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

** Prime single tenant, NNN leased property in Southern California** Excellent visibility from Highway 18, with average daily traffic over 25,000 cars per day** Adjacent to Walgreen's, CVS, Denny's and Jack in the Box** Across the street from Wal-Mart & contiguous to a Super Target.



Price	\$3,506,364
Building Size	1,757 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

The tenant is Apro, a Limited Liability Company (LLC), doing business as (dba) United Pacific. United or Tenant, is a California based retail petroleum platform that owns and operates 379 strategically located, high volume retail locations throughout Southern California. In addition, an affiliate of tenant operates a wholesale and transportation division servicing other retailers and commercial customers throughout the region. With annual volume of nearly one billion gallons, United is one of the largest and most strategic networks on the west coast. The property is subject to a 20-year triple net (NNN) lease with no landlord responsibilities. There are roughly 19 years remaining on the initial term of the lease with three, five-year tenant renewal options. The current rent is \$192,850 and is subject to 1.5 percent annual rental increases through 2019 and 7.5 percent increases in 2024 and 2029.

155 Antioch, CA 94531



Price	\$5,198,000
Building Size	16,708 SF
Cap Rate	5.83%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

* NATIONAL BRAND NAME TENANT - RITE AID* ATTRACTIVE: 5.83% CAP RATE & NN LEASE & LOCATED ON 2 ACRE OF LAND.* TOP FORTUNE 500 US COMPANIES.* HANDSOME 5.5% RENTAL INCREASE EVERY 5 YEARS OPTION* HOUSEHOLD INCOMES OVER \$95,000 WITHIN A ONE-MILE RADIUS* MAJOR SIGNALIZED HARD CORNER - TRAFFIC COUNTS OVER 40,000 CARS PER DAY* JUST 1 BLOCK FR DALLAS RANCH MIDDLE SCHOOL & 4 BLOCKS FR. DEER VALLEY HIGH SCHOOL* RIGHT NEXT DOOR TO EPIC CARE, PARTNERS IN CANCER - A CANCER TREATMENT FACILITY* TWO DOORS DOWN FROM THE 100+ UNIT SENIOR LIVING FACILITY* RECENTLY REMODELED TO A WELLNESS STORE, AND ADDED A FRESH COAT OF PAINT TO THE EXTERIOR TO DEMONSTRATE THEIR COMMITMENT TO THE LOCATION* RITE AID STOCK DRAMATICALLY INCREASED OVER 2,500% SINCE 2008 SHOWING THEIR LONG TERM VIABILITY IN THE DRUGSTORE MARKET* CONVENIENCE DRIVE THRU FACILITY W/ ACCOMMODATING OPERATING HOURS.* ATM AND WESTERN UNION LOCATED AT THIS RITE AID* APPROXIMATE TO NATIONAL BRAND NAME & LOCAL TENANTS: MCDONALD, STARBUCK, SUBWAY, TACO BELL AMC THEATRES, CARL JR, BURGER KING AND MORE.

156 Wylie, CA 75098



Price	\$3,658,000
Building Size	4,238 SF
Cap Rate	4.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Chase bank with multiple drive-thru lanes and monument signage.

157 Bakersfield, CA 93311



Price	\$2,500,000
Building Size	4,580 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

An Absolute NNN Leased credit tenant (Rabobank) 4580 square foot free standing bank branch building in front of an Albertson's Grocery anchored center in the heart of the Southwest Bakersfield. Built out as a full service banking branch. The tenant has two 5 year options to extend.

158 Yucca Valley, CA 92284



Price	\$2,875,000
Building Size	9,100 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Newly constructed Dollar General store opened in the 1st quarter of 2015. Property leased to Dollar General on 15 year NNN corporate guaranteed lease with multiple options and built-in rent increases. Approx. 9,100 SQFT building on 83,630 SQFT lot. Dollar General, a publically traded company (NYSE: DG + S&P 500 Company), is the largest US retailer, with store is 40 states and \$19 billion in annual sales.



