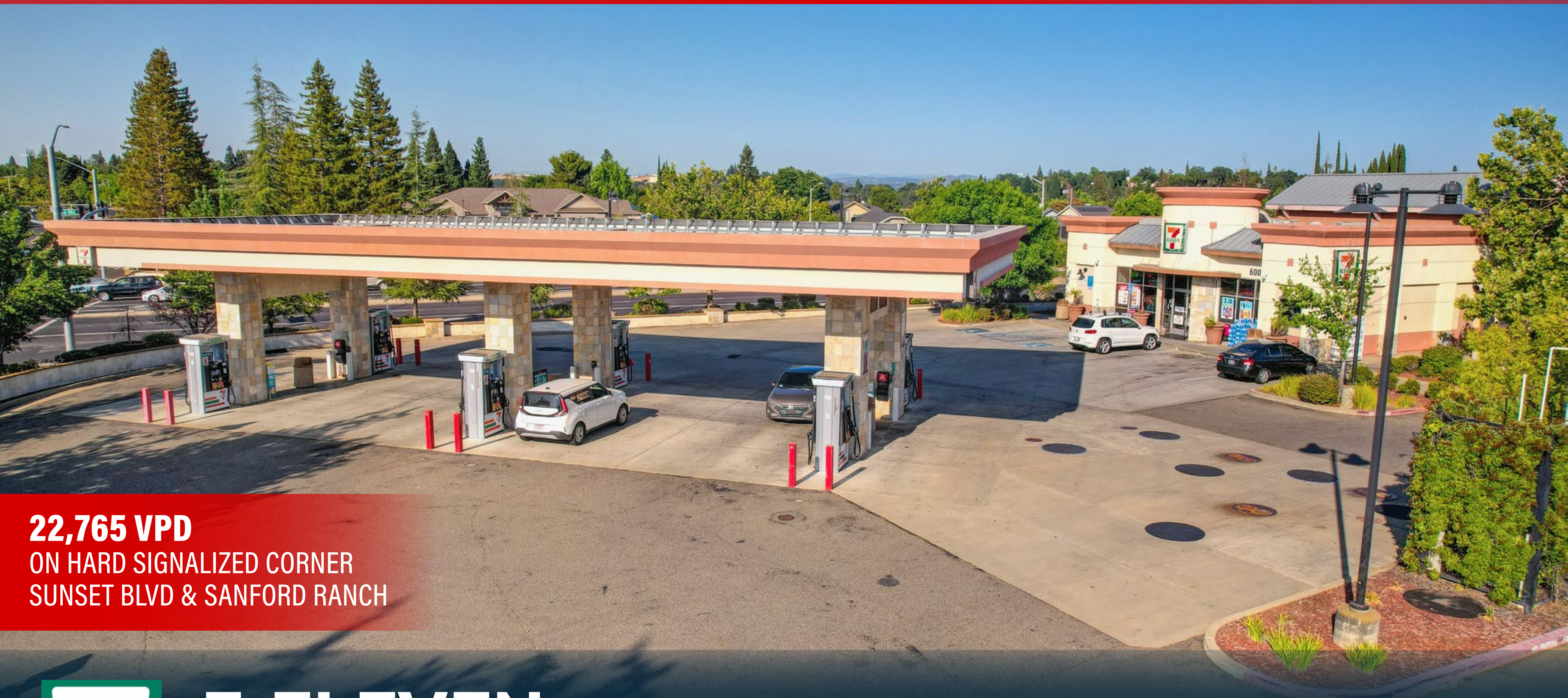
TENANT HAS OPERATED AT THIS LOCATION SINCE 2010 AND JUST EXCERCISED THEIR FIRST OPTION SHOWING FURTHER COMMITMENT TO LOCATION



22,765 VPD
ON HARD SIGNALIZED CORNER
SUNSET BLVD & SANFORD RANCH

7-ELEVEN

6001 Stanford Ranch Road, Sacramento MSA (Rocklin), CA 95765

Marcus & Millichap
THE DELTONDO GROUP

OFFERING MEMORANDUM

6001 Stanford Ranch Rd
Rocklin, CA 95765

$3,935,130
PRICE

5.75%
CAP

$226,270
NOI

INVESTMENT SUMMARY

Lease Type	NNN
Landlord Responsibility	Structure and Foundation
Year Built	2006
Building Area	3,226*
Land Area	1.3 Acres

*Comprised of 2,184-square foot building and 1,042-square feet of motor fuels canopy and car wash

INVESTMENT HIGHLIGHTS

SUBJECT PROPERTY

TRIPLE NET LEASE · CORPORATE GUARANTOR · LIMITED LANDLORD RESPONSIBILITIES
The Asset Features A NNN Lease With Landlord Responsibility Limited To The Structure, Guaranteed By 7-Eleven Corporate. Tenant Just Exercised First Option Showing Further Commitment to Location.

