

IONNA Ground Lease

Gilroy, CA (San Jose–Sunnyvale–Santa Clara MSA)



NEW 15-YEAR ABSOLUTE NET GROUND LEASE | STRATEGIC LOCATION NEXT TO US 101 WITH 75' PYLON SIGN

IONNA ranked #1 in DC fast charging satisfaction in J.D. Power's U.S. EV Charging Study, scoring 803 and outperforming Mercedes-Benz, Rivian, and Tesla. Read more [here](#) ↗



FILE PHOTO



PUTNAM DAILY

Managing Partner

(510) 289-1166

putnam@fisherjamescapital.com

CA RE License #01750064

VAHE NOKHOUDIAN

Partner

(626) 484-4034

vahe@fisherjamescapital.com

CA RE License #01963342

CHRISTOPHER SHELDON

Cushman & Wakefield

(415) 713-8578

chris.sheldon@cushwake.com

CA RE License #01806345

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Demographics

Fisher James Corp. & Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Brand New 15-Year Absolute NNN Ground Lease to IONNA
 - 2.5% Annual Rent Increases Throughout Primary Term & Options Providing a Hedge Against Inflation
 - Zero Landlord Maintenance Responsibilities
- IONNA is a Nationwide EV Fast Charging Network Founded by 8 Leading Global Automakers
 - BMW, GM, Honda, Hyundai, Kia, Mercedes-Benz, Stellantis, & Toyota
- Broad Vehicle Compatibility & Convenient, Frictionless Charging Experience
 - Plug & Charge, No App or Subscription Required
 - Supports a Wide Range of Charging Including NACS and CCS, Including Tesla Vehicles
- Rapidly Expanding Nationwide Network of IONNA "Rechargery" Stations, Targeting More Than 30,000 Charge Points by 2030
 - 122+ Locations Currently Available Nationwide, with 4,700+ Charging Bays Contracted and a Significant Development Pipeline Underway
- Significant Planned Investment of \$250M+ in California EV Infrastructure

- Prominent Location within Newly Constructed Plaza Allium Retail & Hospitality Center
 - Features Popular Co-Tenants Chick-fil-A, Starbucks, Blue Wave Car Wash, and Hyatt Place (120 Keys | Future)
 - PlacerAI Ranks the Neighboring Starbucks in the Top 4.6% Nationwide
 - The Neighboring Chick-fil-A Receives 868,900 Annual Visits, per PlacerAI
- Strategically Located on E 10th Street Next to the US-101 On/Off Ramp with 75' Pylon Sign – Over 107,000 ADT
- E 10th Street/Pacheco Pass (Hwy 152) at US-101 is the Dominant Retail Corridor in Gilroy
 - Features Several Major Shopping Centers that Include Costco, Walmart, Lowe's, Target, Kohl's, & More
- Robust, Affluent Surrounding Demographics
 - Average Household Income of Over \$146,600 and Population Over 55,900 within 3 Miles
- Santa Clara County, the Epicenter of Silicon Valley, is the Most Affluent County in the Western United States & One of the Wealthiest Regions in the Entire Country



Brand New 2026 Construction

within Plaza Allium (Chick-fil-A, Starbucks, & More)



Prominent Location Just Off US-101 at 10th Street

138,400 Combined ADT



Rapidly Expanding Nationwide Charging Network

with Broad Vehicle Compatibility



\$3,140,000

5.00% CAP RATE

View on Map ↗

	LOCATION	7050 Chestnut Street, Gilroy, CA 95020
	LOT SIZE	±1.018 acres or ±44,347 square feet
	IMPROVEMENTS	12 canopied EV charging stations <i>The improvements are owned by the tenant; only the land is for sale</i>
	YEAR BUILT	2026
	PARKING	±12 EV charging stalls and ±8 surface parking spaces
	TENANT	IONNA LLC
	RENT COMMENCEMENT	August 28, 2026
	GROUND LEASE EXPIRATION	August 31, 2041
	INITIAL ANNUAL RENT	\$157,000
	RENTAL INCREASES	2.5% annual
	RENEWAL OPTIONS	Three (3) five-year options
	TAXES	Tenant is responsible
	INSURANCE	Tenant is responsible
	MAINTENANCE	Tenant is responsible for all maintenance, repair and replacement of the Premises No Landlord maintenance responsibilities
	FINANCING	Delivered free and clear of permanent financing