Price	\$13,165,000
Building Size	39,123 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

* LA Fitness, arguably the premier health club chain in the US, founded in 1984 and currently with 615 clubs in operation, is on a brand new fifteen (15) year, corporate NNN lease* LA Fitness has scheduled ten percent (10%) rental increases every five (5) years, enhancing future cash on cash returns and providing a hedge against inflation Net Operating Income is projected to grow more than \$166,000 (21%) over the hold period* Relocation facility upon completion of construction, this LA Fitness will include excellent on site amenities expected to retain high membership volumes* NNN lease with LA Fitness limits landlord obligations, creating the perfect opportunity for passive out-of-town, or coupon clipper investors.



Price	\$4,413,075
Building Size	2,940 SF
Cap Rate	4%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

2,940 +/- sf Convenience Store on 22,394 +/- sf of Land 13 Car Parking Gasoline Service: 4 pumps with 8 hoses.



Price	\$7,000,000
Building Size	6,243 SF
Cap Rate	3.62%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

McDonald's - Master Lease - Single Tenant Absolute NNN. Offering includes McDonald's and a Shell Gas Station & Car Wash High foot and vehicular traffic in an established shopping center.



Price	\$5,825,000
Building Size	16,320 SF
Cap Rate	6.01%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

*Over \$90,000 average household incomes within 1 mile and \$72,000 within a 5 mile radius *Over 16,000 people located within a 1 mile radius *Rite Aid Corporate Guaranty *Major hard signalized corner with over 20,000 cars per day *Strong retail corridor with a mix of Quick Service Restaurants, Casual Dining and Gas *ATM, Western Union, Thrifty Ice Cream, Digital Photo Kiosk driving further traffic *Population over 250,000 within 5 miles with consistent positive population growth in a 1, 3, and 5 mile radius *Great access from both Ness Ave and Cedar Ave*Existing drive thru.

163 Fresno, CA 93726



Price	\$1,260,000
Building Size	8,581 SF
Cap Rate	6.90%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Concrete-block construction. Wide roll-up doors and high warehouse clearance with office space. Large freestanding pole sign on Blackstone Ave.

164 South Gate, CA 90280



Price	\$5,100,000
Building Size	7,756 SF
Cap Rate	4.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

10- year Absolute NNN leased investment with 1.5% annual rental increase. The property is leased to a Cltibank N.A, Which is the third largest bank holding bank holding in the United States.

165 Long Beach, CA 90804



Price	\$4,150,000
Building Size	3,725 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Description 5600 E. 7th Street is an approximately 4,000 SF building located prominently on the corner of East 7th St. and Flint Ave., immediately off of the Pacific Coast Highway. This prime location is practically adjacent to the University of California - Long Beach and the VA Hospital of Long Beach, providing high visibility and average daily traffic counts around 61,000. The property is newer construction, built in 2008, and includes a 30-year warranty from the contractor on both roof and structure. The tenant, Vitamin Shoppe, is a BB rated national tenant, and they currently have a remaining lease term just over nine (9) years, ending in February 2024. Near 2,000,000 SF VA Hospital and CSU Long Beach Great demographics and signage ENVIRONMENTAL. Current property was previously a gas station in 2004. All tanks have been removed. The property has been set for site closure this year by the State of CA. Additionally, the State has paid for all remediation on the site to date, including the all of the monitoring wells. Currently the State of CA has approximately \$750,000 to which is reserved for any clean up issues the state finds necessary prior to site closure. Once the site

166 Bakersfield, CA 93304



Price	\$1,404,207
Building Size	11,445 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

STNL with Family Dollar has 7 years remaining on initial 10 year term.

167 Lone, CA 95640



Price	\$1,600,000
Building Size	7,860 SF
Cap Rate	6.12%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fully leased anchor tenant located in only neighborhood shopping center in town known as Lone Plaza, but on a separate parcel. Great easy to manage income property for any absentee investor, in fast growing town of Lone, due to multi Million Dollar expansion of "Mule Creek Prison". Remaining lease term is 4 years with 2% annual increase of rent . plus one 5 year option to extend the lease.