ESCALATION SCHEDULE & EXTENDED OPTIONS
The Lease Includes 10% Rent Increases Every 5 Years And Up To Two Additional 5-Year Renewal Options Through 2040—Providing Predictable Income Growth.

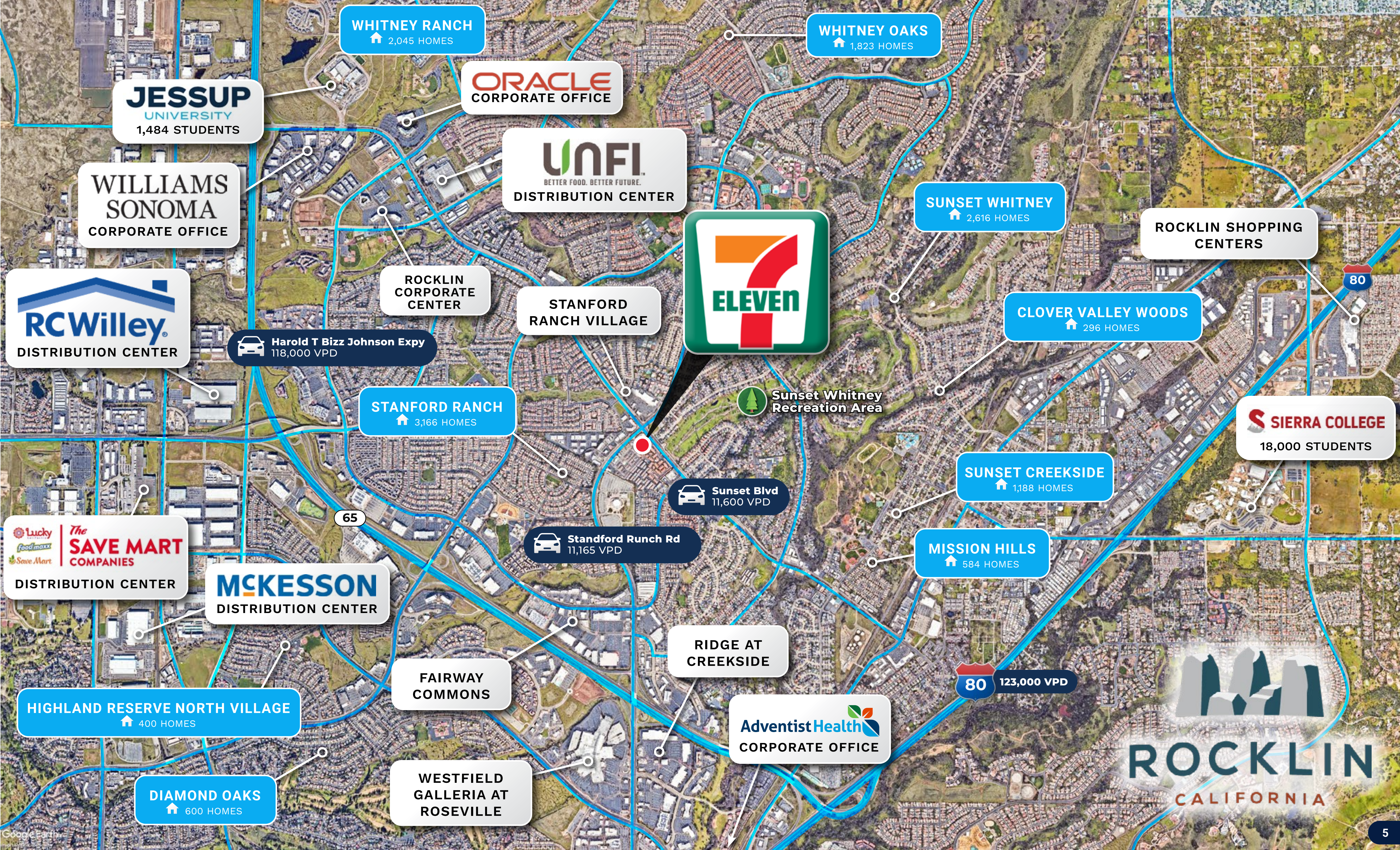
PREMIER GAS & CONVENIENCE CORRIDOR
Situated On A 1.3-Acre Lot With A 2,184 SF Store, 1,042 SF Canopy, And Car Wash, This Property Benefits From Strong Vehicular Through-Traffic And Visibility Along Sunset Blvd. (11,600 VPD) and Stanford Ranch Road (11,165 VPD).