ANNUAL RENT			
Year		Annual Rent	Return
Year 1		\$157,000	5.00%
Year 2		\$160,925	5.13%
Year 3		\$164,948	5.25%
Year 4		\$169,072	5.38%
Year 5		\$173,299	5.52%
Year 6		\$177,631	5.66%
Year 7		\$182,072	5.80%
Year 8		\$186,624	5.94%
Year 9		\$191,289	6.09%
Year 10		\$196,072	6.24%
Year 11		\$200,973	6.40%
Year 12		\$205,998	6.56%
Year 13		\$211,148	6.72%
Year 14		\$216,426	6.89%
Year 15		\$221,837	7.06%
Year 16	(Option 1)	\$227,383	7.24%
Year 17	(Option 1)	\$233,067	7.42%
Year 18	(Option 1)	\$238,894	7.61%
Year 19	(Option 1)	\$244,866	7.80%
Year 20	(Option 1)	\$250,988	7.99%
Year 21	(Option 2)	\$257,263	8.19%
Year 22	(Option 2)	\$263,694	8.40%
Year 23	(Option 2)	\$270,287	8.61%
Year 24	(Option 2)	\$277,044	8.82%
Year 25	(Option 2)	\$283,970	9.04%
Year 26	(Option 3)	\$291,069	9.27%
Year 27	(Option 3)	\$298,346	9.50%
Year 28	(Option 3)	\$305,805	9.74%
Year 29	(Option 3)	\$313,450	9.98%
Year 30	(Option 3)	\$321,286	10.23%

IONNA



IONNA is a nationwide electric vehicle fast-charging network founded by eight of the world's leading automakers: BMW, General Motors, Honda, Hyundai, Kia, Mercedes-Benz, Stellantis, and Toyota. The company was established to develop a reliable, high-powered charging network across North America and support the continued adoption of electric vehicles by improving access to convenient, driver-friendly charging infrastructure. IONNA's stations, branded as "Rechargeries," are designed to serve both urban and long-distance EV mobility, with every location offering NACS and CCS connectors, Plug & Charge capability, and up to 400 kW DC fast charging.

IONNA is differentiated by the scale and strategic backing of its founding automotive partners, whose combined investment supports one of the largest planned EV charging network rollouts in North America. The company has transitioned from public beta to full-scale national release, with 122+ locations currently available nationwide, and is targeting more than 30,000 ultra-fast charging points by 2030. As part of its rollout, IONNA has prioritized high-visibility, accessible real estate locations that can accommodate efficient charging, customer amenities, and future growth in EV utilization.

The company's Rechargery model is intended to provide a more complete customer experience than traditional standalone charging infrastructure. Locations are designed around reliable charging, 24/7 access, restrooms, food and beverage options, retail integration, and other travel-oriented amenities, with select locations incorporating advanced technology such as automated grab-and-go convenience retail. IONNA's platform is positioned at the intersection of automotive, infrastructure, energy, and retail real estate, supporting long-term demand driven by EV adoption, expanded automaker integration, and the need for dependable public fast-charging infrastructure across the United States.