168 Riverside, CA 92503



Price	\$1,615,000
Building Size	1,440 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Long term lease - 10+ years remaining Absolute NNN - zero landlord responsibilities Rare annual 1.5% rental increases Largest Pizza Hut franchisee in CA and 3rd largest in the US.

169 San Bernardino, CA 92407



Price	\$6,350,000
Building Size	15,251 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS Pharmacy located at 5200 University Pkwy San Bernardino, California. Located less than one half mile from the subject property, California State University San Bernardino is one of the Inland Empire' s largest trainers of business managers. With more than 17,000 students enrolled in more than 50 undergraduate degree programs, Cal State San Bernardino is one of the fastest growing campuses in the state university system. CVS Pharmacy operates under a NNN lease with just under ten (10) years remaining on a twenty-four (24) year base lease term. The lease features six (6), five (5) year renewal options.*CAP rate calculated at the future NOI of \$371,597 (effective September 2017). Seller to credit Buyer the difference between the present NOI and the future NOI at the time of closing.

170 Redlands, CA 92374



Price	\$2,932,318
Building Size	4,866 SF
Cap Rate	4.40%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

7-Eleven Anchored Center For Sale. Busy Signalized Corner.

171 Clovis, CA 93612



Price	\$1,000,000
Building Size	10,710 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant retail/warehouse building with fenced yard. Ample parking and storage. Site area is approx. 31,190SF.

172 Rancho Dominguez, CA 90220



Price	\$5,300,000
Building Size	4,992 SF
Cap Rate	4.05%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

We are pleased to offer to qualified investors an opportunity to invest in a single tenant fee simple Wells Fargo triple net leased asset. The asset contains an original base term of fifteen (15) years that commenced in December 2007 and includes 3 - 5-year options (with 10% rental escalations every five (5) years, including all option periods). Corporate signature lease with Wells Fargo Bank, N.A. (NYSE: WFC) - currently rated AA- by Standard & Poor and Aa3 by Moody's. Wells Fargo Bank, N.A. holds over \$1.6 Trillion in assets and boasts a market cap of over \$268.96 Billion (world's largest bank by market cap). In February 2014, Wells Fargo was named the world's most valuable bank brand for the 2nd year running in The Banker and Brand Finance and ranked no. 29 on Fortune's 2014 America's largest corporations. This offering represents a great opportunity to acquire a seasoned, investment grade investment asset under an excellent single tenant triple net lease with attractive rental increases and strong location fundamentals.

173 Livingston, CA 95334



Price	\$4,900,000
Building Size	16,500 SF
Cap Rate	6.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Seller Motivated 10 Year Young Free-Standing Rite Aid Rite Aid Corp. is Remodeling Store - New Exterior Paint - Interior Reconfigured - Parking Lot Resurfaced - Store Looks New Rite Aid Corporation is one of the Nation's leading drugstore chains with approximately 4500 stores in 31 states and the District of Columbia. This offering includes a single tenant free -standing Rite Aid with drive-thru Pharmacy Window. The property consists of a 20 year absolute NNN lease with four (4) ten year options. Currently, there is 10 + years remaining on the initial lease. Rental option increases in Years 20-30 \$329,059.00; Years 31-40 \$361,965.00; Years 41-50 & 51-60, Fair Market Value. The lease is guaranteed by the Rite Aid Corporation.

174 Santa Ana, CA 92706



Price	\$7,900,000
Building Size	13,800 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The asset is an attractive NNN single tenant investment occupied by nationally-recognized tenant, Memorial Care Medical Group, with over 7 years left on the lease. Memorial Care has 6 nationally-recognized hospitals and 24 medical foundation locations. The tenant is strong with good rent payment history since 1996 over 20 years. The asset itself is located on the corner of W. 17th Street and N. Bristol Street. The lot has ample parking spaces with a total parking ratio of 5/1,000 SF. This asset will be a great investment with hassle free management.