SACRAMENTO MSA – EXPANDING ECONOMY & TRAFFIC
Rocklin Is Part Of The Sacramento–Roseville–Folsom MSA, Which Boasts Approximately 2.4 Million Residents And A GDP Of ~$160.5 Billion.

DENSE GROCERY & RETAIL HUB WITHIN ½-MILE
The Property Is Within Walking Distance Of Major Retail Including SaveMart Supermarket, Bel Air Markets, Dick's Sporting Goods, CVS Pharmacy, Dollar Tree, AutoZone, Anytime Fitness And More.


STANFORD RANCH VILLAGE
BEL AIR
TACO BELL
ELITE
Concentra
SUBWAY
ROUND TABLE PIZZA ROYALTY
HYPER Rides
Studio 22
verizon
MOO MOO'S
Sola SALONS
THUNDER VALLEY CASINO · RESORT
ROCKLIN CALIFORNIA
EMERALD POINTE APARTMENTS
WINSTED AT SUNSET WEST
Merryhill School
SIGNAGE
SIGNAGE
ELEVEN
1.70 AC. COMMERCIAL LAND PARCEL
Standford Ranch Rd
11,165 VPD
MOTOR FUELS CANOPY
CONVENIENCE STORE
Sunset Blvd
11,600 VPD
PIZZA EXPRESS Rocklin
Rudy's Gourmet Mexican Cuisine
NAILS & BROWS
LIBERTYTAX
CARWASH


ROCKLIN
CALIFORNIA
FAIRWAY COMMONS
COSTCO WHOLESALE
amazon
Total Wine SPIRITS · BEER & MORE
GOODWILL
ROSS DRESS FOR LESS
LESLIE'S
AT&T
STAPLES
CHUCK E. CHEESE
THE HOME DEPOT
DICK'S SPORTING GOODS
Guitar Center
Pollo Loco
DUTCH BROS Coffee
WESTFIELD GALLERIA AT ROSEVILLE
macy's
NORDSTROM
JCPenney
VICTORIA'S SECRET
AMERICAN EAGLE OUTFITTERS
Foot Locker
H&M
HOLLISTER CALIFORNIA
SPENCER'S
lululemon
Buckle
ZARA
VANS
Lids
CREEKSIDE TOWN CENTER
BOB'S DISCOUNT FURNITURE
Bath & Body Works
DXL MENS APPAREL
BEST BUY
ULTA BEAUTY
Raising Cane's CHICKEN FINGERS
OLD NAVY
BARNES&NOBLE
Burlington
Marshalls
NORDSTROM
Michaels
PACIFIC COAST OPTICS
ZUDA YOGA
AUTOMATIC BUSINESS COMPUTING
MEGABYTE SYSTEMS INCORPORATED
Primo PIZZA BURGER BREW
PACIFIC SUNSET
7 ELEVEN
PIZZA EXPRESS Rocklin
Rudy's Gourmet Mexican Cuisine
NAILS & BROWS
LIBERTY TAX
THE TERRACCE AT STANFORD RANCH II
UMPQUA BANK
Quick Quack CAR WASH
AMERICA'S TIRE
S&G CARPET and more
jiffy lube
ROCKLIN RANCH
Sunset Blvd
11,600 VPD
Standford Ranch Rd
11,165 VPD
HYPER Rides
Studio 22
verizon
MOO MOO'S
Sola SALONS
1.70 AC. COMMERCIAL LAND PARCEL
STANFORD RANCH VILLAGE
BELAIR
TACO BELL
ELITE
Concentra
SUBWAY
ROUND TABLE PIZZA ROYALTY


