

LOWE'S®

LOWE'S HOME IMPROVEMENT | 138,136 SF | 13.60 ACRES

10342 TRINITY PARKWAY
STOCKTON, CA

OFFERED
FOR SALE
\$12,923,000
5.85% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a Lowe's absolute NNN ground lease located at 10342 Trinity Parkway in Stockton, California. The property features a 138,136-square-foot home improvement store situated on approximately 13.60 acres and generates \$756,000 in annual net operating income. Backed by a corporate guaranty, the lease extends through May 2037, providing approximately 10.7 years of remaining term, with four additional five-year renewal options featuring 5% rental increases at the start of each option period.

Located within Park West Place in northwest Stockton, the property benefits from an established retail setting near Interstate 5 and West Eight Mile Road. The surrounding trade area includes approximately 140,000 residents within five miles, with average household income exceeding \$111,000. The combination of long-term lease income, a nationally recognized tenant, and a substantial land position within an established shopping destination presents an attractive net lease investment opportunity.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	Present - 5/31/2037	\$756,000
1st Extension Term	6/1/2037 - 5/31/2042	\$793,800
2nd Extension Term	6/1/2042 - 5/31/2047	\$833,490
3rd Extension Term	6/1/2047 - 5/31/2052	\$875,165
4th Extension Term	6/1/2052 - 5/31/2057	\$918,923

NOI	\$756,000
CAP	5.85%
PRICE	\$12,923,000

ASSET SNAPSHOT

Tenant Name	Lowe's Home Centers
Signator/Guarantor	Lowe's Companies, Inc.
Address	10342 Trinity Pkwy, Stockton, CA 95219
Building Size (GLA)	138,136 SF
Land Size	13.60 Acres
Year Built/Renovated	2006
Lease Type	Abs NNN Ground Lease
Landlord Responsibilities	None
Lease Expiration Date	5/31/2037
Remaining Term	10.7 Years
Renewal Options	4 x 5-Years
Rental Increases	5% at Each Renewal Option
NOI	\$756,000

*Tenant is responsible for CAM expenses; landlord serves as the intermediary between the tenant and declarant.

*Tenant holds a Right of First Refusal (ROFR).



65,530 PEOPLE
IN 3 MILE RADIUS



\$121,540 AHHI
IN 3 MILE RADIUS



15,200 VPD
ON TRINITY PKWY



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Lowe's (NYSE: LOW, S&P: BBB+) is one of the world's largest home improvement retailers with over 1,700 stores and \$86.3B in FY 2025 Sales.



ABSOLUTE NNN GROUND LEASE

The absolute NNN ground lease places property expense obligations on the tenant, preserving rental income with limited day-to-day ownership involvement.



LONG-TERM LEASE COMMITMENT

Lowe's lease extends through May 2037, providing approximately 10.7 years of remaining term. Four additional five-year renewal options offer the potential to extend occupancy through May 2057.



CONTRACTUAL RENTAL INCREASES IN OPTIONS

The lease features 5% rental increases at the start of each of the four five-year renewal options, providing contractual income growth if exercised.



ESTABLISHED RETAIL DESTINATION WITH INTERSTATE ACCESS

Positioned within Park West Place in northwest Stockton, the property benefits from an established concentration of national retailers, restaurants, and services. Nearby Interstate 5 carries approximately 77,600 vehicles per day, supporting connectivity throughout the surrounding trade area.



AFFLUENT SURROUNDING CUSTOMER BASE

The property serves approximately 140,000 residents within five miles, with average household income exceeding \$111,000. Within one mile, average household income reaches approximately \$140,000, supporting spending on home improvement, maintenance, and renovation.