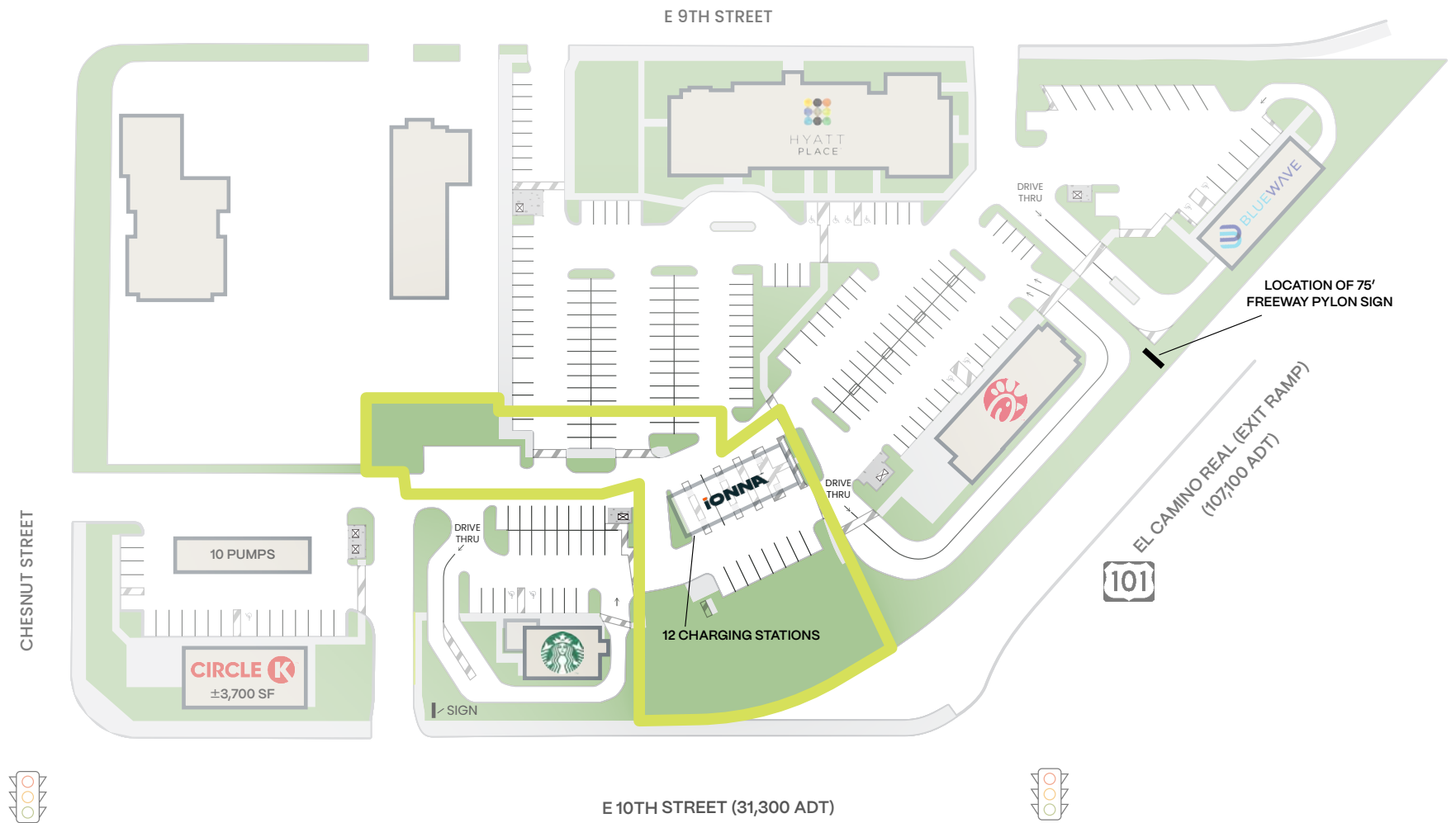
For more information, visit www.ionna.com.



#1 IN DC FAST CHARGING SATISFACTION

In its first year included in J.D. Power's U.S. Electric Vehicle Experience Public Charging Study, **IONNA ranked #1** in DC fast charging satisfaction with a score of 803, ahead of Mercedes-Benz, Rivian & Tesla charging networks.

