



CHEVRON GAS STATION

9851 Imperial Highway
Downey, CA 90242

Marcus & Millichap
Real Estate Investment Services

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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Investment Highlights:

- Absolute Triple-Net (NNN) Investment Opportunity with No Landlord Responsibilities
- 16 Years Remaining on the Base Term with 2% Annual Increases
- High Traffic Signalized Intersection - Over 91,000 Vehicles per Day
- Infill Location with over 710,536 Residents Within a 10-Mile Radius and an Average Household Income of Over \$70,000
- Surrounding Uses Include Downey Adult School, McDonald's, Costco, Pizza Hut, Subway, Taco Bell, KFC, Jack in the Box, 7-Eleven, Chase Bank, and Carl's Jr. Just to Name a Few

Marcus and Millichap is pleased to present a Chevron Gas Station in Downey, California. The subject property contains eight gas pumps and a 1,350-square foot mini mart all situated on a 0.42 acre lot. This asset is currently operating under an absolute triple-net lease with no landlord responsibilities. There are 16 years remaining on the base term, with attractive two percent annual increases, protecting the investor from inflation. In addition, there is a fourteen year option to extend the lease. The tenant, G&M Oil LLC, is a partnership entity between Chevron USA, Inc. and its largest dealer in California, G&M Oil, Inc.. G&M Oil currently operates 167 gas stations, all located in southern California. Of the 167 gas stations, 140 of them are Chevron branded.

Downey is a unique community in the heart of Southern California that combines the best of both large and small. It is an active city of 110,000 with a small town atmosphere that is highly recognized for the centralized location, top medical facilities, quality residential neighborhoods and schools, excellent golf courses, and an unmatched family lifestyle. In fact, Downey has been rated in the top 25% of "100 Best Cities To Do Business in California" by California Business Magazine.

Chevron Corporation, through its subsidiaries, is engaged in petroleum, chemicals, mining, power generation, and energy operations worldwide. Chevron Corporation is also involved in coal and molybdenum mining operations; cash management and debt financing activities; insurance operations; real estate activities; and energy services, and alternative fuels and technology businesses. The company was formerly known as ChevronTexaco Corporation and changed its name to Chevron Corporation in 2005. Chevron Corporation was founded in 1879 and is headquartered in San Ramon, California.



Chevron Corporation, through its subsidiaries, is engaged in petroleum, chemicals, mining, power generation, and energy operations worldwide. The company operates in two segments, Upstream and Downstream. The Upstream segment is involved in the exploration, development, and production of crude oil and natural gas; liquefaction, transportation, and regasification associated with liquefied natural gas; transportation of crude oil through pipelines; and processing, transportation, storage, and marketing of natural gas, as well as holds interest in a gas-to-liquids project. The Downstream segment engages in refining crude oil into petroleum products; marketing crude oil and refined products; transporting crude oil and refined products through pipeline, marine vessel, motor equipment, and rail car; and manufacturing and marketing commodity petrochemicals and fuel and lubricant additives, as well as plastics for industrial uses. Chevron Corporation is also involved in coal and molybdenum mining operations; cash management and debt financing activities; insurance operations; real estate activities; and energy services, and alternative fuels and technology businesses. The company was formerly known as ChevronTexaco Corporation and changed its name to Chevron Corporation in 2005. Chevron Corporation was founded in 1879 and is headquartered in San Ramon, California.

Tenant	G&M Oil LLC , is a partnership entity between Chevron USA, Inc. and the largest dealer in California. They operate 167 Gas Stations , of which 140 are Chevron. Tenant typically owns the entirety of the asset, including both building as well as the ground.
Property Type	Net Leased Gas Station
Tenant Trade Name	Chevron
Sales Volume	\$60.83 Billion
Net Worth	\$208.70 Billion
Stock Symbol	CVX
Board	NYSE
Number of Locations	8,000 +
Headquarters	San Ramon, CA
Website	www.chevron.com
Years in the Business	135 Years