SPANOS PARK WEST

- Master-planned community (Phase 2)
- 2,700 total housing units
- The Reserve at Spanos Park (18-hole golf course)
- West of Interstate-5

PARK WEST PLACE



Mercedes-Benz
OF STOCKTON

Dutch Bros



DOLLAR TREE

Walmart
Supercenter

AutoZone

TRINITY PARKWAY 15,200 VPD



AT&T

AdventistHealth



10342 TRINITY PKWY | STOCKTON, CA

WEST SIDE FREEWAY 77,600 VPD
5

SPANOS PARK EAST

- Master-planned community (Phase 1)
- 3,400 total housing units
- Bear Creek High School (1,977 students)
- East of Interstate-5

**BEAR CREEK
HIGH SCHOOL**
1,977 STUDENTS

**PARK WEST
SELF STORAGE**

Adventist Health

WEST SIDE FREEWAY
77,600 VPD

TRINITY PKWY
15,200 VPD

LOWE'S®

10342 TRINITY PKWY | STOCKTON, CA

TARGET
STARBUCKS™

SONIC



STOCKTON, CA, IS EXPERIENCING RAPID ECONOMIC AND INCOME GROWTH.

Areas near Eight Mile Road and Trinity Parkway are seeing heavy commercial and residential development, including new Dutch Bros, In-N-Out Burger, and multiple Chick-fil-A locations, plus ongoing talks for a new Costco and a hotel with a convention center. Alongside localized commercial and residential development, overall population growth continues to be steady.

SPANOS PARK WEST

- Master-planned community (Phase 2)
- 2,700 total housing units
- The Reserve at Spanos Park (18-hole golf course)
- West of Interstate-5

SPANOS PARK EAST

- Master-planned community (Phase 1)
- 3,400 total housing units
- Bear Creek High School (1,977 students)
- East of Interstate-5

LOWE'S®

10342 TRINITY PKWY | STOCKTON, CA

COSUMNES DR 3,300 VPD

EIGHT MILE RD 18,300 VPD

TRINITY PARKWAY 15,200 VPD

WEST SIDE FREEWAY 77,600 VPD



PARK WEST SELF STORAGE

BEAR CREEK HIGH SCHOOL
1,977 STUDENTS

CHRISTA MCAULIFFE MIDDLE SCHOOL
734 STUDENTS



The Stockton-Lodi Metropolitan Statistical Area encompasses San Joaquin County in California's northern Central Valley, connecting the San Francisco Bay Area, Sacramento, and major markets throughout the state. Home to approximately 824,000 residents as of July 2025, the metro offers a substantial consumer base and a strategic location within Northern California's transportation network. Stockton serves as a regional center for commerce and distribution, benefiting from access to Interstate 5, State Route 99, and the Port of Stockton.

The regional economy is supported by agriculture, manufacturing, transportation, and logistics. San Joaquin County's established agricultural industry includes vineyards and extensive almond, walnut, and cherry production, while its highway, rail, port, and airport infrastructure supports distribution throughout California and beyond. The Port of Stockton provides a direct link to international trade, complemented by Union Pacific and BNSF rail facilities and cargo operations at Stockton Metropolitan Airport. Together, these assets reinforce the region's role as a distribution hub serving the Bay Area and broader Western United States.

Located in northwest Stockton, 10342 Trinity Parkway is positioned within the Park West Place shopping destination near Interstate 5 and Eight Mile Road. The surrounding concentration of nationally recognized retailers, restaurants, and services establishes the area as a convenient shopping destination for nearby residents and consumers traveling along the interstate corridor. This location combines access to the metro's broader transportation network with an established retail setting, positioning the property to serve both local households and the surrounding trade area.



GAP INC.