Read more [here](#) ➔







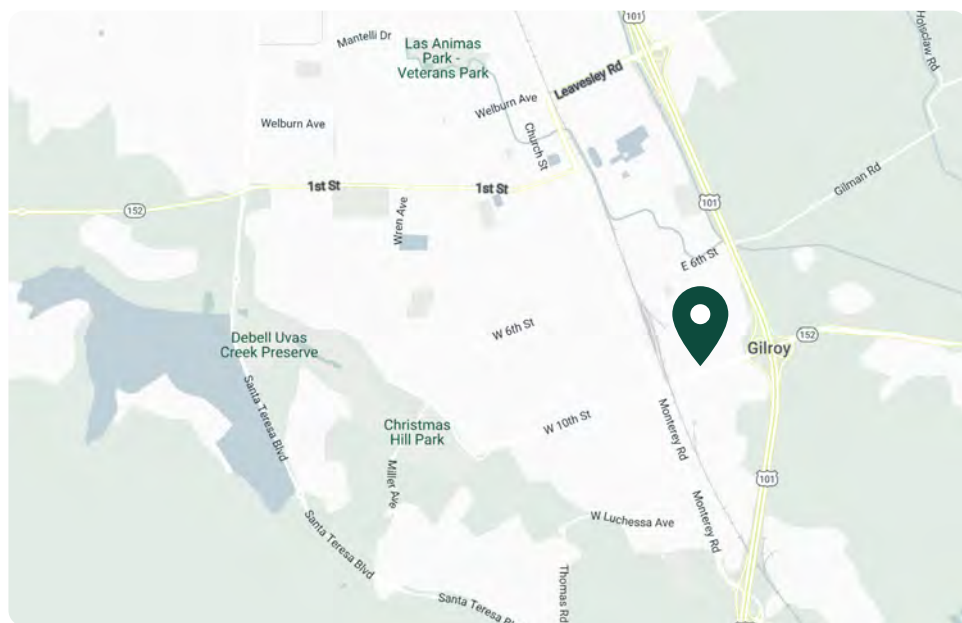
Major San Francisco Bay Area Companies

The San Francisco Bay Area region is best known as a hotbed of high-tech innovation, and is home to a plethora of major companies. Fortune 1000 companies headquartered in the region include Adobe, Alphabet Inc, the parent company of Google, Apple, Facebook, Hewlett-Packard, Intel, Cisco, eBay, Applied Materials, Netflix, Oracle, NVIDIA, Symantec, Visa, Electronic Arts, Salesforce, Advanced Micro Devices, Agilent Technologies, Intuit, Juniper Networks, KLA Tencor, Lam Research, LSI Logic, Marvell Semiconductors, National Semiconductor, NetApp, VMware, Western Digital Corporation, Xilinx, Yahoo, and more. Other notable companies with significant presence in the region include Amazon.com, Microsoft, LinkedIn, Twitter, Uber, Yelp, YouTube, Asus, Atari, Broadcom, Dell, E*Trade, Fujitsu, IBM, Hitachi, Infosys, Nokia, Panasonic, Paypal, GoPro, Genentech, Charles Schwab Corporation, Gilead Sciences, Groupon, Pixar, Samsung, Siemens, SolarCity, TiVo, Qualcomm, SAP, Sony, Sun Microsystems, Square, Mozilla, McAfee, Logitech, SurveyMonkey, and Zynga. The region benefits from extensive presence of venture capital firms and investors, further fueling the growth and concentration of high-tech startups.



The city of Gilroy is located 28 miles south of San Jose in one of the fastest growing counties in California, Santa Clara County. It is a developing community in transition with a current population of 62,193. The small family farms of the past have given way to a sophisticated seed culture, high tech food processing, recreational shopping, distribution, and modern wine production. Gilroy is also home to Gilroy Gardens Theme Park. With its Mediterranean climate, mild temperatures, and an abundance of award-winning parks, Gilroy is a popular destination for new residents and tourists alike.