WHITNEY RANCH
2,045 HOMES
WHITNEY OAKS
1,823 HOMES
JESSUP
UNIVERSITY
1,484 STUDENTS
ORACLE
CORPORATE OFFICE
UNFI
BETTER FOOD. BETTER FUTURE.
DISTRIBUTION CENTER
WILLIAMS SONOMA
CORPORATE OFFICE
SUNSET WHITNEY
2,616 HOMES
ROCKLIN SHOPPING CENTERS
ROCKLIN CORPORATE CENTER
STANFORD RANCH VILLAGE
7 ELEVEN
RCWilley
DISTRIBUTION CENTER
CLOVER VALLEY WOODS
296 HOMES
Harold T Bizz Johnson Expy
118,000 VPD
80
Sunset Whitney Recreation Area
STANFORD RANCH
3,166 HOMES
SIERRA COLLEGE
18,000 STUDENTS
SUNSET CREEKSIDE
1,188 HOMES
Sunset Blvd
11,600 VPD
65
Standford Runch Rd
11,165 VPD
Lucky
food maxx
Save Mart
The SAVE MART COMPANIES
DISTRIBUTION CENTER
MISSION HILLS
584 HOMES
McKESSON
DISTRIBUTION CENTER
RIDGE AT CREEKSIDE
FAIRWAY COMMONS
80
123,000 VPD
HIGHLAND RESERVE NORTH VILLAGE
400 HOMES
AdventistHealth
CORPORATE OFFICE
ROCKLIN
CALIFORNIA
DIAMOND OAKS
600 HOMES
WESTFIELD GALLERIA AT ROSEVILLE
Google Earth

RETAIL MAP


WALGREENS
MCDONALD'S
WELLS FARGO
ROCK CREEK PLAZA
SAFEWAY
CHASE
STANFORD RANCH VILLAGE
BEL AIR
TACO BELL
Concentra
SUBWAY
ROUND TABLE PIZZA
BLUE OAKS TOWN CENTER
RCWilley
GROCERY OUTLET
SPORTSMANS
HOBBY LOBBY
ELEVEN
Applebee's
chili's
KOHL'S
TARGET
Walmart
sam's club
Standford Ranch Rd
11,165 VPD
Sunset Blvd
11,600 VPD
Sunset Whitney Recreation Area
LOWE'S
WHOLE FOODS MARKET
Nugget MARKETS
TRADER JOE'S
Orangetheory FITNESS
FAIRWAY COMMONS
COSTCO WHOLESALE
amazon
Total Wine SPIRITS · BEER & MORE
THE HOME DEPOT
ROSS DRESS FOR LESS
DICK'S SPORTING GOODS
AT&T
STAPLES
Harold T Bizz Johnson Expy
118,000 VPD
HARBOR FREIGHT
Ashley HOMESTORE
PETSMART
Panera BREAD
Chick-fil-A
Wendy's
Krispy Kreme DOUGHNUTS
WING STOP
CREEKSIDE TOWN CENTER
BOB'S DISCOUNT FURNITURE
Bath & Body Works
DXL MENS APPAREL
BEST BUY
ULTA BEAUTY
Raising Cane's
OLD NAVY
BARNES&NOBLE
Burlington
Marshalls
NORDSTROM
Michaels
WESTFIELD GALLERIA AT ROSEVILLE
macy's
NORDSTROM
JCPenney
VICTORIA'S SECRET
AMERICAN EAGLE OUTFITTERS
Foot Locker
H&M
HOLLISTER CALIFORNIA
RIDGE AT CREEKSIDE
DAVID'S BRIDAL
REI OUTDOOR GEAR
macy's
COST PLUS WORLD MARKET
BJ's
FLOOR & DECOR
BUFFALO WILD WINGS
CHIPOTLE MEXICAN GRILL
Olive Garden
ROCKLIN SHOPPING CENTERS
Walmart
HomeGoods
PETSMART
Bass Pro Shops
Chick-fil-A
IN-N-OUT BURGER
TARGET
ROSS DRESS FOR LESS
ULTA BEAUTY
TRADER JOE'S
TESLA
COSTCO WHOLESALE
taiga building products
HOMEWOOD
BOOT BARN
GENESIS
LAND ROVER
SAFEWAY
80
123,000 VPD
SIERRA COLLEGE
18,000 STUDENTS
ROCKLIN
CALIFORNIA