175 Long Beach, CA 90805



Price	\$1,030,000
Building Size	1,374 SF
Cap Rate	3.90%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

NEW PRICE REDUCTION BY \$70,000!!!! This drive-thru investment property in Long Beach is currently occupied by Church's Chicken with 7 years remaining in NNN lease. This includes a 2% annual rent increase and a two-5 year options.

176 North Highlands, CA 95660



Price	\$2,180,000
Building Size	18,039 SF
Cap Rate	6.84%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- ±18,039 SF building with brand new roof of which ±10,390 SF is absolute triple net leased to CSK, Inc. / O' Reilly Auto, Inc.- 10% increases every five (5) years including options- 8 years remaining on the primary term- Auto parts and repair have been at the subject for over 30 years- ±7,400 SF of auto service is available for lease.

177 Felton, CA 95018



Price	\$3,500,000
Building Size	7,200 SF
Cap Rate	5.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

This is an extremely rare opportunity for an investor to purchase a fee-simple Union Bank property in Santa Cruz County, California. This property features quality construction and an excellent location as a retail pad within the dominant Safeway and CVS anchored shopping center in the trade area. Union Bank has reportedly invested over \$900,000 in its tenant improvements and has steadily increased its branch deposits each year since 2008.



Price	\$3,250,000
Building Size	5,182 SF
Cap Rate	4.22%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee-simple Absolute NNN single-tenant Wells Fargo (NYSE: WFC) located in Ontario, California. Wells Fargo, one of the largest and most recognized banks in the world and has an A+ S&P credit rating. Wells Fargo operates over 8,700 retail branches and more than 12,500 ATM in 39 states including the District of Columbia. The branch at 2500 S Grove Avenue in Ontario is a pad to a 99 Cent Only/CVS anchored center and is a top 10 performing branch in San Bernardino County. The property is close vicinity to the 60 Freeway has excellent visibility on Grove Avenue with over 20,000 cars per day passing the site. There are more than 18,000 people in a one mile radius and the average household income is over \$78,000. This branch has more than \$113 Million in annual deposits (a 9% increase over 2014) and has continued to show an increase in deposits year over year for the past several years. In 2013, Wells Fargo renovated and upgraded the drive thru ATM showing their commitment & strength to the location. This site has been a banking center for over 31 years.



Price	\$2,400,000
Building Size	3,500 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Seasoned Burger King store with over 20 years of continuous operating history. Features a drive-thru. Retailers in the immediate area include Rite Aid, Metro PCS, Wells Fargo, Auto Zone, Tri Counties Bank, and many others.



Price	\$5,382,821
Building Size	16,500 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Livingston, CA. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.



Price	\$9,255,711
Building Size	14,500 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Hayward, CA. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.

182 Apple Valley, CA 92307



Price	\$1,650,000
Building Size	2,108 SF
Cap Rate	5.96%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Freestanding single tenant building on 17510 Sq. Ft. land. Absolute NNN lease investment. Tenant responsible for all expenses associated to the property, including taxes, insurance & CAM. 1.5+ years remaining on original lease with four (4) five year options. 10% rental increase at each option. This NNN Lease will provide potential investors with a small amount of responsibility and less demanding management.

183 Palm Desert, CA 92260



Price	\$9,422,000
Building Size	8,544 SF
Cap Rate	4.74%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Ruth's Chris Steakhouse located in the affluent California community of Palm Desert.

184 Porterville, CA 93257



Price	\$1,869,714
Building Size	816 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Absolute Triple Net (NNN), Long Term Lease in Place 2% Annual Increases Ideal for Out-of-State Investors Established Location on Henderson Avenue Which is Porterville's Most Traveled Retail Corridor Our parcel to Walmart, Food4 Less and Office Max Anchored Store.

185 Merced, CA 95340



Price	\$2,000,000
Building Size	1,582 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

New 20-year triple-net lease scheduled to commence at the close of escrow. The lease will include 10 percent rent increases every five years and four, five-year options to renew. Keystone Restaurant Group, LLC is a successful, well-established Sonic franchisee that currently operates eleven locations in the Central California and Southern California areas.