KAISER
PERMANENTE

UC DAVIS
HEALTH

UCSF

WELLS
FARGO

SACRAMENTO
40 MILES

STOCKTON

SAN FRANCISCO
82 MILES

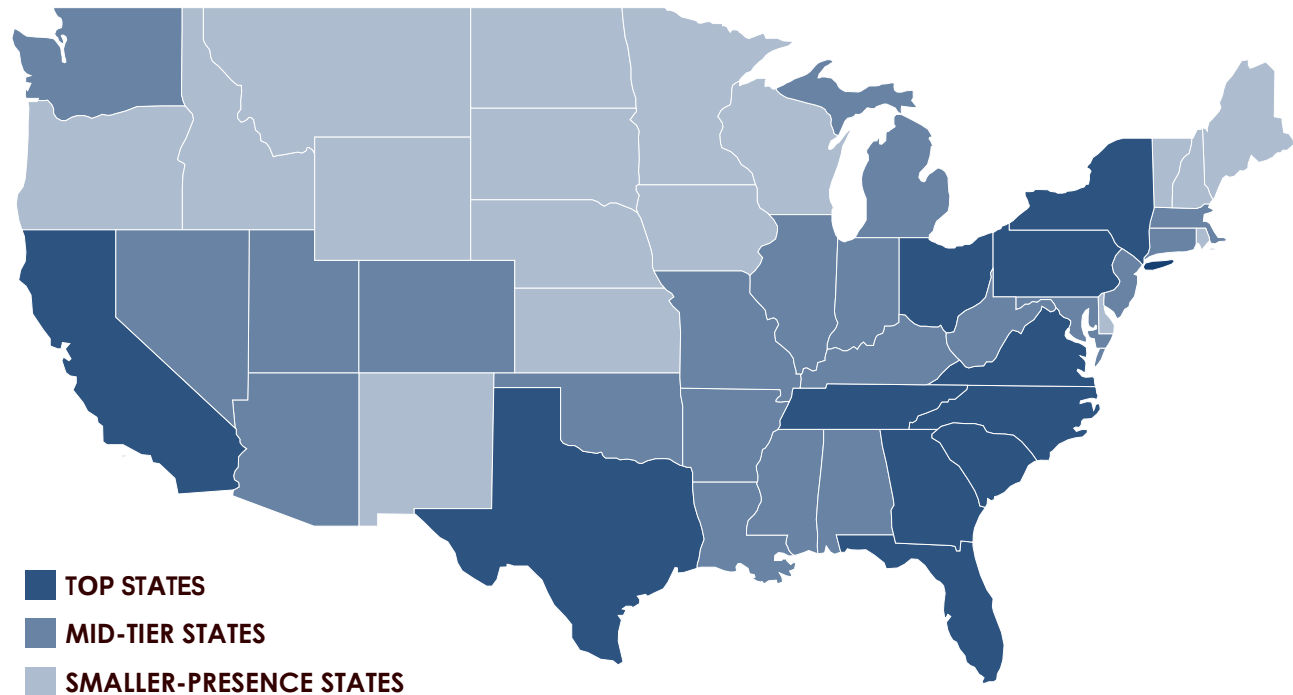
LOWE'S®

LOWE'S QUICK FACTS

Founded:	1921
Headquarters:	Mooresville, NC
Ownership:	Public
Locations:	1,700+
Guaranty:	Corporate

Lowe's Companies, Inc. (NYSE: LOW) is one of the nation's largest home improvement retailers, with more than 1,700 stores and approximately 16 million customer transactions each week. Headquartered in Mooresville, North Carolina, the company generated approximately \$86.3 billion in fiscal 2025 sales and employs approximately 300,000 associates. With roots dating to 1921, Lowe's has developed a nationally recognized brand serving homeowners, professional contractors, and customers seeking installation services.

The company's extensive merchandise offering includes lumber and building materials, appliances, tools, hardware, flooring, paint, plumbing, and lawn and garden supplies. This assortment serves a broad range of customer needs, from everyday maintenance and essential repairs to larger remodeling and construction projects. Installation services across key categories including flooring, cabinetry, windows, and roofing complement its retail business, while Lowes.com expands access through online ordering and delivery. Together, its national store network, broad product selection, and established relationships with homeowners and trade professionals position Lowe's as a leading destination for home improvement.

**16M**WEEKLY CUSTOMER
TRANSACTIONS**1,700+**

TOTAL LOCATIONS

**\$86.3B**ANNUAL SALES
(FY 2025)**300,000+**

TOTAL EMPLOYEES

**S&P: BBB+**

CREDIT RATING

[READ MORE](#)

LOWE'S®

LOWE'S HOME IMPROVEMENT | 138,136 SF | 13.60 ACRES

10342 TRINITY PARKWAY
STOCKTON, CA

OFFERED
FOR SALE
\$12,923,000
5.85% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
803.528.1972
dhoppe@atlanticretail.com

BEN OLMSTEAD

Senior Associate
704.651.5953
bolmstead@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

KENDRA DOHERTY

Analyst
857.400.1568
kdoherty@atlanticretail.com

BROKER OF RECORD:
JIM REUTER
CA License - 2016760

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Lowe's - Stockton, CA (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.