Gilroy is situated in the Santa Clara Valley, just 15 miles from the Pacific Ocean, and strategically located at the junction of two key highways: US 101 and State Route 152. Gilroy is within a half hour drive of the Silicon Valley, meaning close proximity to the tech companies that reside there and the two universities that call it home: Stanford and Santa Clara University. Gilroy is probably best known for the annual Gilroy Garlic Festival, which started in 1979 and has drawn hundreds of thousands of garlic lovers from around the world. This led to the city being nicknamed the Garlic Capital of the World. It is also known for boutique wine production, as part of the Santa Clara Valley AVA, mostly consisting of family vineyards around the base of the Santa Cruz Mountains to the west.



The IONNA property is strategically located at the foot of the off/on ramp for US Highway 101 (107,100 ADT) at the intersection of E 10th Street/Pacheco Pass Hwy (152) with traffic counts over 31,300 ADT. The property is part of the new construction Plaza Allium retail and hospitality center featuring popular co-tenants such as Starbucks, Chick-fil-A, Circle K, Blue Wave Car Wash, and a proposed Hyatt Place Hotel (120 keys). The surrounding demographics are outstanding with average household income of \$199,955 and a population over 106,879 within 10 miles. The immediate area is a robust retail and commercial corridor surrounding the confluence of E 10th Street/Pacheco Pass Hwy (152) and Highway 101 featuring several major shopping centers with anchor tenants such as Costco, Walmart, Lowe's, Target, Kohl's, Smart & Final, and Burlington, multiple auto dealerships, and numerous large scale industrial manufacturing and distribution centers.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Gilroy Premium Outlets	5.8M Annual Visits
In-N-Out	1.3M Annual Visits, Top 6% Nationwide
McDonald's	610,600 Annual Visits
Nike	553,200 Annual Visits, Top 13% Nationwide
Adidas	225,700 Annual Visits, Top 20% Nationwide
Gilroy Crossing	5.3M Annual Visits
Target	1.1M Annual Visits
Barnes & Noble	410,800 Annual Visits, Top 19% Nationwide
Ross Dress for Less	407,900 Annual Visits
Shell	352,100 Annual Visits, Top 6% Nationwide
Pacheco Pass Center	4.3M Annual Visits
Costco	1.4M Annual Visits
Walmart	1.2M Annual Visits
Marshalls	260,800 Annual Visits, Top 13% Nationwide
South Valley Plaza	2.1M Annual Visits
McDonald's	651,700 Annual Visits
El Pollo Loco	223,800 Annual Visits, Top 13% Nationwide
Auto Zone	136,900 Annual Visits, Top 5% Nationwide
Plaza Allium	1.6M Annual Visits
Chick-fil-A	868,900 Annual Visits
Circle K	671,400 Annual Visits
Starbucks	473,000 Annual Visits, Top 4.6% Nationwide

106,879



2026 Total Population

\$1,280,798



Average Home Value

\$199,955



Average Household Income

📍 7050 Chestnut Street, Gilroy, CA 95020



Population Summary	3 Miles	5 Miles	10 Miles
2026 Total Population	55,993	68,866	106,879
2031 Total Population	56,660	69,720	107,978
Household Summary			
2026 Average Household Income	\$177,115	\$188,935	\$199,955
2026 Average Home Value	\$1,107,720	\$1,204,875	\$1,280,798
2026 Total Households	16,637	20,434	33,325
2031 Total Households	16,940	20,809	33,885

Major Employers in Santa Clara County	# of Employees
Google LLC	41,665
Apple Inc.	25,000
Tesla Motors Inc.	22,000
County of Santa Clara	20,912
Stanford University	15,750
Stanford Health Care	15,708
Kaiser Permanente	10,847
Applied Materials Inc	8,500
City of San Jose	7,627



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