Chevron Corporation Common Stock



Woodruff Ave

Chevron

Chevron

Gasoline	Just In Case
283	293
293	303
303	313
3	32

ExtraMile

285	295
295	305
305	315
325	335



Offering Summary

Purchase Price	\$4,305,380
Down Payment	100% / \$4,305,380
CAP Rate	5.00%
Price/SF Land	\$235.32
GLA	1,350 SF
Lot Size	18,295 SF
Year Built	2001

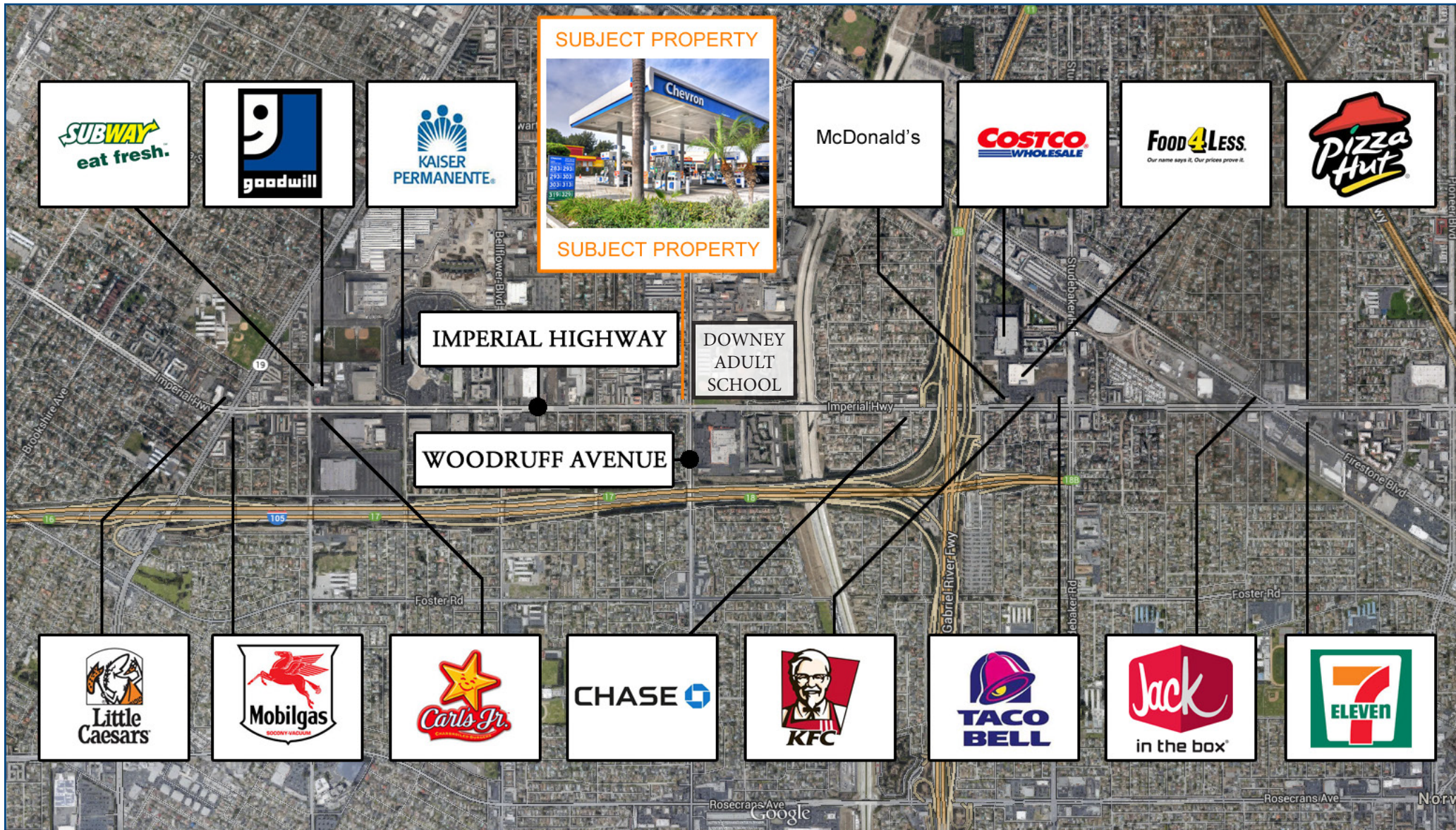
Vital Data

Current Rent	\$215,269
Lease Type	Triple-Net (NNN)
Lease Term	20 Years
Lease Commencement	12/1/2010
Lease Expiration	11/30/2030
Lease Term Remaining	16 Years
Increases	Two Percent Annual
Options	One Fourteen-Year