7-ELEVEN

7-Eleven, Inc., a Texas Corporation, is a wholly owned subsidiary of Seven & i Holdings Co., Ltd., the Japanese retail conglomerate. The company is headquartered in Irving, Texas, and is the largest convenience store chain in the world. 7-Eleven Inc., founded in 1927, is a premier name in the convenience-retailing industry, headquartered in Irving, Texas. As of 2024, the company operates over 13,000 stores across the U.S. and Canada, including approximately 9,500 under the 7-Eleven banner and around 3,800 under the Speedway banner. In 2024, 7-Eleven reported total assets of $70.31 billion, fiscal year revenue of $80.27 billion, gross profit of $23.87 billion, and net income of $1.57 billion. The company employs over 100,000 individuals and has an S&P investment-grade credit rating of A (Long-Term). From 2025 through 2027, 7-Eleven plans to build 500 new convenience stores, reflecting its ongoing expansion strategy.

SUBJECT PROPERTY

$80.27B± REVENUE (2024)

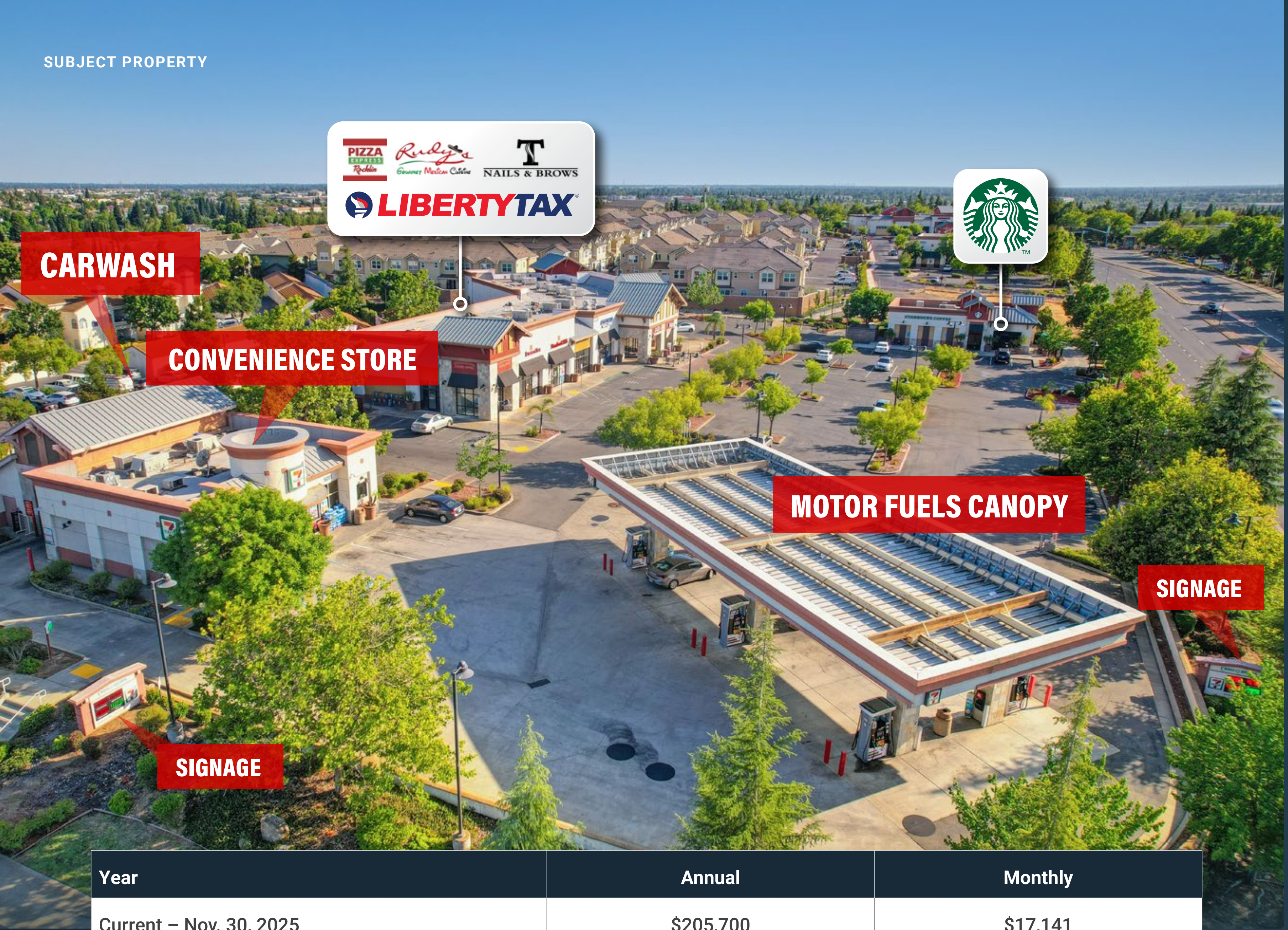
13,000+ STORES

100,000+ EMPLOYEES

PUBLIC OWNERSHIP TOKYO EXCHANGE

500+ NEW STORES PLANNED (2025-2027)


SUBJECT PROPERTY



Year	Annual	Monthly
Current – Nov. 30, 2025	$205,700	$17,141
12/1/2025 – 11/30/2030 (Option 1)	$226,270	$18,856
12/1/2030 – 11/30/2035 (Option 2)	$248,897	$20,741
12/1/2035 – 11/30/2040 (Option 3)	$273,786	$22,815

NOI is Based Off of Rental Increase on 12/1/2025. Seller will Credit Buyer the Difference at Close of Escrow.

LEASE SUMMARY

Tenant:	7-Eleven, Inc
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	NNN
Landlord Responsibilities:	Structure and Foundation
Rent Commencement:	Dec. 1, 2010
Lease Expiration:	Nov. 30, 2030
Term Remaining:	5.5 Years Remaining