186 Rancho Mirage, CA 92270



Price	\$1,590,000
Building Size	5,200 SF
Cap Rate	5.81%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single tenant net leased Johnny Rockets located at the hard corner of Highway 111 and Ocotillo Drive in the City of Rancho Mirage, California. The subject property is ideally located along Restaurant Row in Rancho Mirage, and is adjacent to The River at Rancho Mirage, a 230,000-square foot lifestyle center. This corridor is the premier dining and shopping destination for the residents of Rancho Mirage and the surrounding communities. The subject property is surrounded by prime retail tenants including Yardhouse, Fleming's Prime Steakhouse & Wine Bar, P.F. Changs, Forever 21, a 16-screen Regal Movie Theater, and numerous other high-end restaurants and retailers. This is a rare opportunity to own a free standing net-leased investment in a high traffic and affluent part of Southern California with upside in rental growth.

187 San Bernardino, CA 92408



Price	\$3,350,000
Building Size	12,177 SF
Cap Rate	4.51%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Chuck-E-Cheese's Restaurant and Entertainment Center located at 777 East Hospitality Lane in San Bernardino, California. The subject property is a 12,177 square-foot building situated on 65,886 square feet of land. The property was originally built in 2003 and was recently renovated in 2014 with \$750,000 in interior and exterior improvements. There are over 13 years remaining on the triple-net corporate ground lease with 10 percent increases every five years, including the option periods. The tenant has two five-year options remaining.

188 Arcata, CA 95521



Price	\$2,100,000
Building Size	2,605 SF
Cap Rate	5.40%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Beautiful building with drive-thru, and multiple parking spots, on .34 of an acre.

189 South Gate, CA 90280



Price	\$11,800,000
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

" Extraordinarily Dense Population 1,042,772 Within 5 Miles" Large Competitive Barriers to Entry" Fee Simple Interest" National Credit Tenant Walgreen's (WBA: NASDAQ)" Brand New 10-Year Fixed, Interest Only Loan" 66 Years Remaining on Lease Right to Terminate in 16 Years" Located at Signalized Corner with Drive Through" 40.6% Down Payment with Assumable Loan Generates 5.90% Cash on Cash Return!" Strong Car Count 45,000 Cars at Long Beach Blvd. and Tweedy Blvd.



Price	\$2,399,091
Building Size	1,200 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

The tenant is Apro, LLC, doing business as (dba) United Pacific. United or Tenant, is a California based retail petroleum platform that owns and operates 129 strategically located, high volume retail locations throughout Southern California. In addition, an affiliate of tenant operates a wholesale and transportation division servicing other retailers and commercial customers throughout the region. With annual volume of approximately 550 million gallons, United is one of the largest and most strategic networks on the west coast. A majority of United' s retail locations are branded as 76. 76 is a retail petroleum brand operated by Phillips 66, a publically traded investment-grade counter party (Moody' s Baa1, S&P BBB/Stable).



Price	\$3,875,455
Building Size	1,600 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

The tenant is Apro, LLC, doing business as (dba) United Oil. United or Tenant , is a California based retail petroleum platform that owns and operates 129 strategically located, high volume retail locations throughout Southern California. In addition, an affiliate of tenant operates a wholesale and transportation division servicing other retailers and commercial customers throughout the region. With annual volume of approximately 550 million gallons, United is one of the largest and most strategic networks on the west coast. A majority of United' s retail locations are branded as 76. 76 is a retail petroleum brand operated by Phillips 66, a publically traded investment-grade counterparty (Moody' s Baa1, S&P BBB/Stable).



Price	\$3,500,000
Building Size	1,800 SF
Cap Rate	5.19%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Single-tenant triple-net (NNN) leased Valvoline Instant Oil Change, located on the signalized corner of Newport Avenue and Irvine Blvd in the Orange County city of Tustin, California. The property is comprised of 1,800 square feet of improvements consisting of three bays and office space, and sits on 13,425 square feet of land. The investment features an NNN lease with a new 10-15 year term (negotiable) to be executed at closing.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.