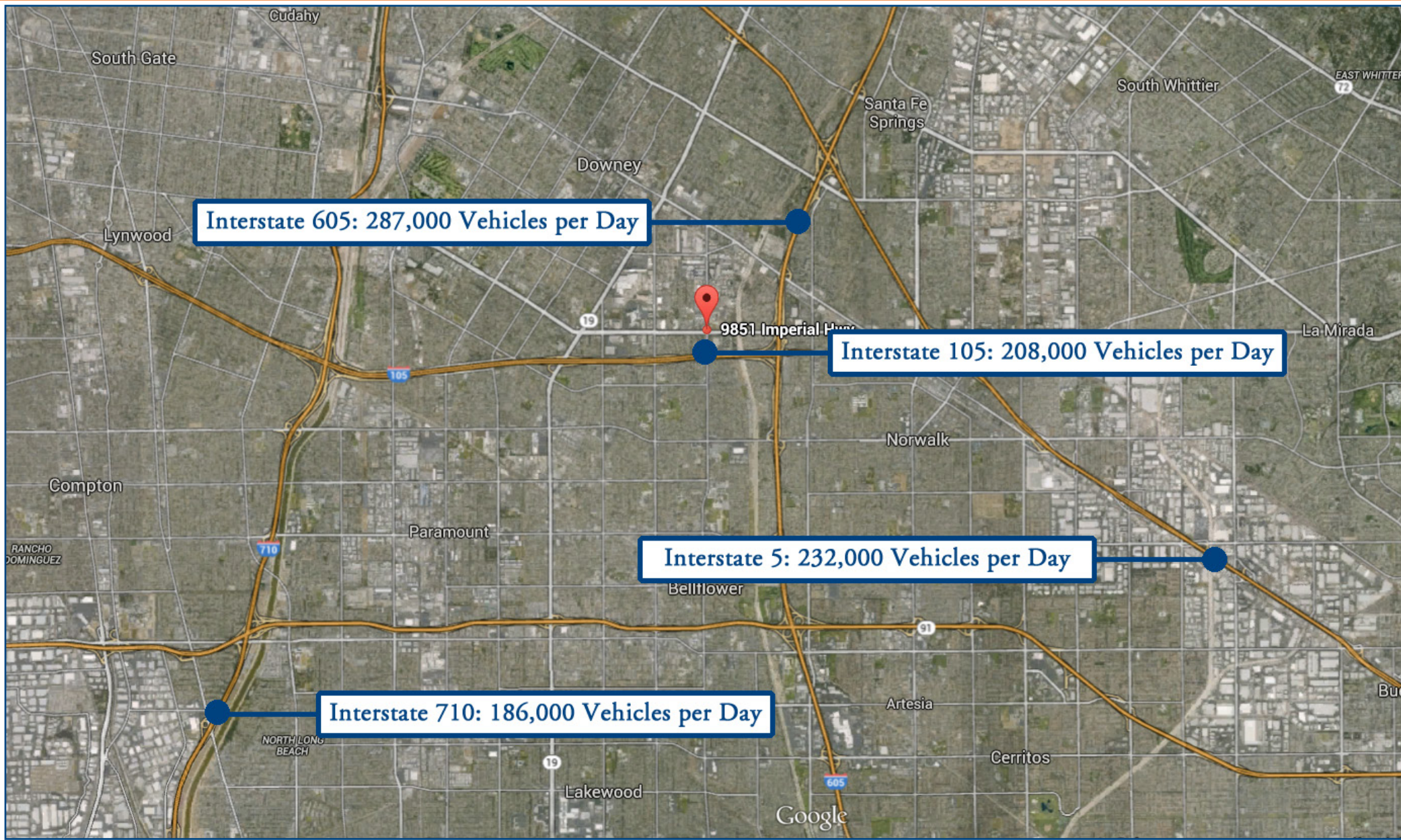
Annualized Operating Data

Current Rental Income	\$215,269.00
2016 Rental Income	\$219,574.38
2017 Rental Income	\$223,965.86
2018 Rental Income	\$228,445.18
2019 Rental Income	\$233,014.08