Increases:	10% Every 5 Years
Options:	Two, 5 Year

24.9 %
ROCKLIN TEN-YEAR POPULATION SURGE

$120.9 K
MEDIAN HOUSEHOLD INCOME, ROCKLIN

151 K
NEW COMMERCIAL SPACE DELIVERED 2023–25 TOTAL

$60 M+
NEW DEVELOPMENT ROCKLIN'S FIRST WALKABLE HOTEL-ANCHORED DISTRICT AT SUNSET & UNIVERSITY

$50 M+
NEW DEVELOPMENT · 95K SF NEIGHBORHOOD CENTER ANCHORED BY 44K SF NUGGET MARKET

$58 M
CHAPA-DE SOUTH PLACER, 62 K SF NEW PRIMARY CARE CLINIC

ROCKLIN, CA

SACRAMENTO–ROSEVILLE–FOLSOM MSA

The 2.46 million-resident Sacramento–Roseville–Folsom MSA stretches from the urban core to Placer County, and Rocklin anchors the northern growth corridor at the I-80/CA-65 split—placing 38 % of Northern California's population within a one-day drive. Developers have more than $350 million in active Rocklin projects, led by the $58 million, 62 k SF Chapa-De South Placer Health Center and several Quarry District mixed-use deals that will add hospitality and entertainment space. Shovel-ready parcels support modern 100 k-plus-SF buildings, and land along Highway 65 (118,000 VPD) and Sunset Boulevard (11,600 VPD) is trading at record prices as capital flows north from Roseville and downtown Sacramento.

Rocklin's population has climbed 25 % since 2015 to roughly 74,000, and median household income now tops $120 K. The city's pro-growth zoning drive has already entitled 150 K SF of new commercial space since 2023, including a 40 k SF tilt-up on Delmar Avenue and a 49 k SF logistics facility on Industrial Avenue. With affluent demand, rapid absorption, and a full-service regional clinic rising on a six-acre campus off Sunset Boulevard, Rocklin has shifted decisively from bedroom suburb to the Sacramento region's premier suburban expansion hub.