Chevron

ExtraMile

12

6

4

8

10

GLEN

Shop at
Walmart
Save up to
20% off

Shop at
Walmart
Save up to
20% off

POPULATION	1-MILE	5-MILES	10-MILES
2000 Population	24,393	275,829	692,011
2010 Population	25,304	283,239	699,730
2013 Population	25,644	287,275	710,536
2018 Population	25,443	284,958	704,853
HOUSEHOLD	1-MILE	5-MILES	10-MILES
2000 Households	7,191	81,053	189,316
2010 Households	7,303	81,380	190,520
2013 Households	7,432	82,892	194,023
2018 Households	7,526	83,725	195,887
2013 Average Household Size	3.39	3.43	3.61
2013 Daytime Population	9,365	80,596	239,086
2000 Median Housing Value	\$0	\$177,299	\$181,877
2000 Owner Occupied Housing Units	47.53%	51.43%	53.26%
2000 Renter Occupied Housing Units	50.27%	45.54%	43.81%
2000 Vacant	2.39%	2.69%	2.92%
2013 Owner Occupied Housing Units	44.30%	51.81%	53.05%
2013 Renter Occupied Housing Units	55.70%	48.19%	46.95%
2013 Vacant	2.54%	2.78%	2.48%
2018 Owner Occupied Housing Units	44.41%	51.74%	52.93%
2018 Renter Occupied Housing Units	55.59%	48.26%	47.07%
2018 Vacant	2.59%	2.79%	2.43%

POPULATION	1-MILE	5-MILES	10-MILES
\$0 - \$14,999	8.6%	9.6%	10.0%
\$15,000 - \$24,999	9.6%	9.7%	10.2%
\$25,000 - \$34,999	9.6%	10.0%	10.2%
\$35,000 - \$49,999	16.6%	14.4%	14.8%
\$50,000 - \$74,999	22.1%	21.6%	21.1%
\$75,000 - \$99,999	13.6%	14.9%	13.8%
\$100,000 - \$124,999	10.1%	9.2%	9.0%
\$125,000 - \$149,999	3.8%	4.7%	4.8%
\$150,000 - \$199,999	3.6%	3.6%	3.5%
\$200,000 - \$249,999	1.0%	0.9%	1.0%
\$250,000 +	1.5%	1.5%	1.5%
2012 Median Household Income	\$56,405	\$57,274	\$55,418
2012 Per Capita Income	\$20,550	\$20,567	\$19,323
2012 Average Household Income	\$70,585	\$70,765	\$70,173

TRAFFIC COUNTS		
Imperial Highway	70,000 Vehicles per Day	
Woodruff Avenue	21,000 Vehicles per Day	

Population:

In 2013, the population in your selected geography was 710,536. The population has changed by 2.67% since 2000. It is estimated that the population in your area will be 704,853 five years from now, which represents a change of 0.79% from the current year. The current population is 49.0% male and 50.9% female. The median age of the population in your area is 32.4, compare this to the U.S. average which is 37. The population density in your area is 9,094.45 people per square mile.

Households:

There are currently 194,023 households in your selected geography. The number of households has changed by 2.48% since 2000. It is estimated that the number of households in your area will be 195,887 five years from now, which represents a change of 0.96% from the current year. The average household size in your area is 3.60 persons.

Income:

In 2013, the median household income for your selected geography is \$55,418, compare this to the U.S. average which is currently \$53,535. The median household income for your area has changed by 25.74% since 2000. It is estimated that the median household income in your area will be \$63,597 five years from now, which represents a change of 14.75% from the current year.

The current year per capita income in your area is \$19,323, compare this to the U.S. average, which is \$28,888. The current year average household income in your area is \$70,173, compare this to the U.S. average which is \$75,373.

Race & Ethnicity:

The current year racial makeup of your selected area is as follows: 48.21% White, 6.88% African American, 0.98% Native American and 9.94% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.20% White, 12.65% African American, 0.96% Native American and 5.01% Asian/Pacific Islander.

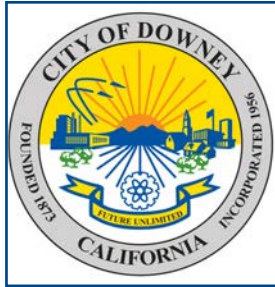
People of Hispanic origin are counted independently of race. People of Hispanic origin make up 70.34% of the current year population in your selected area. Compare this to the U.S. average of 16.55%.

Housing:

The median housing value in your area was \$181,877 in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 103,867 owner occupied housing units in your area and there were 85,442 renter occupied housing units in your area. The median rent at the time was \$665.

Employment:

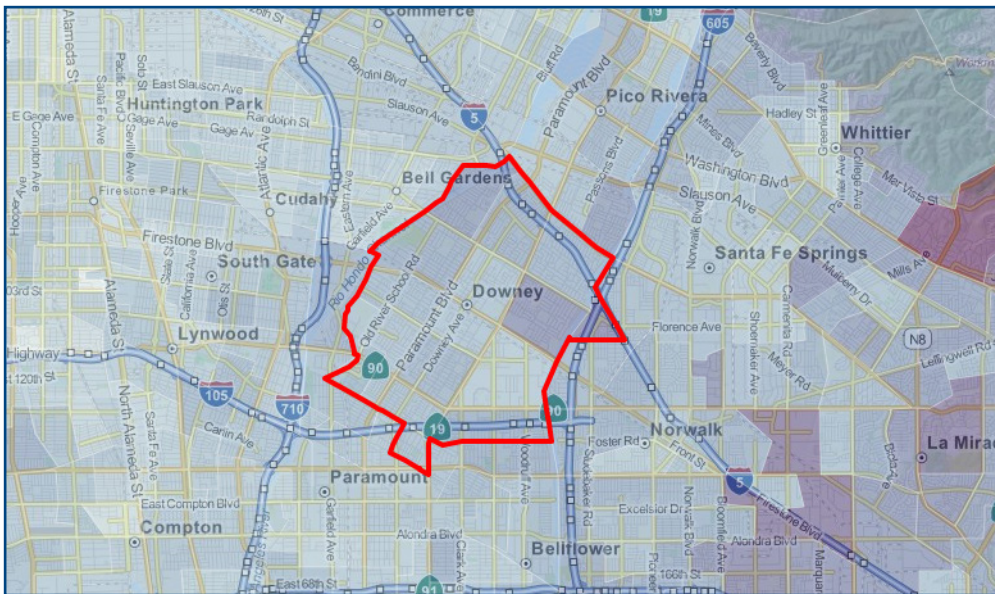
In 2013, there are 239,086 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 54.4% of employees are employed in white-collar occupations in this geography, and 45.5% are employed in blue-collar occupations. In 2013, unemployment in this area is 6.29%. In 2000, the median time traveled to work was 24.8 minutes.



About Downey

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The Businesses

Downey is home for thousands of businesses and services. The city’s largest employer, with about 2,500 employees, is Rancho Los Amigos Hospital. Rancho Los Amigos is a world renown spinal injury treatment center. Originally, Rockwell International aerospace was the major employer put Downey on the map in the 60’s, earning us the name “Home of Apollo.”

The Arts

To find a bit of culture, you needn’t look far: The 750-seat Downey Theatre, also operated by the city, and presents a number of productions throughout the year.

The Parks

All parks and many recreation facilities are operated by the city. Almost 100 acres are devoted to 11 area parks, including fishing lakes at Wilderness Park, the Independence Park Tennis Center, and fitness courses at Furman and Apollo parks. For golf enthusiasts, there is the 18-hole Rio Hondo Golf Course, or the Los Amigos Golf Course, the latter run by Los Angeles County.

Chevron

Clearance 16' 3"

Clearance 16' 3"



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