QUARRY PARK

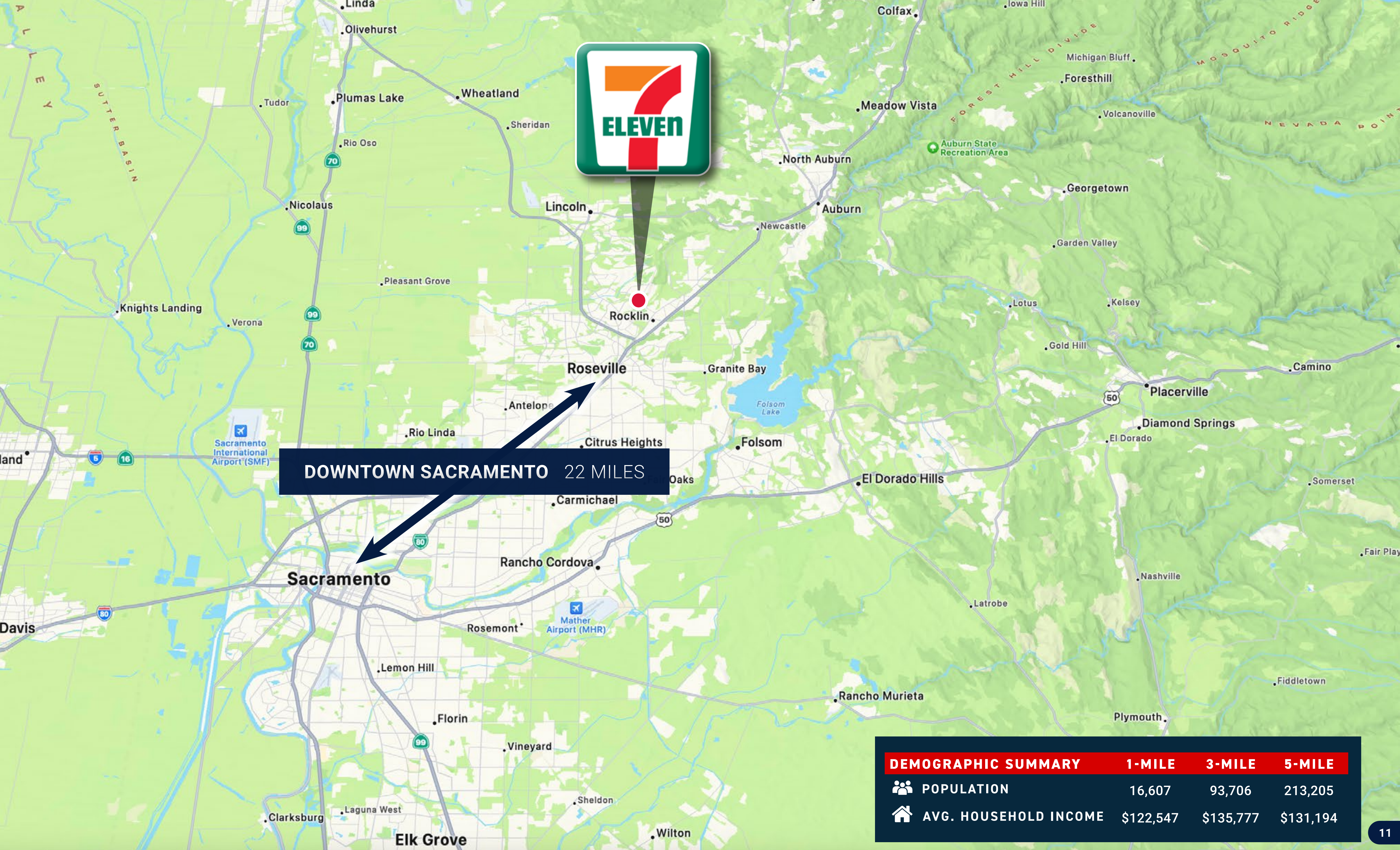
SIERRA COLLEGE

MOTOR FUELS CANOPY

CONVENIENCE STORE

SIGNAGE

CARWASH



DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	16,607	93,706	213,205
AVG. HOUSEHOLD INCOME	$122,547	$135,777	$131,194

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

Lead Listing Broker:

PETER DELTONDO
Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com

ANDRE THOMPSON
Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com

AMANDA BAZULTO
Director of Operations
P. 949-419-3225
E. amanda.bazulto@marcusmillichap.com

CHRIS ORENIC
Associate
C: (310) 697-9586
E. chris.orenic@marcusmillichap.com

SHEILA ALIMADADIAN
First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.

RYAN GOTTLIEB
M: 949-633-1106
E: Ryan.Gottlieb@marcusmillichap.com
License TX 791419

BROKER OF RECORD
TONY SOLOMON
License # 01238010